



HEMLOCK LAKE PROPERTY OWNER'S ASSOCIATION
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HLPOA General Membership Meeting
July 4, 2026

A meeting of the Hemlock Lake Property Owner's Association was called to order on July 4, 2026, at 10:02 a.m. by President Danielle Arcuri. Michele Bennett called roll; 24 members were present in person and on Zoom, constituting a quorum.

Meeting minutes from May were distributed prior to the meeting, and no corrections were reported.

Financial Report

Danielle Arcuri read the financial report:

- Checking: \$8,103.23 (two outstanding checks have been deducted from the balance)
- EAP Savings: \$5,019.54
- Money Market Savings: \$51,643.06

There are 25 unpaid or partially paid 2026 assessments, due September 1.

Of the special assessments, 5 remain unpaid for 2025, and 20 remain unpaid for 2026, which is not due until December 31, 2026.

Five 2025 annual or special assessments are past due.

Ruth Bruns motioned to accept the report as read; Mike Brace seconded.

Pavilion

The men's restroom has been completed and is open for use. Thank you, Jim, for all your hard work, and to everyone who helped.

Two pavilion rentals are scheduled for August; none are scheduled for July at this time. Rentals will be posted in the GroupMe chat as well as on Facebook.

The tree by the flagpole is dead and needs to come down; the timing of that work will be posted in the group chats.

The Free Little Library is now open — feel free to take a book or donate one.

Volunteers are needed to stain the picnic tables and stairs. Chris Gyenge will coordinate and needs helpers to complete the work.

Volunteers are also needed to pull rocks from the dam shoreline. Large rocks that have fallen into the water simply need to be pulled out and placed on the shoreline. Jim explained the work involved. A volunteer offered to help move rocks at the dam today.

Events

Tonight is the annual covered-dish dinner at 5:00 p.m.

Bingo will be held over Labor Day weekend.

Hemlock Lake Swag orders are due this weekend.

Lake

E. coli testing results have all passed; this past week's reading was 2, the lowest ever recorded (the reading must stay below 200 for the lake to be considered safe for swimming). At the last meeting, the board noted plans to test for heavy metals. The equipment has been obtained, but samples must be collected by the association, as the testing company does not collect them. Since the lake was just treated with copper sulfate, the board would like to wait a few weeks before pulling those samples.

Residents may notice unusual algae-like growths on the docks. The treatment company examined them and identified them as bryozoans, or moss animals — small aquatic invertebrates that live in colonies and filter microscopic particles from the water. They are a sign of a healthy lake, are not harmful to humans, and were left undisturbed by the treatment company.

Key Reminders

Fireworks: please be safe and courteous to neighbors. The only safe place to set off fireworks is the dam, and PA state fireworks laws should be followed. Please clean up afterward. Fireworks set off on the dam are not sponsored by Hemlock Lake.

Please maintain your property, follow posted speed limits, wear helmets on ATVs, and wear life jackets while boating. Do not feed wild animals, including feral cats. Keep dogs on a leash and pick up after them. Please clean up after yourselves at the beach and pavilion — the association will remove trash generated by the covered-dish dinner, but any other trash must be disposed of by residents.

Communications Update

At the last meeting, the board discussed moving to electronic communications. The board has decided to move forward with electronic newsletters and invoices, unless a resident opts out or does not have an email address on file.

Residents who wish to opt out should let Danielle know.

Legal notices, such as bylaws and rules, will continue to be sent by U.S. mail.

Bear Road

Polk Township has approved zoning for 12 new homes on Bear Road. Some conservationists are opposing the zoning; that is all that is currently known, and an update is expected at the Labor Day meeting. Polk Township meetings are open to the public; meeting dates were not on hand, but can be found on the township's website.

Open Floor

Jim asked whether a bounce house could be arranged for kids over Labor Day weekend; the board will discuss it and let everyone know.

A baseball game was suggested for Labor Day weekend, but it was noted that the weather may be too hot.

Q: *Has anything changed with the treatment of the lake? There was a strong odor this week. (Ed Fehr)*

A: Nothing has changed — copper sulfate was applied as usual. The treatment company noted the odor could be due to excessive heat on stagnant water combined with organic buildup in the shallow areas, and it should dissipate as temperatures come down.

Adjournment

Angie Mangino motioned to adjourn the meeting; Trish Primus seconded. The meeting adjourned at 10:27 a.m.

Respectfully submitted,

Danielle Arcuri, President/Vice President/Treasurer