



HEMLOCK LAKE PROPERTY OWNER'S ASSOCIATION
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HLPOA General Membership Meeting May 23, 2026

A meeting of the Hemlock Lake Property Owners Association was called to order on May 23, 2026, at 10:02 am by Danielle Arcuri. The meeting was held at the Pavilion and on Zoom. Michele Bennett took roll; 36 people were in attendance, constituting a quorum.

The September meeting minutes were distributed electronically. No corrections were noted, and they were accepted as distributed.

Financial Report

Danielle read the financial report:

- Checking: \$10,386.14
- EAP Savings: \$5,019.06
- Money Market Savings: \$51,643.06

For 2026, 26 assessments remain unpaid or partially paid. Of the special assessments, 8 remain unpaid from 2025 and 24 remain unpaid for 2026 — together representing approximately \$5,000 in additional expected income. Some accounts are in arrears and are currently being handled through legal counsel.

Q: What happens when a special assessment is past due? (Joanna Valentine)

A: There are no late penalties on the 2025/2026 Special Assessment, but the homeowner remains responsible for payment. Future special assessments are subject to late penalties as this was added to our rules and regulations in January 2026.

Patricia Primus motioned to accept the financial report; Angie Mangino seconded. The motion passed unanimously.

Snow Plowing

This past winter was severe, with significant cold, ice, and snow. The plowing budget was exceeded by \$50. The budget runs through the end of the calendar year, so a light snow season in December would help offset the overage.

Roads

A portion of Hemlock Road was repaved due to its poor condition. Additional roads will be considered for next year, as the current budget does not allow for larger paving projects.

Pothole filling and crack sealing (including cracks in the dam) will continue. Volunteers willing to help should contact Danielle, who can provide the necessary materials.

Pavilion

Jim Warner, with help from Matt Bruns, is finishing work on the men's restroom. It is nearly complete but will remain closed until finished — please use the ladies' room in the meantime, which remains operational.

Several pavilion rentals are scheduled over the coming month.

Events

Bingo was held the night of the meeting, with an additional session planned for Labor Day weekend Saturday.

The annual Fourth of July covered-dish event is scheduled, and a second dinner fundraiser over Labor Day weekend is under consideration, with more details to follow.

A Hemlock Lake Swag fundraiser was announced, and orders are due at the Fourth of July meeting.

Lake

Water testing began this week and passed, with an E. coli reading of 13.4 (must remain under 200). Testing will continue through Labor Day weekend.

The board also approved testing for heavy metals and additional parameters to establish a baseline and monitor for any changes following dredging, particularly given uncertainty about the impact of activity near Bear Road. Joanna Valentine suggested also testing for pesticides and other chemicals.

No dredging date has been set. The contract has been signed, but a deposit will not be issued until a firm date is secured.

Property & Community Updates

Three properties in the community are currently for sale.

Updated community rules were distributed with this year's invoices and are also posted on the website, along with meeting minutes and other important information. Danielle reviewed several of the rules during the meeting.

Ed Fehr reported a bear sighting near his home around 10:00 p.m. the previous night; residents are asked to use caution during evening hours.

The board also discussed Bear Road, which the township appears to be widening.

The board is considering moving newsletters and invoices to a fully electronic format, with exceptions for items such as bylaws and rules that are legally required to be mailed. Residents who did not receive today's meeting notice by email and would like to be added to the electronic distribution list should provide their email address to Danielle.

Thank you to Jim and all volunteers who help maintain the community — the Association runs on volunteer support and a modest budget, and help with small jobs is always welcome.

The board asked that, whenever possible, residents work to resolve concerns internally as neighbors before involving outside parties such as the township. Anyone with a concern — whether about a rule violation, a safety issue, or another matter — is encouraged to bring it to a board member first, recognizing that some situations may involve special circumstances already agreed upon between a homeowner and the board.

Diane Hamilton thanked the community for donations to PVEN and encouraged residents cleaning out their homes to donate usable items rather than discard them, explaining how these donations benefit others.

An enclosed bulletin board will be installed outside the pavilion for community announcements.

The Arcuri family also donated a Free Little Library, to be installed outside the pavilion in memory of Sandy Arcuri.

Open Floor / Q&A

Q: Is there an update on the feral cat situation?

A: Diane Hamilton reported that community members who have been feeding the cats continue to do so. She noted that some cats are being killed inhumanely and asked that this stop. She will continue trap-neuter-release efforts, having the cats altered, vaccinated, and released.

Q: Are the lake aerators run during the winter? (Paula Sacerio)

A: Yes, currently. Paula suggested turning them off in winter to allow the lake to freeze over, letting natural ice cover insulate the fish and plant life.

Jim Warner provided an update on aerator maintenance and the possibility of running them on a limited schedule (e.g., off at night). Joanna Valentine noted that cycling the aerators on and off may cause equipment issues. The board will discuss further, along with aerator positioning.

Adjournment

Angie Mangino motioned to adjourn the meeting; Chris Gyenge seconded. The motion passed unanimously. The meeting adjourned at 10:43 a.m.

Respectfully submitted,

Danielle Arcuri, President/Vice President/Treasurer