

Summer 2024

THE ESCAPE P.O.A.

NEWSLETTER



Board Members

President: Patty Crispiino

Vice President: Dennis Jolly

Secretary: Joanne DiBlasi

Treasurer: Jack Ellex

Dawn Hart

Kevin Keller

Ed Pellikan

Scott Powell

Robert Snyder

Manager

Ann Marie Miller
managerattheescape@ptd.net

Collection Administrator & Notary

Celeste Salernitano
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Website: www.theescapepoa.com

Join our Facebook page:
The Escape POA

A note from your Property Manager, Ann Marie Miller

I hope everyone is enjoying their summer. We had a successful community picnic thanks to the volunteers, staff and DJ Matt and Justin from Soundscape. We had a great benefit for Tod Beahr, one of our maintenance people. Thank you to everyone in the community that donated, it was a nice turn out.

Maintenance has been working on the new wiring, lighting, and cameras in the Marina area. The Forrester for Brookfield met with me at the Marina to check out the area for the new dock if we get permission. While he was there, he went through and tagged about seventy trees.

We are amid getting quotes for roads to get paved. We have been trying to get quotes for a while now. When they come in, the Board of Directors will discuss it.

We finally got the online payment portal system up and running. You will receive an invitation later today to sign up if you are interested. There is a merchant fee for both ACH and credit card. This is not our fee.

There is a lot of information in the newsletter, please make sure you read it. There will be a survey enclosed, and emailed out to all of you, as well as copies in the office. This is particularly important for the USDA loan. Please have forms back by 9/2/24.

Thank you

Ann Marie Miller
Property Manager

A note from your treasurer, Jack Ellex

INFRASTRUCTURE UPDATES

WALNUT WELL

A new well has been drilled and capped as we wait for various entities to approve prior to integrating into the Escapes' existing water distribution systems. Documentation and required reporting have been forwarded to the Pennsylvania Department of Environmental Protection (DEP). The DEP is currently reviewing and once complete, will communicate any next steps. It is the desire of the EPOA to have the new well on-line before the end of the year. The current well is underperforming which is having an adverse effect on the entire community. This is a primary reason why the EPOA management is requiring all residents to adhere to water conservation mandates.

WASTE TREATMENT PLANT

EPOA Management team continues to collaborate with USDA Rural Development resources as well as our legal and engineering suppliers, to ensure compliance with all authorities having jurisdictions (AHJ, such as DEP, Local Government, etc.). A great deal of documentation, certifications, and due diligence has been performed to date. Detailed treatment plant engineering drawings and specifications have been compiled and forwarded to the Pennsylvania Department of Environmental Protection for review and approval to proceed. Once the EPOA receives feedback from the DEP, we will be able to proceed to the next phase as long as there are no major design changes required. Besides particular treatment plan design/documentation obligations, the USDA is requesting the EPOA to gather user information similar to data collected during the US Census period. Contained in this Newsletter you will find a Demographic Survey form requesting household data related to Race, Gender, Ethnicity and English language proficiency. Once again this is required by the USDA and you are not required to disclose your name or address. You will also have the choice to opt out of having to provide this information.

MID-YEAR FINANCIAL SUMMARY

Currently the Escape is ahead of plan and recorded a surplus based on the 2024 budget. As of June our Grand Total of Cash and various Assets is \$463,761. There are a few community improvement projects planned for 2024 however, as the treatment plant and Walnut Well projects proceed, it will be necessary to ensure cash and assets are available as key implementation dates are achieved. As everyone knows the Escape is a self-sufficient autonomous community. We support all components related to management, utilities, amenities, upkeep, and maintenance via our dues and fees. Property owners are expected to contribute to these efforts by ensuring individual properties are well maintained and welcoming to our neighbors, friends and guests. Please ensure lawns are trimmed and culverts are clear of leaves and debris. If the EPOA deems it necessary to perform corrective action, those funds come out of our operating accounts.

VOTING

Welcome to the 21st century! On November 3, 2022, Tom Wolf, the governor at that time signed P.L. 1750, No,115 into law. This law gave HOA's the right to hold virtual meetings and email voting for By-Laws and Board Members.

With the upcoming Board election, and changing the Deed, we are investigating the possibility of on-line voting. Ann Marie has spoken with our attorney and auditor and they both agree this is the way to proceed. Please stand by as we continue to gather information regarding the process. More information to come.

Please remember to VOTE. Your vote is important to the community.

Thank you,

Joanne DiBlasi

COMMUNITY WATCH

**Community Watch Meeting
July 19, 2024**

Chairperson: Dennis Jolly

Present: Ann Marie Miller, Harry Davis, Chris Davis, Patty Crispino, Joanne DiBlasi, Bob DiBlasi, Colette Gneuhs, And Joe Denver

Discussion:

In the recent theft of a community resident's jet ski, Dennis led a discussion on home security, the use of locks, cameras, lighting around the house, alarm systems, etc. He had examples of safety features for the home and vehicles.

Dennis introduced Harry Davis, Regional Director for NEPA & NJ with St. Mortiz Security Services. Harry continued the discussion from police officers' perspective. He made reference to PA laws and gave suggestions as to how residents could help the police.

Of course, he and Dennis reminded everyone "if you see something, say something."

It was a very informative meeting.

Thanks. Dennis, Harry and Ann Marie.

BOARD OF DIRECTORS ELECTION TIME



There will be three (3) open seats on the Board of Directors for 2024. Terms are: The seats are for three (3) year terms. If you are interested in running for a seat on the Board of Directors, please submit your name in writing with a biography into the Escape office to the attention of the Board Secretary no later than August 26, 2024.

Article V - BOARD of DIRECTORS

Section 4: All members in good standing interested in serving on the Board of Directors shall submit his or her name to the Association Secretary at least thirty (30) days before the Fall Meeting of the Association in the year of the election. Employees of the Escape may not serve on the Board of Directors.



Business Center
500 N. Poplar St., Berwick, PA 18603
570-752-8451

July 23, 2024

Escape Property Owners Association
Attn: Ann Marie
PO BOX 282
101 Escape Way
Greentown, PA 18426
Phone: 570-730-2271
Managerattheescape@ptd.net

Dear Ann Marie,

Thank you for the opportunity to continue our business with you and the community.

Heller's Gas will offer all residents that use their propane as a main heating source a locked in rate of \$2.49 per gallon until August 1st 2025. Any customers that use gas for fireplaces and water heaters besides the main heat source will get a locked in rate of \$ 2.69 per gallon until August 1st 2025. All cooking accounts will be subject to our current cooking rate. There will also be no charge to any residents in the community to change out existing tanks.

If you have any questions or concerns, please feel free to contact me at your convenience.

Sincerely,

Troy A Zeiber
Vice President of Sales
Cell: (570) 336-0313
troy.zeiber@hellersgas.com





Good Times



UPCOMING EVENTS

CANDY BINGO

Two dates in August!

Saturday, August 3rd
7pm at the Marina

Tuesday, August 13th
2pm at the Marina

\$2.00
a board

CANDY				
11	26	34	53	74
1	23	44	46	64
2	18	X	50	61
9	21	33	58	69
7	24	38	47	70

Lot's
of
fun!

SUPER CASH BINGO

with DJ Matt from Soundscape Entertainment

August 17, 2024

at 7:00 PM

The Escape Marina Building

215 Marina Way

Greentown, PA 18426

\$20.00 per person

Admission fee includes:
refreshments and 2 bingo boards.

Additional boards can be purchased for \$2 each
(BYOB)

Mark your calendars for an evening filled
with lots of fun and anticipation!



RAFFLES

50/50

THE ESCAPE COMMUNITY WIDE YARD SALE



Saturday, Sept 14th | 9 AM - 3 PM

Stop in the Escape office to pick up a
map of houses participating.

101 Escape Way, Greentown, PA 18426

Residents, please call or stop in the office
to sign up and be added to the map

EPOA DEMOGRAPHIC SURVEY

As you are aware the EPOA has entered into an agreement with the United States Department of Agriculture (USDA) Rural Development to provide funding related to the design and installation of a new waste treatment plant. A requirement of the USDA to collect population demographic data of the Escape community. The required information relates to household occupants. This demographic questionnaire is used to collect specified information about resident's characteristics, such as Race, Gender, and Ethnicity. You are not required to provide your personal information such as occupants' names or ages. If for any reason you do not wish to disclose information there is a check-off box you can access.

I do not wish to disclose this information

HOUSEHOLD OCCUPANTS

(Please indicate the number of individuals by Gender)

ETHNICITY/RACE	MALE	FEMALE	OTHER
<i>Example</i>	1	2	1
White			
American Indian/Alaskan Native			
Middle Eastern or North African			
Native Hawaiian or Other Pacific Islander			
Asian			
Black or African American			
Hispanic, Latino, or Spanish origin			
Other (Please define) _____			

Is anyone at this residence considered Disabled YES NO Total #

LANGUAGE PROFICIENCY

Please indicate if you or any member of your household is not proficient or fluent in the English language when communicating concerns or requests when dealing with EPOA resources. This information will be used to develop an effective communication plan as well as sharing documentation, informational displays, etc.

Not Proficient in English

Please indicate language most proficient with:

Spanish

Russia

Ukrainian

Polish

Asian (Please define) _____

Other (Please define) _____

The completed form can be returned to the EPOA office via email (managerattheescape@ptd.net), FAX (570-857-0490), USPS (EPOA, P.O. Box 282, Greentown, PA 18426), or drop off at the EPOA Office before 9/2/24.

Your assistance is greatly appreciated.