

WOODLANDS CRANBERRY COMMUNITY, INC. – C/O NEPA MGMT, 7164 ROUTE 209,  
Stroudsburg, PA 18360

## Newsletter – November 2015



### Presidents Message – Richard Weakland

Dear Owners –

Summer has come and gone - we have completed trimming, common area grass cutting as well as basin maintenance.



**Woodlands Cranberry continues to collect delinquent dues. If you are having a financial hardship the Association encourages you to contact the Management Company to set up a payment plan approved by the Board of Directors.**

**Filing a Civil Complaint will not only show up as a lien on your property but will add \$500 to \$700 + to your account for filing fees.**

**NEPA MANAGEMENT ASSOCIATES, INC.**

**CONTACT – Marilyn Lesoine**

**7164 Route 209, Stroudsburg, Pa. 18360**

**(570) 421-5409 Ext. 329**

**E-mail: [mlesoine@wilkins1.com](mailto:mlesoine@wilkins1.com)**

**Fax: (570) 421-4514**

The township plows our roads – should you have issues with snow plowing of the main roadways please contact Pocono Township at 570-629-1922.

**In case of EMERGENCY call 911**

**(570) 421-5409 EXT. 369**

**NEPA MGMT EMERGENCY LINE**

**Monitored 24 hours a day seven days a week.**

### **Board of Directors**

#### ***Board of Directors:***

- ***Richard Weakland, President***
- ***Joseph Rosalia, Vice President***
- ***Mary Omelczenko, Board Member***
- ***Pamela Kuehm, Board Member***
- ***Glenn Van Gieson, Board Member***
- ***Kevin Kuehm, Board Member***
- ***Charles McGauchie, Board Member***
- ***Mary Wallens, Board Member***

The school season has gotten underway and we would like to ask all residents to be vigilant of the children at the school bus stops.

**We ask for everyone's cooperation in making this a Great school season!!!**





## WOODLANDS CRANBERRY \*\*\*



### SNOWPLOWING

The winter season is approaching us and soon we will all have to deal with the snow and ice.

When snow is forecasted, please pull as far into your driveway as possible as to allow maximum room for the plow truck to service the roadway.

\*\*\*\*\***Please remember to use caution when driving during inclement weather.**

**Speeding/Stop Signs:** Please observe all traffic signs, in particular speed limits and stop signs. Your safety and the safety of others are important.

**Leasing:** You as an Owner are responsible for your tenants. Landlords will be fined for any infractions committed by their tenants.

- All leases shall be in writing
- Every Owner shall cause all occupants of his or her Lot to comply with the Declarations and the Constituent documents and shall be responsible for all violations and losses to the Common area caused by the occupant.
- Every Owner shall ensure their tenants do not disturb the surrounding neighbors, specifically with obnoxious or loud behavior.

**Noise:** Owners and tenants should be courteous of your neighbors and keep noise levels down.







## WOODLANDS CRANBERRY

### Gatherings:

Please be courteous of your fellow homeowners when having a gathering and keep the noise down especially at night. Please do not shoot off fireworks, this is hazardous to the surrounding neighbors and can cause a fire.



### PETS

**Pets are not allowed to roam free and should always be kept on a leash. Please be a responsible pet owner and clean up after your animals.**



WOODLANDS CRANBERRY communicates not only by mail but by email. Please email [mlesoine@wilkins1.com](mailto:mlesoine@wilkins1.com) or fill out the form below to be added. Not only is this a faster way to communicate, it saves the Association on postage by limiting the amount of postage used.

WOODLANDS CRANBERRY

**WOODLANDS CRANBERRY COMMUNITY INC.**

In an effort to save money on postage Woodlands Cranberry will send out any correspondence, newsletters, etc via email. If you are interested in receiving information sent by Woodlands Cranberry through email please fill out the form below and return to NEPA PROPERTY MANAGEMENT ASSOCIATES, INC., 7164 Route 209, Stroudsburg, PA 18360 or via email to Marilyn Lesoine, Property Manager at [mlesoine@wilkins1.com](mailto:mlesoine@wilkins1.com)

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Lot #: \_\_\_\_\_ Email address: \_\_\_\_\_  
(PLEASE PRINT)

\* For those homeowners who do not have access to email they will still receive correspondence via regular mail.

*Have a Happy and Healthy Thanksgiving!!  
Happy Holidays to All!!*