

Woodlands Cranberry – 304 Park Avenue, Stroudsburg, PA 18360



## Newsletter – SUMMER 2012

### BOARD MEMBERS WELCOME YOU!!

### Our Representatives

We invite any member of the community in good standing to apply. Get involved in your community and consider serving on the Board which meets monthly. Contact one of the Board members listed below if you are interested or if you would like more information.

#### BOARD OF DIRECTORS

- Michael Omelczenko, President
- Richard C. Weakland, V.P.
- Salvatore LaMantia, Treasurer
- Kiernan Lavin, Secretary
- Mary Omelczenko, Board Member
- MaryEllen Weikel, Board Member
- Glenn Van Gieson, Board Member
- Joseph Rosalia, Board Member

Woodlands Cranberry is located in Pocono Township. Their Contact information is:

Pocono Township  
P.O. Box 197  
Tannersville, PA 18372  
(570) 629-1922  
(570) 629-7325 Fax  
Email: [munipoco@prolog.net](mailto:munipoco@prolog.net)

For more information on our township please visit  
[www.poconotownship.org](http://www.poconotownship.org)

This newsletter is designed to provide community residents with information. The board hopes you will find this useful and welcomes your comments.

**We would like to thank all of our residents who have taken time to speak with us, and appreciate the feedback from residents, their positive comments and expressing a desire to aid us in finding a solution for some issues we face as a community. A copy of the By-Laws as well as the Rules and Regulations are available by contacting WACB PROPERTY MANAGEMENT.**

**We encourage all residents to review it and welcome additional feedback for**

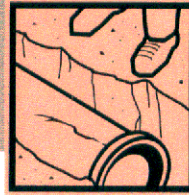


# Woodlands Cranberry

Summer 2012 NEWSLETTER

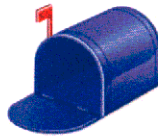


## REMINDERS



### Culvert Pipes

It is every owner's responsibility to make certain culvert pipes are clean and free of waste for proper drainage.



### Mailbox Repair

All owners must maintain their mailboxes in clean and good order. If you have a P.O. Box, please remove your curb mailbox if it is unsightly.



### No Hunting

No hunting is permitted in the Community.



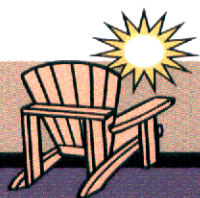
### Pets

We have lots of pets in our neighborhood and just about everyone does pay attention to our leash law and clean up after their pet. Thanks to all that do.



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## REMINDERS CONT.



### Trash Removal

Many trash haulers serve our area and most require advance notice of large volume of trash or large items for pickup. Please check with your trash hauler in advance so trash does not remain at curbside for an extended period of time.



### Yard and Home Maintenance

Grasses should be mowed regularly all owners have thirty (30) days to comply or fines may be imposed. Each Lot and Home shall be maintained in a good and attractive condition and state of repair. All soil areas not within substantially wooded areas shall be seeded with grass, except for approved landscaping beds that are maintained in an attractive condition, free of weeds. Lawns shall not be permitted to grow to more than four inches in height. Trees and shrubs shall be pruned and trimmed on an annual basis, or more frequently if necessary to keep the same in attractive condition. The exterior surfaces of the lot and other improvements on a lot shall be cleaned, painted and/or refinished at such times as is required to maintain such surfaces in an attractive condition.



### Speed Limit

Unless weather conditions or posted speed limits dictate otherwise, the maximum speed limit on our roads is Twenty Five (25MPH) miles per hour. Be cautious of children on our roads. (playing, dogs walking and bike riders)





## **IMPORTANT INFORMATION**

**THE BEARS ARE BACK:** Management would ask all residents to place powdered garden lime or ammonia in trash bags before placing them in your garbage cans. This will not harm the Bears but will keep them out of the trash.

**911 READDRESSING:** Make sure WACB PROPERTY MANAGEMENT has your correct address.

**EMERGENCY CALLS:** All calls for fire, medical or other extreme emergencies should go to "911" or the PA State police direct number (570) 839-7701.

**FINANCIAL INFORMATION:** WACB PROPERTY MANAGEMENT has initiated court action against several property owners for non-payment of dues and will continue to pursue legal action as necessary. If you have not yet paid your dues, you should pay them immediately. Prompt payment assists us in keeping our dues exceptionally low and we thank the majority of residents who do pay promptly.

**OUR COMMUNITY:** Our community, our association belongs to all of us. If you have any issues, please contact our property management group. Issues should be stated in writing and submitted directly to them. You should identify yourself, but should know that you will remain anonymous.

Contact Marilyn Lesoine, Admin Asst., 304 Park Avenue, Stroudsburg, PA 18360  
Phone: 570-421-5409-Ext. 329 Fax: 570-421-4514

If you are interested in being a Board Member or have ideas for the community, please contact Marilyn Lesoine @ WACB PROPERTY MANAGEMENT