



January 2026 Newsletter

The Hemlock Lake Board of Directors would like to wish everyone a happy and healthy New Year!

2026 Annual Assessment

The \$525 annual assessment is due by September 1, 2026. Pay by April 1 to receive a \$25 early-pay discount. Late payments are subject to a \$50 one-time penalty plus \$10 per month per property (does not apply to approved payment plans). Electronic payments and Venmo are now accepted; members with an email on file will receive an invoice. Checks may be mailed to Hemlock Lake POA, PO Box 305, Gilbert, PA 18331. This mailing serves as the only notice.

2025/2026 Special Assessment Lake Dredging

At a special general meeting held on October 23, 2025, the Association approved the hiring of Ecological Solutions to perform hydraulic dredging on a portion of the lake for \$23,700. This is expected to remove approximately 750 cubic yards of sediment from the beach area. The agreement has been executed, and dredging will be scheduled for Fall 2026.

- The special assessment of \$125 for 2025 was due 12/31/25. If you have not paid, please be advised that **unpaid special assessments are subject to legal action.**
- The special assessment of \$125 for 2026 is due by 12/31/2026.
- Please refer to your individual invoices or contact Danielle with questions.

**MARK YOUR
CALENDAR**

2026 HLPOA Meetings

Saturday May 23rd at 10 AM | BINGO at 7 PM
Saturday July 4th at 10 AM | Annual Covered Dish at 5 PM
Saturday September 5th at 10 AM | BINGO at 7 PM

*Reminder you must attend at least 1 meeting to avoid a penalty. Attendance may be in person or zoom.

Reminders

DO NOT WALK OR DRIVE ON THE LAKE! Ice conditions may be unsafe at any time.

Please use caution on Association roads during winter weather. For safety reasons, residents, guests, and visitors are asked to avoid traveling on the roads until winter road treatment operations have been completed. The Association assumes no responsibility or liability for accidents, injuries, or damage occurring on Association roads.

All ATVs, four-wheelers, and golf carts must comply with Pennsylvania Commonwealth laws, including required registration and insurance. Operators must observe the posted speed limit of 15 MPH.

Property owners are asked to trim trees and vegetation on their property that overhang the lake or extend within five (5) feet of Association roadways.

An AED is located at the Pavilion for emergency use.

Yellow "Lake Treatment" signs will be posted during lake treatment periods for awareness.

A red warning flag will be posted at the beach when bacteria testing results exceed safe levels. Please stay out of the water while the flag is posted.

The dam and dockside areas of the lake are deep water. Please do not enter the lake from these areas.

Please do not feed feral cats, ducks, geese, deer, bears, or other wildlife.

Pennsylvania law requires that all dogs eight (8) weeks of age or older be licensed. Licenses may be obtained or renewed at padoglicense.com. Dogs must be kept under control at all times and may not run at large. Dog owners are responsible for any damage caused by their pets.

If you are selling your home or property, the Board must be notified prior to the sale, and a resale certificate is required.

Contact Us!

Facebook



www.hemlake.org



GroupMe Chat



Email



Information

Mailing: PO Box 305, Gilbert, PA 18331

Email: hemlocklakepoa@gmail.com

Website: www.hemlake.org

Board of Directors

Danielle Arcuri, President/Treasurer
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Mark Ackerman, Board Member
610-737-2748

Peter Arcuri, Board Member
570-350-6567

Michele Bennett, Board Member
215-290-3252

Vinny Bonafede, Board Member
347-701-1003

Jesse Borden, Board Member
610-703-5188

Chris Gyenge, Board Member
609-413-4221

Diane Hamilton, Board Member
718-702-3457

Nadia Soloukhina, Board Member
267-408-0213

Announcements/News



This mailing includes the updated Hemlock Lake Property Owners Association Rules and Regulations booklet. Please take time to review it, as changes have been made. Members are responsible for following the Rules and Regulations and for ensuring that their tenants, guests, and visitors do the same. A Spanish translation of the Rules and Regulations and the By Laws are available on our website and can be printed upon request.

Lake care is an ongoing biological project. We are going to continue to work with Eco Solutions and Clean Flo for the best management of the lake.

The 2025 Dam Inspection was satisfactory. Inspectors recommended continued routine monitoring and maintenance of the spillway, embankments, drainage areas, and outlet structures, including annual gate valve operation.

The 4th Annual Hemlock Lake Trunk or Treat took place in October 2025 and was a great time for the children and the entire community. Thank you to everyone who helped organize and participate!



Coming soon! A free Little Library will be placed at the Pavilion sometime in Spring. This library has been donated by the Arcuri family in loving memory of Sandy.

The Pavilion rental fee has been increased to \$200 per rental, and the \$25 refundable deposit has been eliminated.

Our first Dinner Fundraiser was held in August 2025 and raised \$582.42! Thank you to everyone who participated and organized! We're exploring fundraising ideas for 2026 and would love to hear your suggestions. Please reach out to the Board if you have an idea to share.

Many projects were completed in 2025 that would not have been possible without the dedication of our volunteers. **Thank you to everyone who gave their time and effort!** Volunteers are always welcome. Please contact the Board if you're interested in helping.



2025 Financial Highlights

Annual assessments received for 2025 totaled \$39,500, with four properties unpaid, including two that are more than one year in arrears.

Special assessment collections totaled \$12,200 with 62% of members paid for both years. There are 16 properties with an unpaid 2025 special assessment.

Fundraising, donations, and additional income generated \$3,874.46, including \$2,174.46 from fundraising and donations, \$750 from resale certificates, and \$950 from Pavilion rentals.

Thank you to all members and community supporters who paid promptly, participated in fundraising efforts, and contributed to helping maintain and improve Hemlock Lake.



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2026 HLPOA OPERATING BUDGET

EXPENSE CATEGORY	2025 PROPOSED	2025 ACTUAL	2025 DIFFERENCE	2026 PROPOSED
UTILITIES	\$ 1,800.00	\$ (2,066.43)	\$ (266.43)	\$ 2,200.00
ADMINISTRATIVE EXPENSES	\$ 1,720.00	\$ (3,878.65)	\$ (2,158.65)	\$ 2,120.00
OFFICE EXPENSES	\$ 800.00	\$ (1,029.45)	\$ (229.45)	\$ 1,200.00
POSTAGE	\$ 300.00	\$ (292.50)	\$ 7.50	\$ 300.00
PO BOX	\$ 120.00	\$ (120.00)	\$ -	\$ 120.00
MISCELLANEOUS	\$ 500.00	\$ (2,436.70)	\$ (1,936.70)	\$ 500.00
INSURANCE/TAXES	\$ 5,805.00	\$ (5,897.00)	\$ (92.00)	\$ 6,205.00
INSURANCE	\$ 5,800.00	\$ (5,894.00)	\$ (94.00)	\$ 6,200.00
PROPERTY TAXES	\$ -	\$ -	\$ -	\$ -
INCOME TAXES	\$ 5.00	\$ (3.00)	\$ 2.00	\$ 5.00
ROAD/PROPERTY MAINTENANCE	\$ 14,900.00	\$ (14,501.55)	\$ 398.45	\$ 23,500.00
PAVING/REPAIR	\$ 400.00	\$ (1,609.27)	\$ (1,209.27)	\$ 8,000.00
SNOW REMOVAL	\$ 5,000.00	\$ (2,650.00)	\$ 2,350.00	\$ 5,000.00
PAVILION MAINTENANCE	\$ 1,500.00	\$ (2,648.81)	\$ (1,148.81)	\$ 2,000.00
BEACH MAINTENANCE	\$ 2,500.00	\$ (1,813.57)	\$ 686.43	\$ 2,000.00
GRASS & TREES	\$ 5,500.00	\$ (5,779.90)	\$ (279.90)	\$ 6,500.00
LAKE MAINTENANCE	\$ 40,850.00	\$ (7,028.13)	\$ 33,821.87	\$ 31,700.00
LAKE TREATMENT	\$ 6,000.00	\$ (2,543.29)	\$ 3,456.71	\$ 3,000.00
LAKE DREDGING	\$ 30,000.00	\$ -	\$ -	\$ 24,000.00
LAKE TESTING	\$ 700.00	\$ (688.00)	\$ 12.00	\$ 700.00
INSPECTION/BOND/REGISTRATION	\$ 3,650.00	\$ (3,400.00)	\$ 250.00	\$ 3,500.00
MISCELLANEOUS	\$ 500.00	\$ (396.84)	\$ 103.16	\$ 500.00
LEGAL/PROFESSIONAL SERVICES	\$ 1,350.00	\$ (1,155.74)	\$ 194.26	\$ 1,350.00
LEGAL FEES/ATTORNEY	\$ 500.00	\$ (455.74)	\$ 44.26	\$ 500.00
ACCOUNTANT	\$ 250.00	\$ (200.00)	\$ 50.00	\$ 250.00
WEBSITE	\$ 500.00	\$ (500.00)	\$ -	\$ 500.00
MISCELLANEOUS	\$ 100.00	\$ -	\$ 100.00	\$ 100.00
DONATIONS/EVENTS/FUNDRAISING	\$ 100.00	\$ (202.05)	\$ (102.05)	\$ 1,200.00
TOTAL EXPENSES	\$ 66,525.00	\$ (34,729.55)	\$ 31,795.45	\$ 68,275.00
TOTAL INCOME	\$ 51,250.00	\$ 55,654.42	\$ 4,404.42	\$ 48,250.00
DUES (83 PROPERTIES)	\$ 41,000.00	\$ 39,500.00	\$ (1,500.00)	\$ 42,000.00
SPECIAL ASSESSMENT	\$ 10,250.00	\$ 12,200.00	\$ 1,950.00	\$ 6,250.00
PAVILION RENTAL		\$ 1,050.00		
FUNDRAISING / DONATIONS		\$ 2,154.42		
RESALE CERTIFICATES		\$ 750.00		