

BREEZEWOOD ACRES BUGLE



Winter 2011

The Board of Directors are as follows:

OFFICERS

Jim McFadden, President
Julie Kimmel, Vice President
Vicky Grasso Secretary
Lorraine Bagen, Treasurer

DIRECTORS

Tammy Benanti
Winnifred L. Holmes
Barbara Minutello
Fran Cimino
Margaret Matteson

The Board of Director's meetings are held on the second Saturday of every month.

The Board meeting schedule is as follows:

January 14, 2012
February 11, 2012
March 10, 2012
April 14, 2012
May 12, 2012
May 26, 2012 (Gen. Membership Meeting)
June 9, 2012
July 14, 2012
August 11, 2012
September 1, 2012 (Gen. Membership Meeting)
October 13, 2012
November 10, 2012
December 8, 2012

PRESIDENTS CORNER

Another season has come to an end and it is time to winterize. I hope everyone had a great season. Several new improvements are planned for the winter and spring including the roads. The Board of Directors would like to wish everyone a safe and healthy winter and Holiday Season. Hope to see you all in the Spring.

Please: Do Not Forget to vote.

PARK COORDINATOR CORNER

Another season has come to a close yielding more family times and memories. As I look through the events and pictures, I see many happy and smiling faces to hold in our memories.

We made it through the hurricane and a record breaking rainy season. Mixed with that, we had numerous lightning storms which wreaked havoc with our power and have come through it. Our new Maintenance Department has worked hard and pulled the roads together and rerouted water and are working toward making Breezewood Acres better. As I look back at what they and myself had encountered when we started out, the progress they have made is considerable and is continuing.

The Board of Directors has taken steps to help prepare us to make this a haven in times of hurricanes and continual rain. All survived the unforeseen events and the result is the realization of what is needed to prepare for the possibility of future events of this sort. As we move forward, we will be instilling these necessary changes.

I have been through a season now, and as I look back, I realize that this park is divided in many ways and the need to work together is of the utmost importance. Goals need to be set and how and where to proceed is critical. Each step will take time and can only be accomplished with each and every one of us working toward these common goals.

I must also address the need to conserve energy. Heaters left on at high temperatures push up our costs and our dues. Not only does it drive up our costs, it is also a possible fire hazard and dangerous to those around you. We ask that you be considerate of these things and please reduce or turn off your heaters and unnecessary electrical appliances.

Breezewood is a very unique community and the previous continual turn around in staffing has left us vulnerable. The establishment of experienced personnel is relevant to its growth and betterment. We have at this point in time established an orderly and amicable crew with which to move forward. The cooperation of everyone will generate immense strides in making Breezewood a haven to escape to.

Enjoy your upcoming Holiday Season!!

Donna K Mowrer
Park Coordinator

PUBLIC SAFETY DEPARTMENT

Public Safety would like to thank all of our campers for a fun-filled season. We take pride in providing a safe and secure environment for all property owners and their guests. Here are a few reminders and new policies that will help next season run smoothly.

Photo ID is now required for all dash passes. All guests and those owners without the electronic key card will need to provide photo ID when signing in. This new rule is for your protection. All owners please call in your guests if you do not plan to be in the community when your guest arrives. Also when owners have a contractor enter the community they must be called in. Please be advised any guest or contractors who have not been called in will not be allowed access to the community.

Already in effect, the office and Public safety are taking digital pictures of your registered and licensed vehicles (ATVs, golf carts, etc.). This is an added security measure to safe guard your property and identifies said vehicles in case of theft.

All closed trailers and box trucks need to be opened and checked by the guard on gate when entering and exiting the park. All recreational vehicles, boats, etc. still need to be signed out with proof of ownership when leaving the community. Please be sure to contact the office to schedule an appointment.

Public Safety has noticed that a number of vehicles (ATVs, golf carts, etc.) are either unlicensed (no BACA plate/invalid insurance sticker) or have the incorrect plate mounted on the vehicle. We are currently warning property owners with such vehicles, as we discover them. However, it is the property owner's responsibility to correct such discrepancies immediately. We are suggesting you contact the office to assist you in assuring what BACA plates you have, and to which vehicles they belong. Any property owners who have been warned about such vehicles will be ticketed and/or fined if the situation has not been resolved. Also beginning August 1st, 2011, any vehicle discovered with an invalid plate will be ticketed and/or fined.

The speed limit at Breezewood Acres is 15 MPH on Geronimo Trail and 10 MPH on the glen roads. All drivers under 17 must be off the road by 8:00 PM. All ATVs, quads, and loud vehicles must be off the road in observance of quiet time. Quiet time begins at 10:00 PM and ends at 8:00 AM. Please respect your neighbor's rights during these hours.

It is the responsibility of the property owner to inform their guests of all BACA rules and regulations.

Friendly reminder; insurance decals for all recreational vehicles must read 2011. If you need to update your insurance please report to the administration office between 8am and 4pm to renew decals. Insurance protects the rider, owners, and their guests so please update your insurance.

Last, at the end of the 2010 season the community was hit with a large number of thefts and property damage, the Public safety Department is asking all owners and guests to report suspicious activity, our number is 570-676-4013. We are asking all owners if they can do so, to install motion cameras or subscribe to an alarm company which will aid in the protection of your valuable property, due to the large size of the community, and due to the fact that we only have one patrol unit to monitor the community, all help is deeply welcome. The staff in the Public Safety Department is wishing everyone a safe and happy holiday season.

**Respectfully Submitted,
Capt. Abdul Karim
Chief of Public Safety**

PUBLIC RELATIONS

I have enjoyed meeting many of you this past season in person or through the Breezewood Acres Facebook website. I will continue to send updates throughout the year. My aims are to address the needs and concerns of our members for the betterment of Breezewood Acres Community. I would like to commend and thank our sister fire company, Gouldsboro Fire Department, for assisting us during the power outage. On another note, we are collecting aluminum tabs for one of our young members. If interested, please drop the tabs off at the office.

CONGRATULATIONS go out to the winners of the Horseshoe and Bocce Ball Tournaments:

Horseshoe Tournament: Vince Gambone, John Days

Bocce Ball Tournament: Vince and Susan Gambone

Thank You and have a Safe Year!

Margaret A. Matteson

RECREATION

And The Winner is: **The VOLUNTEER!**

Please accept my sincere thanks for volunteering this past season. Our events could not have been a success without your help. Also, special thanks to all our members who were able to attend and support our events. A heartfelt thanks to our lifeguards who did an excellent job keeping our children and adults safe and teaching Jr. Life Guarding swimming techniques to our children this past summer which was a tremendous success.

**Thank You,
Margaret A Matteson**

MAINTENANCE

IMPORTANT NOTICE: The maintenance staff is still checking electrical boxes for any property owner that is hot-wired into the box. Remember this is very dangerous for our maintenance staff. If you or anyone around you is hot wired into the electric please contact our office immediately. Also remember this is an illegal act and if caught the fine is \$1,000.00.

We have a new crew of very hard working men who have been doing a great job. They work well together and we are looking forward to much improved team work. They have been working hard at fulfilling the work orders and service requests and have accomplished a lot.

Say hello to our men when you see them and get to know them, their names are:

Andy Beehler
Tommy Antunes
Jesse Rubart

Julio Giraldo – Janitor
John O'Keefe – Groundskeeper

ADMINISTRATION

Our office is now open six days a week Monday thru Saturday. Our office hours are 8:00 am to 4:00 pm. If you need any assistance please come down to the office and see Carmen or Sue we will be glad to assist you in any way that we can.

Any property owner that would like to have a copy of the minutes from any of the public meetings should come to the office we will be glad to give you a copy once they have been approved by the Board. The approved minutes are also posted on the website but remember they shall always be a month behind.

If you need to contact our office the telephone number is 570-676-4481 Fax-570-676-4560. Remember our website address is www.breezewoodacres.com our e-mail address is breezewo@ptd.net. Also every once in a while check the website as important information is posted for your convenience. The office staff is asking all property owners to please contact our office and let us know if you have a new telephone number, e-mail address and/or if you have moved and changed your mailing address. This is very important for our Public Safety Security Dept. and the office personnel to contact you for emergencies. Email addresses are especially important. We would like to establish a billing system and contact through email to defray the costs of our mailings. Your response will be greatly appreciated as well as cost effective.

BREEZEWOODACRES FIRE DEPARTMENT



On behalf of the Officers and Firefighters, I would like to say thanks to all who helped us this year. We had a very safe year with few accidents, thank God. Thanks to all whom donated to our Fund Drive Letter, this helps us help all of Breezewood. Have a good winter and a safe and great holiday.

Chief John Kovacevich

*****LIGHTS***** Please remember that should any property owner that does not turn off their lights in their trailer or outside, they will be fined \$25.00 per week until lights are turned off. Discussion is under way to increase this fine to create a stronger awareness of the need to conserve. Please remember that you can purchase a dusk to dawn light permit for a fee of \$100.00 per year.

BULLETIN BOARD: We have a Community bulletin board at the office. Any property owner who would like to post a For Sale ad on the Board can do so free of charge. All ads are held for 90 days.

NOTARY PUBLIC: As of now there is no Notary Public.

RESALE CERTIFICATES: Any property owner who is selling their lot(s) must purchase a Resale Certificate first. The fee is \$100.00.

CAPITAL IMPROVEMENT FEE: Any new property owner who purchases property at Breezewood Acres must pay this fee. The fee is \$500.00.

BUGLE ADS: Any property owner that would like to place a “FOR SALE AD” in the Bugle may do so by requesting a Bugle application. The fee is \$5.00 for 160 spaces or less. You must count the spaces, etc. between words as one (1) space. Each additional line is 61 spaces and the fee will be \$1.00 per line.

CAPITAL RESOLUTIONS: Please remember the Resolution which states that any Property Owner that has a second trailer on their lot must pay an annual fee of \$100.00. This is whether you use the trailer or not. There will be no electric or water restrictions.

BREEZEWOOD PERMITS: Breezewood Building Permits are \$15.00. Please remember the Board of Directors cannot approve any permits unless the township you reside in approves the permit first. Also remember to stay in the easements 6ft from the back and sides of your property lines and 15 ft. from the center of the road.

REMINDER: All trailer coming into Breezewood are to be brought in between the hours of 8:00 am to 3:00 pm Monday to Saturday only. **NO EXCEPTIONS.**

BREEZEWOOD TRAILER PLACEMENT: In addition to the Breezewood and Township permits, you must go to the office and complete the trailer placement form before placing any new trailer on your lot. The fee is \$5.00.

DREHER TOWNSHIP: If any property owner would like to build a shed, deck, etc. you must have the proper permits from the Township that you are located in. Dreher Township services Glens 1 & 2. You can pick up an application at our office. Dreher Township is open on Tuesdays from 9:00 am to 12:00 noon. The number is 570-676-4976 their address is:

Dreher Township
P.O. Box 177, Newfoundland, PA 18445. Trailer, shed,
deck, etc. all permits are \$50.00.

LEHIGH TOWNSHIP: This Township is only open on Thursdays from 9:00 am to 1:00 pm. They service Glens 3, 9, 9A, 10. You can call the township at 570-842-6262 and ask them to mail you an application for a permit. Their address is:

Lehigh Township
P.O. Box 651
Gouldsboro, PA 18424.

A trailer permit is \$125.00 and a structure permits are \$75.00.

PROPANE EXCHANGE: If you need this service stop at the office. The fees for propane tanks are as follows: Even exchange is \$23.00, Upgrade \$40.00, and Spare \$50.00. You can also get your propane from the Snack Bar during their business hours: Wednesday to Sunday 8:00 am. - 4:00 pm.

ICE SALES: The fee is \$2.00 per bag of ice.

TRASH FEES: Remember any property owner who would like to bring a large item down to the trash area, please stop by office first to find out the fee for the item in question. Maintenance will also come to your lot and remove the item for a few dollars extra. Also please put all trash in the dumpster, not on the ground.

TREE PERMITS: Any property owner who would like to cut down a tree on their lot must follow the tree removal criteria listed below:

Criteria For Tree Removal Requiring A Permit

The Breezewood Acres Community Association By-Laws and Covenants require that all trees over three (3) inches in diameter be approved prior to removal. The following is the suggested criteria for the acceptable removal of trees.

Infested with pests or disease

Dead or dying

The following are stipulations to the above criteria:

No tree on property lines shall be removed without written approval of the:

1. Neighboring owner.
2. Lots shall not be clear-cut.
3. A reasonable amount of trees must remain to ensure the campsite atmosphere.
4. The Property Coordinator and Maintenance Supervisor shall be responsible for determining the need to remove trees.
5. Any request to remove more than three (3) trees must have a final approval from the Campsite Control committee (which consists of the entire Board)
6. Any tree removal without a permit will result in a \$500.00 fine.
7. All permits are issued on a case to case basis and based on the above criteria and responsibility.
8. Any denied permits may be brought before the Campsite Control committee for the further review.

SNOW PLOWING: Any property owner who would like to have their driveway plowed please call our office for a work order. The fee for this service is \$15.00 Monday thru Friday 8: am to 4:00 pm. After 4:00 pm on Friday the fee will be \$20.00. If the backhoe has to be used the fee will be \$30.00.

SUMMER EVENTS



2012 BOARD OF DIRECTORS CANDIDATES



MARGARET MATTESON GLEN 10 LOT 231

My name is Margaret Matteson. This past season with the Board's approval, I implemented the Child Abuse History Report, and was a part of implementing the Criminal Background Report. I will continue to listen to your concerns and act at all times in the best interest of the Breezewood Acres Community.



THOMAS K. DOLAGHAN GLEN 3 LOT 420 (Newly elected)

Recently Retired Fire Chief, former Police Officer, Federal Credit Union director for 32 years. Rutgers U. 1980. Breezewood needs roadway improvement plan. No more "Lunar" surfaces!

Thanks for your consideration. Go Breezewood!



DON JOHNSON GLEN 9 LOT 409 (Newly elected)

I've been a member of Breezewood for 25 years. I would like to serve on the board to help make it a better place for the owners to enjoy. I believe Maintenance, Security, and Dues collection require attention. With your vote we can accomplish this!



TAMMY BENANTI GLEN10 LOT190 (Newly elected)

I'm Tammy Benanti a present board member. My goal is to continue to volunteer my time and effort to make Breezewood what it once was when I was a child!

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