



January 2025 Newsletter

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

Annual Assessment

The 2025 annual assessment of \$525 is due by September 1st, 2025.

- Electronic payments are now accepted. If we have your email, you will receive an invoice with instructions.
- Pay by April 1st for a \$25 discount!
- Payments received after September 1st will be assessed a one-time penalty of \$50 PLUS a monthly late fee of \$10 per month per property until payment is made.
NOTE: This does not apply if you have a formal payment plan already established with the Association.
- Check may be made payable to: Hemlock Lake POA and mailed to PO Box 305, Gilbert, PA 18331.
- **This will serve as the only notice of payment due, discount, and penalty.**

2025/2026 Special Assessment Lake Dredging

The association voted during the May 2024 general meeting to spend up to \$30,000 on dredging the lake with a special assessment. Instead of hiring a company we will be purchasing a dredger. This would allow us to do the dredging ourselves and save a significant amount of money. You can visit piranhapump.com/mini-dredges to learn more and see how the machine works!

- The special assessment will be \$125 each year per property for 2025 and 2026 due by 12/31.
- We are offering a \$50 discount; pay both years by 12/31/2025 the assessment will be \$200 per property.
- Unpaid special assessments are subject to legal action.

Reminders

DO NOT WALK OR DRIVE ON THE LAKE! The ice may not be solid.

Be careful on the roads this winter. Please do not be out on the roads until after the plow goes by.

All ATV, 4 wheelers, and golf carts must follow PA Commonwealth laws including the maintaining of registrations and insurance. Please follow the speed limit of 14 MPH.

Please trim any trees/vegetation on your property that hang over the lake or 5 feet along the road.

All political signs or flags must be removed.

Please contact the board if you are willing to volunteer your time for summer projects!

The AED is in the Pavilion.

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

The Dam/Dockside of the lake is deep water. Please do not enter from that area.

Please do not feed any feral cats.

Pennsylvania state law mandates that all dogs 8 weeks or older must be licensed. You can obtain or renew at padoglicense.com. All dogs must be under control and must not be allowed to run at large. Dogs are personal property, and owners are responsible for damages caused by their dog.

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

Announcements/News:

Contact Us!

Facebook

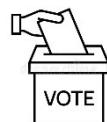


www.hemlake.org

GroupMe Chat



Email



This year is an election year, if you are interested in running for a position, please contact Ruth Bruns, Carol Valenti or Diane Lechleitner by May 31st, 2025.

Lake care is an ongoing biological project. We are planning to dredge this year, and we are going to continue to work with Eco Solutions and Clean Flo for the best management of the lake. The aerators will remain on throughout winter.

The 3rd Annual Hemlock Lake's Trunk or Treat took place on October 26, 2024 which was great fun for everyone and the children. Thank you to everyone that organized and participated!



The railroad ties on the side of the beach were replaced in December 2024. Thank you to all the volunteers!

Board of Directors

Joanna Valentine, President
570-269-0934

Mark Ackerman, Vice President
610-737-2748

Danielle Arcuri, Secretary Treasurer
570-350-1847

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

Nadia Soloukhina, Board Member
267-408-0213

MARK YOUR CALENDAR

2025 HLPOA Meetings

Saturday May 24th at 10 AM | BINGO at 7 PM

Saturday July 5th at 10 AM | Annual Covered Dish at 5 PM

Saturday August 30th 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.

We are looking forward to a great year at Hemlock Lake!

Sincerely,

The Hemlock Lake Property Owners' Association Board of Directors

PO Box 305, Gilbert, PA 18331
hemlocklakepoe@gmail.com
www.hemlake.org



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2025 HLPOA OPERATING BUDGET

EXPENSE CATEGORY	2024 PROPOSED	2024 ACTUAL	2024 DIFFERENCE	2025 PROPOSED
UTILITIES	\$ 1,500.00	\$ (1,660.82)	\$ (160.82)	\$ 1,800.00
ADMINISTRATIVE EXPENSES	\$ 2,100.00	\$ (1,235.38)	\$ 864.62	\$ 1,720.00
OFFICE EXPENSES	\$ 1,000.00	\$ (712.04)	\$ 287.96	\$ 800.00
POSTAGE	\$ 500.00	\$ (228.05)	\$ 271.95	\$ 300.00
PO BOX	\$ 100.00	\$ (120.00)	\$ (20.00)	\$ 120.00
MISCELLANEOUS	\$ 500.00	\$ (175.29)	\$ 324.71	\$ 500.00
INSURANCE/ TAXES	\$ 3,705.00	\$ (5,472.00)	\$ (1,767.00)	\$ 5,805.00
INSURANCE	\$ 3,700.00	\$ (5,470.00)	\$ (1,770.00)	\$ 5,800.00
PROPERTY TAXES	\$ -	\$ -	\$ -	\$ -
INCOME TAXES	\$ 5.00	\$ (2.00)	\$ 3.00	\$ 5.00
ROAD/ PROPERTY MAINTENANCE	\$ 14,500.00	\$ (13,206.50)	\$ 1,293.50	\$ 14,900.00
PAVING/REPAIR	\$ 500.00	\$ (420.94)	\$ 79.06	\$ 400.00
SNOW REMOVAL	\$ 6,000.00	\$ (3,140.00)	\$ 2,860.00	\$ 5,000.00
PAVILION MAINTENANCE	\$ 1,000.00	\$ (1,759.57)	\$ (759.57)	\$ 1,500.00
BEACH MAINTENANCE	\$ 2,000.00	\$ (2,885.99)	\$ (885.99)	\$ 2,500.00
GRASS & TREES	\$ 5,000.00	\$ (5,000.00)	\$ -	\$ 5,500.00
LAKE MAINTENANCE	\$ 11,550.00	\$ (9,699.52)	\$ 1,850.48	\$ 40,850.00
LAKE TREATMENT	\$ 7,000.00	\$ (5,098.04)	\$ 1,901.96	\$ 6,000.00
LAKE DREDGING	\$ -	\$ -	\$ -	\$ 30,000.00
LAKE TESTING	\$ 600.00	\$ (640.00)	\$ (40.00)	\$ 700.00
INSPECTION/BOND/REGISTRATION	\$ 3,650.00	\$ (3,400.00)	\$ 250.00	\$ 3,650.00
MISCELLANEOUS	\$ 300.00	\$ (561.48)	\$ (261.48)	\$ 500.00
LEGAL/ PROFESSIONAL SERVICES	\$ 1,750.00	\$ (996.59)	\$ 753.41	\$ 1,350.00
LEGAL FEES/ATTORNEY	\$ 1,000.00	\$ (296.59)	\$ 703.41	\$ 500.00
ACCOUNTANT	\$ 250.00	\$ (200.00)	\$ 50.00	\$ 250.00
WEBSITE	\$ 400.00	\$ (500.00)	\$ (100.00)	\$ 500.00
MISCELLANEOUS	\$ 100.00	\$ -	\$ 100.00	\$ 100.00
DONATIONS	\$ 100.00	\$ (46.90)	\$ 53.10	\$ 100.00
TOTAL EXPENSES	\$ 35,205.00	\$ (32,317.71)	\$ 2,887.29	\$ 66,525.00
TOTAL INCOME	\$ 41,000.00	\$ 43,302.00	\$ 2,302.00	\$ 51,250.00
DUES (82 PROPERTIES)	\$ 41,000.00	\$ 42,290.00	\$ 1,290.00	\$ 41,000.00
SPECIAL ASSESSMENT				\$ 10,250.00
PAVILION RENTAL		\$ 450.00		
FUNDRAISING / DONATIONS		\$ 312.00		
RESALE CERTIFICATES		\$ 250.00		