



SAW CREEK NEWS



The official publication of the Saw Creek Estates Community Association

Summer 2024



**Your VOTE
makes a
difference!**

VOTE
JUNE 1 to JULY 17

This is your way of having a VOICE in our community

All homeowners in good standing [as of May 1, 2024] should have received an email by June 1 with electronic voting instructions and an individual PIN Code. If you did not receive an email, please reach out to Member Services at 570-588-9329 or nominations@sawcreek.org.

**VOTE for the three candidates of your choice,
and Bylaw Amendments today - EVERY VOTE COUNTS!**

2024 ELECTION & VOTING TIMELINE

- JUNE 1 Electronic voting begins at 3:00a.m. EDT
- JUNE 8 Candidate Meet & Greet - 12:00p.m. at the DCC
- JULY 10 Last day to request your personal voting code by 5:00p.m. EDT
- JULY 17 Electronic voting ends at 5:00p.m. EDT
- JULY 20 Annual Membership Meeting. *Newly-elected board members begin their three-year term*



OFFICIAL NOTICE ANNUAL MEMBERSHIP MEETING ORDER OF BUSINESS

**JULY 20
10AM
at the
DCC**

1. Call to Order and Officer Roll Call
2. Determination of a Quorum
3. Acceptance of Minutes of Prior Meeting
4. Board's Report on Budget and Assessment
5. Committee Reports
6. Report on Balloting and Election
7. Member Questions

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Social Media Posts: True or Not So True?

by Jessica VanDerVliet, Assistant Community Manager

It is vital that our residents understand that information posted on unofficial Saw Creek social media sites isn't always the truth or has four sides to the story. Recently, there has been misinformation posted on what we refer to as "rogue" Facebook sites that could potentially be harmful to not only the Association but YOUR property values.

Here's what happens: A resident sees one of our Public Safety vehicles outside the community and instantly posts on Facebook, causing other residents to respond rather than contact the proper channels and ask the right questions. You might not realize that Association vehicles go outside the community for gasoline, inspection, tire alignment, etc. Obtaining these services requires travel on public roadways to the gas station or service shop.

That simple answer could have been provided rather than posted on social media to stir the pot! We get it; as humans, we love the juicy tabloids and want to learn more and read the funny comments, but we also see the negative effects that such things have on prospective home sales, sponsorships, and the overall perception of our community.

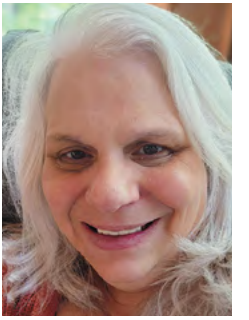
The Association works hard to ensure Saw Creek is head and shoulders above other communities, and we are asking our residents to help fight the good fight. If there is an issue that needs to be brought to our attention, social media is NOT the way, and we will not be responding to those posts.

To reach your Board of Directors, email us at scebod@sawcreek.org or attend a monthly Board Meeting held the second Saturday of each month at 10 am either at the DCC or on Zoom. The Community Manager can also be contacted by emailing cm@sawcreek.org or calling the Member Services Office at (570) 588-9329 for any operational or staffing concern.

We have only one OFFICIAL social media page and that is where we post accurate information. You can find our official Facebook page at <https://www.facebook.com/SawCreekEstates>. We should all recognize that social media goes beyond not just our own community residents, but to the world!

President's Message

by Peggy Gottschau, Board President



As we gear up for our upcoming HOA Board elections, I'm writing to emphasize the importance of your participation. Our community thrives when we all contribute, and one of the most impactful ways to do so is by exercising your right to vote.

Your vote isn't just a checkmark on a ballot—it's a voice that shapes the future of our community. Whether you're a long-time resident or new to the area, your perspective and input are invaluable. By casting your vote, you're helping to elect representatives who will work tirelessly to make decisions in the best interest of our community.

Beyond voting, I want to encourage each of you to consider volunteering your time and talents to serve on one of Saw Creek committees or in other community initiatives. Being a part of the Board is an opportunity to directly influence the direction of our neighborhood, address concerns, and implement positive changes. Your dedication and commitment can truly make a difference in enhancing our shared living experience.

Community involvement is what strengthens the fabric of our community. It's about coming together, supporting one another, and collectively striving for a better tomorrow. Whether it's organizing events, beautifying common areas, or advocating for improvements, every contribution, big or small, contributes to the well-being of our community.

So, let's make our voices heard and our actions count. Mark your calendars for the upcoming elections, and let's ensure a high turnout that reflects our community's unity and engagement. Together, we can continue to build a neighborhood we're proud to call home.

Thank you for your participation and dedication to our community.

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Volunteer Fair

by Margaret Jones, Communications & Admin Assistant



A volunteer fair was held on April 20 at the TOP Restaurant. Board Members, Committee Members, and Saw Creek Estate Management were in attendance to answer questions residents may have about volunteering or joining a committee. Several residents completed a committee/volunteer application before leaving the fair. Lunch was provided to those who were present.

Saw Creek Management would like to thank those Board Members and Committee Members who took time out of their Saturday to attend and those residents who completed a committee/volunteer application.

If you were not able to attend and would like more information about volunteering for the community, please contact the Member Services Office at info@sawcreek.org. Applications can be found on sawcreek.org under the Resident Services tab, or at the Member Services Office.

Volunteering for the community is a great way to socialize and meet new people and can also be used toward volunteering requirements for high school and college applications.

*Anyone interested in joining the Recreation Committee or assisting at community events will need to acquire the PA Child Abuse Clearance & Criminal History from the PA State Police, in accordance with the Child Protective Services Law. Any questions about this can be directed to recreation@sawcreek.org. Obtaining these clearances is free for volunteers; see: <https://www.dhs.pa.gov/KeepKidsSafe/Clearances/Pages/default.aspx>

2024 Summer Event Season

by Brian Clark, Director of Leisure & Entertainment.

As we embark on the second half of 2024, we welcome the sunshine, and we excite ourselves for the upcoming summer season. Recreation is planning some summertime fun for all. The pools will be open on June 22nd, Summer Camp is revived once again starting June 17th and will run through August.

Community Day is a day for all to come out and welcome friends and neighbors alike and partake in the festivities. This year will be a carnival themed event with live entertainment, bounce houses galore, zip lines, and so much more. Saw Creek's Men's Club will once again provide a tasty barbecue.

The Top of the World Restaurant will be showcasing some good entertainment and specials in June with live entertainment on Community Day, Island Night with Sol Katana on June 29th, and numerous other events such as music bingo and karaoke.

As we pass the torch into July, Recreation will once again invite the entire community to compete in the Family Summer Olympics with numerous events to showcase your athletic skills and compete with your neighbors in healthy competition. Many events are also planned in the Top of the World Restaurant from live bands to DJ's lighting up the dance floor with the best music.

August will once again have the Mill Pond Beach Party and the Kids Back to School Party. As we near the end of our packed summer season, come enjoy the entertainment at the Top of the World Restaurant and experience one of our beautiful sunsets on the deck. End the month with a variety of bands on Music on the Hill.

Whether it is pools that you enjoy, or all the fun entertainment planned by the Recreation Department, I am sure you can find something fun to enjoy all that is offered by this great community.



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Dehydration

by Brian Clark, Director of Leisure & Entertainment

Summertime is upon us, and with summer comes excessive sweating and over-exposure to the sun and otherwise humid conditions. When the temperatures and humidity begin to rise, your body begins to pump a higher volume of blood to the skin causing sweating.

Even immersed in a swimming pool, your core temperature can rise to a level where your body struggles to cool itself off and where dehydration and heat exhaustion begin to set in.

Dehydration is often the cause of such exposure. It occurs when we lose more fluids than are being replenished, leading to heat exhaustion. Some of the indicators include, but are not limited to, headaches, dizziness, dry mouth and eyes, dry lips, dark urine, and muscle cramps. If any of these symptoms are experienced, especially in young children, provide immediate attention. In young children, the conditions can worsen very quickly.

So, what can be done if symptoms are present? Casually sit down, begin replenishing fluids either with water or oral rehydration solutions. You will need to replace salt and minerals that have been lost. Rest in a cool area, especially if you are experiencing muscle fatigue and cramping. If you do not find yourself or someone in your care getting better, please seek medical assistance.

It is recommended that you consume eight 8-ounce glasses of water per day under normal conditions. If you are planning to be outside for an extended amount of time, it is encouraged that you drink more than the recommended amount during activities to avoid heat exhaustion.

During summer months, you should be consuming foods high in water content such as melons, tomatoes, cucumbers, etc. Limit all activities or exercise during the hottest portion of the day and take extended breaks so not to overextend yourself.

The Recreation Department would like to encourage all to maintain a level of hydration all summer long to avoid falling ill to heat exhaustion. Thank you.

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Roadwork Safety

by Evan Scott, Employee Safety Coordinator

Saw Creek Estates is home to over 40 miles of paved roads that are traveled everyday by thousands of residents and guests. Maintaining these roads can be challenging, but each year the Maintenance Department works diligently to keep them smooth and safe.

Working on the roadways can be a dangerous undertaking, with heavy machinery, power tools, electrical wires, and passing motorists. We do our best to mitigate as many of these hazards as we can, and we need your help.

We would like to share a few things that you can do to help keep our staff safe while they perform work on or near our roads.

> **Keep your eyes on the road** - Pay attention while driving; remain vigilant for signs, cones, or other traffic control devices in a work zone.

> **Use Caution when approaching a work zone** - When entering a work zone, reduce your speed and look for signs, arrows, or workers that may alert you of a change to the normal traffic pattern.

> **Please follow directions** - You may be asked to stop, change lanes, or take a detour route. Work zones often obstruct a roadway while repairs are being completed. These changes are necessary to protect both the workers and motorists, as well as keeping our equipment safe so that the job can be completed as efficiently as possible.

Help us make Saw Creek a safe place to work and drive!

Personal Pools

In April 2022, the Board of Directors approved the changing of our Governing Documents to allow small pools on properties. Pools must be no more than 8 feet in diameter and placed on the ground. They must be of one-piece construction, such as inflatable or solid one-piece material. Pools may not be set up before Memorial Day weekend and must be removed prior to October 1. Seasonal permits must be obtained from Member Services prior to the setup of the pool. Contact Member Services at memberservices@sawcreek.org or 570-588-9329 for a permit application.

Do Not Feed the Wildlife

The Saw Creek Board of Directors and Management would like to remind residents and their guests to not feed the wildlife. Our Rules & Regulations, Section V. Rule D. #1, Page 13 states:

Placing or offering any food or other enticement on any property that may result in attracting stray or feral cats, dogs or wildlife of any kind is prohibited. Tier 3 Offense

Our Rules & Regulations can be found at www.sawcreek.org in the "Live at SCE" tab, in the Resource Center; or pick up a copy at the Member Services Office.

Did you know... Deer are a prominent host for blacklegged ticks. These ticks carry Lyme Disease which is more common in people who reside in areas with a higher deer population.



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Saw Creek Home Sales

- **Currently Listed:**
43 homes as of
May 29, 2024
- **Pending Settlement:**
22 homes as of
May 29, 2024
- **Total Sold in past 12
months:** 126 homes

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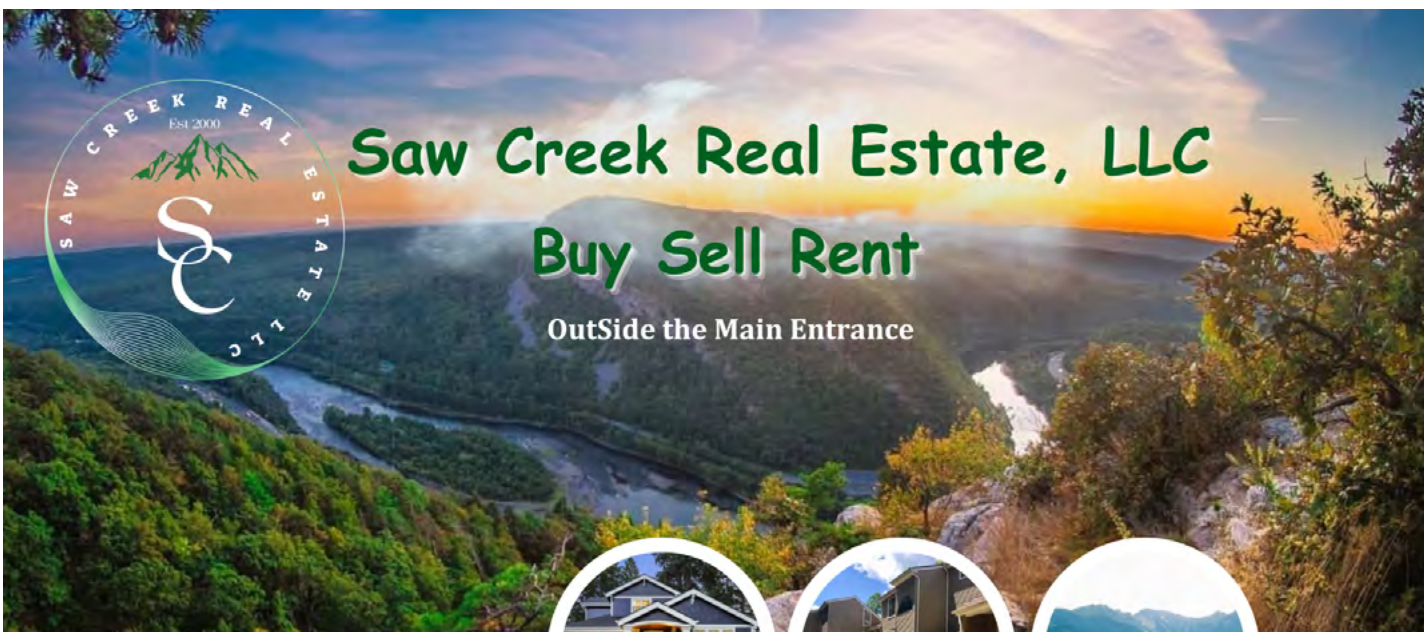
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Find our job postings on Indeed.com or go to www.sawcreek.org.

FOBS or Guest Wristbands

by Margaret Jones, Communications & Admin Assistant.

The summer season is upon us, and the outdoor pools are opening. This is a reminder that FOBS or guest wristbands are required to enter the amenities for anyone age 6 or older. Access will not be allowed to the amenities if the FOBS are not working. Non-working FOBS will turn red at the FOB readers.

Contact the Member Services Office during business hours to inquire as to why the FOBS are inactive.

For those who don't have FOBS, guest wristbands can be purchased at Member Services during business hours by members in good standing, their registered renters, or their property residents. Guest wristbands are \$25 per day/\$100 for 7 consecutive days with a limit of 6 per household. The Member Services Office hours are Monday & Wednesday

through Saturday from 9am-4pm. The office can be reached at memberservices@sawcreek.org or (570) 588-9329.

The Recreation staff has no control over FOBS functionality, and they do not sell guest wristbands. Please be courteous to the Recreation staff if you are denied access to the amenities due to a FOBS issue. The staff is only following the directive of the Saw Creek Estates Board of Directors and Management.

Let's make this a fun and enjoyable summer for all.

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SAW CREEK FUN!



Registering Short-term Rentals

by Margaret Jones,
Communication & Admin
Assistant

Summer is here, schools are ending for the year, and for many people vacations are beginning. For our members who utilize their properties for vacation rentals, make sure the tenants are registered with the Member Services Office and all drivers have been granted gate access in GateHouse. This will allow the tenants to have a welcoming experience when arriving at the gate, instead of being held up because gate access has not been provided.

If the tenants are not registered with the Member Services Office, fines will result in non-compliance with the Association's Rental Policy.

Make your tenants' experience in Saw Creek a memorable one! Please comply with the Rental Policy. The current Rental Policy can be found on www.sawcreek.org, or email memberservices@sawcreek.org.



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Time to Vote for the Future of our Community

by Ida Mathew, Nominating Committee Chair

Calling all Homeowners!

It is time for you to vote for the future of your community and we encourage you to do so! Voting for the leaders of your community is your right as an owner. It's easy and quick. Please take the time to exercise your right to vote!

Electronic voting takes place from Saturday, June 1 at 3 AM (EDT) through Wednesday, July 17 at 12 PM (EDT).

Please exercise your full voting potential by voting for three (3) candidates of your choice, and the two (2) Bylaw Amendments. We would also like to remind all eligible members that no proxy voting is permitted as per our bylaws.

** Please note, if you own more than one lot your vote will be weighted to reflect the number of lots owned. (example: 2 lots equal 2 votes)*

Please VOTE wisely!

Assistance in voting will be available upon request at Member Services.

IMPORTANT DATES

Electronic voting takes place:

Start: Saturday, June 1 at 3:00AM (EDT)

Finish: Wednesday, July 17 at 12:00PM (EDT)

Questions?

Contact the Nominating Committee with questions pertaining to the election:
nominations@sawcreek.org



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BOARD OF DIRECTORS CANDIDATES

Kathi Connell

Kathic58@hotmail.com

What skills, connections, resources, and expertise can you offer to navigate this community through these rapidly changing times?

As demonstrated by serving as your prior Board President, Director, and member of various committees, my significant skills in strategic thinking and problem-solving have been seen when presented with the task of navigating complex situations, together with my ability to analyze scenarios, identifying potential challenges, and devising of practical solutions demonstrated my ability to both manage the planning of innovative solutions with our current strategic plan.

Serving again as a Director will have many new challenges and opportunities, however, my proven skills, professional experience, and professional connections mean I can successfully navigate this transition and emerge as an even stronger leader.

Finally, as community leaders, we must lead by example and model the behaviors and attitudes we want to see. These include openness to change, courage to communicate, resilience, having a growth mindset, taking responsibility for our actions, and decisions, and being accountable to our staff, members, and guests.

What do you consider to be the primary function of the SCE Board of Directors?

Transparency, honesty, and ethical behavior are vital functions of a Board Director and must build trust with homeowners. Board members are volunteers who are elected to the position by other association members to handle a variety of tasks, including creating and enforcing guidelines, overseeing finances, maintaining common areas, as well understanding and managing the association's governing documents, where these documents guide the association's operations and provide a framework for decision-making to ensure that the association complies with federal, state, and local laws and remain informed about any legal changes that may impact the association's operations.

Additional important functions of the SCE Board of Directors are to resolve conflicts within the community and diplomatically encourage open dialogue to find mutually beneficial solutions and coordinate with professionals, such as attorneys, accountants, reserve specialists, etc., where their expertise can guide important decisions.

What are the major "strategic" issues the community is facing? And as a Board member, how would you address these issues?

- Financial Challenges - Updating process for addressing late fees, unpaid fines, and budget management.
- Communication - Remain open and transparent with homeowners, take initiative about keeping good documentation of relevant conversations, meetings, and decisions, and send notices promptly, so people know what is happening.
- Technology Changes - Keep up with technology changes where outdated software and processes can make it difficult to collect dues, keep track of expenditures, and budgets, communicate with residents, to operate efficiently and effectively to serve the community well. Take time to review software platforms for accounting, documents, and keeping homeowners informed.
- Maintenance Practices & Project Management - Develop a facility maintenance plan and future project scope, highlighting the urgent projects and high-priority developments with the listing of defects, proposed scope, estimated expenses, and timelines before the start of the annual budget process. This will let the board prioritize the organization of the projects into mid-term and long-term initiatives.

(continued on page 15)



Michael Derrenbacher

michael.derrenbacher@gmail.com

What skills, connections, resources, and expertise can you offer to navigate this community through these rapidly changing times?

As a current member of the Saw Creek Board and serving both as Treasurer and Secretary for the Mill Pond Unit Owners Association, a subsidiary HOA within Saw Creek, my role as a full-time resident equips me with a deep understanding of our community's operational dynamics and current challenges. My academic background as a Certified Public Accountant (CPA), Certified Financial Planner (CFP), and holder of a Master's degree in Taxation complements my comprehensive grasp of the financial issues our community faces.

Leveraging my extensive financial expertise and practical experience across multiple HOAs, I am confident in my ability to streamline the complex process of annual budget planning for the forthcoming fiscal year, thereby adding significant value to our community's financial management practices.

What do you consider to be the primary function of the SCE Board of Directors?

The responsibilities of a board member are multifaceted; however, the principal duty is centered on Financial Management. This critical role encompasses a broad spectrum of tasks essential for the effective governance of the Homeowners Association's finances. Responsibilities include the diligent oversight of financial operations, such as the formulation and collection of dues, the creation of detailed budgets, and the responsible management of the association's funds.

In addition to these tasks, this role also requires maintaining sufficient reserve funds to cover necessary repairs and emergency situations. It is imperative that these reserves are managed in compliance with the strategic funding objectives set forth in the reserve study, ensuring that the capital budget is adequately financed to support the long-term financial health of the association.

This comprehensive approach to financial management is crucial for upholding the financial stability and operational integrity of the HOA, thereby ensuring its continued success and sustainability.

What are the major "strategic" issues the community is facing? And as a Board member, how would you address these issues?

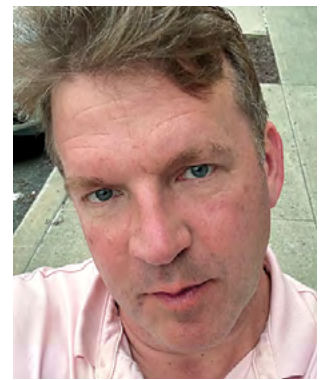
Common strategic issues that our community face include:

- Aging Infrastructure: including roads, bridges, recreational facilities, and common buildings.
- Financial Stability: Ensuring the financial health of the HOA is crucial. This includes addressing underfunded reserves, increasing dues, or managing unexpected costs.

As a board member, I would address this by:

- Conducting thorough assessments of all community infrastructure to determine current conditions and prioritize needs.
- Developing a multi-year plan for repairs and upgrades, funded through reserves or special assessments if necessary.
- Communicating transparently with residents about the condition of the infrastructure, upcoming projects, and financial implications.
- Regularly review financial statements and reserve studies to ensure adequate funding for future needs.
- Consider the implementation of a long-term financial planning strategy that includes gradual dues increases to mitigate the impact on homeowners.

(continued on page 15)



BOARD OF DIRECTORS CANDIDATES

Salvatore DiGiovanni

spdigiovanni@gmail.com

What skills, connections, resources, and expertise can you offer to navigate this community through these rapidly changing times?

As a dedicated member of the Mill Pond Unit Owners Association Board for the past three years, I have gained substantial insights into the community's prevailing challenges. My professional background, encompassing a distinguished career as a retired NYPD officer, and my current roles as a Firearms Instructor and Security Supervisor, have honed my abilities in critical thinking and rapid adaptation. These roles demand rigorous common sense and a keen analytical perspective. I am committed to thorough inquiry and swift learning. Serving on the board, I will leverage these skills to prioritize oversight of community changes and the dynamic needs of our residents.



What do you consider to be the primary function of the SCE Board of Directors?

I believe the primary functions of our community board encompass several key responsibilities including:

1. Infrastructure Maintenance: Ensuring that the community's infrastructure is maintained to a standard that meets or exceeds previous levels. This includes regular upkeep and timely enhancements to maintain the quality and functionality.
2. Fiscal Responsibility: Managing the residents' HOA fees with utmost responsibility to ensure financial stability and accountability. It is crucial that these funds are allocated wisely to support the sustainability and improvement of our community.
3. Amenities Maintenance: Overseeing the maintenance of community amenities, which are vital as they significantly enhance the value of our properties. Continuous attention to these amenities helps in preserving and possibly increasing the community's overall appeal and value.
4. Optimal Utilization of Talent: Placing knowledgeable individuals in roles where they can effectively utilize their skills and life experiences. These placements are essential for the proficient management of our community.

What are the major "strategic" issues the community is facing? And as a Board member, how would you address these issues?

Two of the most important strategic issues which our community currently face are:

1. Aging Infrastructure: Including everything from roads and bridges to our recreational spots and buildings.
2. Financial Stability: Ensuring that the community has adequate funds to maintain existing resources in accordance with reserve study.

As a board member, I would address these as follows:

- Engage professional inspectors or engineers to inspect Assets to identify potential issues that might not be obvious to the untrained eye.
- Prioritize repairs and replacements based on urgency, safety concerns, and budget. Critical infrastructure that poses safety risks should be at the top of the list.
- Create a multi-year maintenance schedule that includes regular upkeep, major repairs, and replacements. This plan would be reviewed on a scheduled basis and updated annually to adjust for new developments and financial considerations.

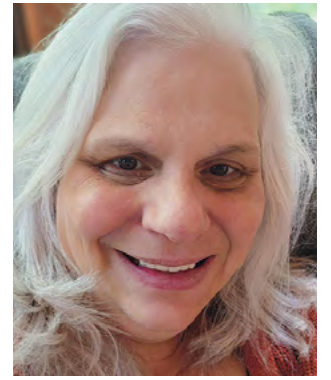
(continued on page 15)

Peggy Gottschau

pgottschau@gmail.com

What skills, connections, resources, and expertise can you offer to navigate this community through these rapidly changing times?

Having served on Saw Creek's board for the past four years, including as Secretary, then as Vice President, and presently as President, in addition to my prior role on the management team, I've committed over 16 years to fostering the community's prosperity. Concurrently, I hold the position of community manager in a neighboring community. This extensive experience equips me with invaluable insights into effective management practices, not only specific to Saw Creek but also applicable to community associations at large. I deeply comprehend and appreciate the distinct responsibilities of the Board, Management, and Committees in ensuring the smooth functioning of a thriving community association.



What do you consider to be the primary function of the SCE Board of Directors?

The primary function of an Saw Creek's Board of Directors is to strategically manage and maintain the common areas and amenities within a community, as well as to enforce the rules and regulations outlined in the Association's governing documents. This typically involves tasks such as budgeting and financial management, overseeing maintenance and repairs of common areas, enforcing community rules and regulations, and representing the interests of the homeowners within the community. Additionally, the board is responsible for making decisions on behalf of the HOA, such as approving expenditures, hiring contractors, and implementing policies for the benefit of the community as a whole. Overall, the board serves to uphold property values, promote a sense of community, and ensure the overall well-being of the neighborhood.

What are the major "strategic" issues the community is facing? And as a Board member, how would you address these issues?

I see two major "strategic" issues facing the community:

1. Aging infrastructure - Addressing issues related to aging infrastructure, landscaping, and common area amenities to maintain property values and resident satisfaction. The entails long-term planning, regular inspections and making sure Saw Creek has the resources needed to maintain our aging infrastructure. Cost management is crucial, and a realistic approach is needed in balancing the cost of maintaining infrastructure with our financial resources.
2. Long-Term Planning - Developing a strategic plan for future development, infrastructure improvements, and community enhancements to meet the evolving needs of residents. Engagement and communication from the residents is key and we need to foster collaboration among all stakeholders.

What do you propose as a way(s) to generate interest in the community and how would you get residents more interested in taking an active role?

Generating interest in the community and encouraging residents to take an active role requires a multifaceted approach that fosters a sense of belonging, purpose, and community pride. As a full-time working mom of two, I understand the time restraints that affect us all. While we are always asking for volunteers for committees, not everyone is able to make that kind of time commitment. There are other ways to get involved in the community which could be as simple as dedicating time once a year for litter pick up or assisting in seasonal plantings or season decorating within the community. I believe the board should be encouraging open resident dialogue and feedback through open town hall meetings, resident forums or online surveys.

BOARD OF DIRECTORS CANDIDATES

Patricia Kirby

plkirby@hotmail.com

What skills, connections, resources, and expertise can you offer to navigate this community through these rapidly changing times?

I worked for Verizon for 32 years, ending my career as a Project Manager and Resource Administrator. I know the importance of managing projects effectively and utilizing staff efficiently. I have lived in Saw Creek for 34 years. I've served on the Board of Directors for 6 years, 3 of those years as Treasurer. I also served on the Finance Committee for 11 years, and the B&A Committee for 2 years. I've seen what works and what doesn't. I would build on those things that work and look to change those that don't.



What do you consider to be the primary function of the SCE Board of Directors?

Uphold, develop and implement action plans according to Saw Creek's Strategic Plan, in addition to overseeing the management of Saw Creek. Adhering to these definitely contributes to increased property values. The board also needs to give the community a voice and have open communication when appropriate.

What are the major "strategic" issues the community is facing? And as a Board member, how would you address these issues?

Our biggest strategic issue is the annual budget. How do we continue to provide the level of service and amenities that the community is entitled to at a cost that doesn't "break the bank."

We need to take a look at each department, it's duties and processes and eliminate or combine tasks that are redundant. We also need to look at competitive pricing with different providers. And we need to tighten up our collection activities.

What do you propose as a way(s) to generate interest in the community and how would you get residents more interested in taking an active role?

There is no easy answer to this question. Our recreation department works hard to have activities that interest a wide range of residents. Many in our community work full time jobs and weekends are precious. I believe increased community interest begins with the Board of Directors and Management being more receptive and responsive to our homeowners.

John Sivick

johnsivick@yahoo.com

What skills, connections, resources, and expertise can you offer to navigate this community through these rapidly changing times?

The Developer turned the community over to our Inaugural Board in 2000. I sat on the Board from 2000-2003 and worked with a great Board to bring the community on the path of greatness and improve our quality of life. As a Township Supervisor, I draw on my experience to listen, and at times to compromise with the Board members if need be. While working with many municipal leaders and other community Boards, I have gained knowledge on budgets, road specs, construction codes, zoning, and an open-door policy for members of the community. As our community changes, we need to think about our children and seniors. As President of Bushkill Youth Association, our children were given the chance to enjoy recreational sports. Our seniors were not forgotten; I worked with all the county agencies to assist our senior population.



What do you consider to be the primary function of the SCE Board of Directors?

The responsibility of the SCE Board of Directors is to develop policies for the community, listen to members' concerns, give management the tools to address the needs of the community in the present and in the ever-changing future. The spending of our members' money needs to be of the utmost importance.

What are the major "strategic" issues the community is facing? And as a Board member, how would you address these issues?

Money...anytime you have to make a major increase in dues, there is something wrong. Management is spending money they do not have. Planning was in place on how to run our community. It is clear that it was ignored. An emergency may arise, but our reserve funds should be adequate enough to handle most. As a Board, we need to work together for the good of our members. I believe in transparency.

What do you propose as a way(s) to generate interest in the community and how would you get residents more interested in taking an active role?

Positive steps forward is how our community generates interest. Communication, community events, and activities are important. Visibility of Board Members, and how we address members' concerns is important. I believe we are currently reaching out for volunteers; however, our different lifestyles, as well as meeting times of committees comes in play. Please think about volunteering and express your concerns, I will listen. I WILL NOT consider an increase in dues for 2025. I am asking for your vote. Thank you.

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BOARD OF DIRECTORS CANDIDATES

MJ Stigliano

mjstigliano@gmail.com

What skills, connections, resources, and expertise can you offer to navigate this community through these rapidly changing times?

As a current Board Director and Board Secretary, I am privileged to serve our community's homeowners. Prior to being elected in 2021, I served on the Rules Committee, 12 years; PIC Committee, 5 years, and 2 Ad Hoc committees, Real Estate and Bylaws.

Serving on these committees helped improve my skill set, and provided a smooth transition to my tenure as a Board Director: Communication (address homeowner concerns and foster transparency between the Board and homeowners). Goal setting/strategic planning (keep our community running smoothly with fiscal responsibility and with an eye to the future). Legal and regulatory knowledge (a thorough understanding of our Governing Documents, including the Uniform Planned Community Act). Community involvement (understanding and preparing for homeowners evolving needs).

Please vote to give me the opportunity to serve you on another term as Board Director. Together, we can keep Saw Creek the #1 community in the Poconos!



What do you consider to be the primary function of the SCE Board of Directors?

Creek Board Directors are fiduciaries of the association, and as such, their primary function is to protect, preserve and improve property values and homeowner quality of life. Maintaining our many amenities, making sound fiscal decisions to spend community funds appropriately (needs, not wants) for the overall betterment of the community's many assets, and enforcing our governing documents are just a few of the many ways this can be accomplished. Along with transparency and honesty, Board Directors who perform all of the above will help to ensure a financially strong, clean, enjoyable, and safe environment for all Saw Creek residents.

What are the major "strategic" issues the community is facing? And as a Board member, how would you address these issues?

Saw Creek's first Strategic Plan was introduced in 2015, and has since been regularly updated, with the most current version dated 2022. I believe there are two major strategic issues currently facing our community:

1. OUR AGING INFRASTRUCTURE: even with our dedicated maintenance staff, our amenities and roads won't last forever. If Saw Creek wants to remain relevant to current homeowners and attract the next generation of savvy homebuyers, we must maintain our amenities and community assets.
2. ENVIRONMENTAL STEWARDSHIP: Cutting down healthy trees for aesthetic reasons is an insult to our woodland setting and destroys the serenity enjoyed by those homeowners who enjoy the beauty of nature. In addition, Spongy Moths are a current threat to our forest. After consulting with management, the current Board of Directors has already wisely decided upon aerial spraying as a control measure to eliminate these pests, and spraying will commence in May/June.

What do you propose as a way(s) to generate interest in the community and how would you get residents more interested in taking an active role?

1. COMMUNICATION: Keep homeowners informed via our newspaper, monthly bulletin, and weekly e-blast about how volunteering benefits the associations well-being; clearly explain the roles, responsibility and time commitment needed for volunteering.

(continued on page 15)

BYLAW AMENDMENTS

BYLAW AMENDMENT 2024-01

Note: Changes are indicated with underlining or ~~strikethrough~~ which will be removed in the Final Version.

Article III. Association Meetings Section G (3), page 9

Current Bylaw

The Board Secretary is responsible for getting voting information prepared on or before 60 days prior to the July Annual Member Meeting. The Nominating Committee is responsible for getting voting information mailed no later than June 1. Only members who are in good standing at 5:00 PM EST on May 1 (record date) shall be mailed voting information and entitled to vote. *Amended July 2022*

Proposed Bylaw Change

The Board Secretary is responsible for getting voting information prepared on or before 60 days prior to the July Annual Member Meeting. The Nominating Committee is responsible for getting voting information mailed no later than ~~June 1~~ June 15. Only members who are in good standing at 5:00 PM EST ~~EDT~~ on May 1 (record date) shall be mailed voting information and entitled to vote. *Amended July 2024*

Reason/Justification: The nomination committee feels that June 1 makes the voting process too long.

Submitted by: J. Graham, Board Director

BYLAW AMENDMENT 2024-04

Note: Changes are indicated with underlining or ~~strikethrough~~, which will be removed in the Final Version.

Article V. Board of Directors Section E (4) , page 12

Current Bylaw

In the event there is a tie vote between candidates receiving the lowest number of votes necessary to qualify for election to the board, the disinterested Directors (those not involved in the tie) of the remaining Board of Directors shall select the winner. The tie breaking voting shall be done prior to the Annual Board Meeting. *Amended July 2010*

Proposed Bylaw Change

In the event there is a tie vote between candidates receiving the lowest number of votes necessary to qualify for election to the board, the disinterested Directors (those not involved in the tie) of the remaining Board of Directors shall select the winner. The tie breaking voting shall be done ~~prior to~~ at the Organization Meeting immediately after the July Annual Board Member Meeting. *Amended July 2024*

Reason/Justification: Due to changes in PA Law, HB1795, Act II, Section 5222, (e.1) of Title 68 (effective November 3, 2022), regarding the timing of the announcement of election results, it is no longer possible to break a tie vote prior to the July Annual Member Meeting. In addition, it may be desirable for the newly reconstituted Board to decide which candidate serves in office if there is a tie because those are the Directors that will need to work with that person in the future. This may be preferable to having the old Board, with some Directors who may have expiring terms and may be leaving the Board, make that decision.

Submitted by: MJ Stigliano, Board Secretary

BOARD OF DIRECTORS CANDIDATES

Kathi Connell cont.

What do you propose as a way(s) to generate interest in the community and how would you get residents more interested in taking an active role?

One of the first steps of engagement is building trust between staff, the Board, and residents which is integral to engaging volunteer interest, building relationships and community engagement by planning community initiatives, events, and developing outreach and communication strategies. Creating plans and goals together that respond to people's needs and interests; getting new residents excited early and often about the community is paramount for getting & keeping them involved. Take time to make new residents feel welcome and educate them on the benefits the community offers through our committees and volunteer opportunities. Form a communications committee to engage members with technology experience (including young people) to develop what methods work best, create new communications tools, and even train members to use technology to stay connected. Development of educational opportunities as an incentive to allow members to learn about our goals, participate in the community, and make decisions towards our future.

Michael Derrenbacher cont.

What do you propose as a way(s) to generate interest in the community and how would you get residents more interested in taking an active role?

Increasing community involvement in a Homeowners Association (HOA) is vital for fostering a vibrant and cooperative environment. My ideas to enhance participation would include:

1. Regular Communication: I would establish consistent and clear communication channels and look to provide governance regarding use of social media groups.
2. Town Hall Meetings and Forums: By supplementing regular town hall meetings with additional forums where residents can voice their concerns, offer suggestions, and ask questions directly to the board.
3. Volunteer Opportunities: I would encourage residents to volunteer for committees, such as event planning, welcoming new neighbors, or community watch programs.
4. Transparent Governance: Providing more frequent financial updates and explanations about where dues and fees are going thereby enhancing transparency.
5. Education and Training: Offer training sessions for residents who want to take on leadership roles within the HOA or who want to understand more about how the HOA operates.

Salvatore DiGiovanni cont.

What do you propose as a way(s) to generate interest in the community and how would you get residents more interested in taking an active role?

Ideas to engage our community members and encourage active participation would be to further enhance our communication strategies and diversify event scheduling.

While the monthly board meetings and various community events already provide a valuable platform for residents to voice concerns, suggest ideas, and connect with one another some other suggestions would be to: Leverage our existing social media platforms and the Saw Creek website more effectively to help disseminate information and foster active discussions on relevant topics such as budgeting and major project spends. We could also use this platform to increase visibility of committee opportunities and board positions, allowing residents to contribute their skills and interests to improve our community. Additionally, expanding the publicity of social clubs in our community newsletters and email blasts, along with varying meeting times and dates to be more conducive to members with full time work schedules could potentially engage more members.

MJ Stigliano cont.

2. PROVIDE TRAINING and SUPPORT: Just like Board Directors, committee volunteers are ever changing. Saw Creek has created Committee Handbooks for every committee, which contains policies, procedures and guidelines for committee activity. Once a volunteer has officially joined a committee, the information in the Handbooks assures continuity for a smooth transition between volunteers.
3. PROVIDE PART-TIME AND VIRTUAL OPTIONS FOR VOLUNTEERING: For some homeowners, the commitment to meet in person once every month can seem monumental. Ad-hoc committees meet for a short term, usually six months, and have one specific task. Short-term committee membership and attending meetings via Zoom will allow homeowners to contribute meaningfully to our community while balancing their personal responsibilities.



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**The 2024 Saw Creek Estates
Board of Directors election period has started!**

**Re-Elect
MJ STIGLIANO**

Experience Matters

I've worked diligently with the entire Board for the past three years, to improve transparency and communication, assure fiscal responsibility, protect and improve property values, and keep Saw Creek Estates clean and safe for all residents. I've also been the Board Secretary for the past two years. Now, I'm running for re-election and hope to once again earn your vote.



Visit <http://www.mjstigliano.com> to learn more about me and my wishes for Saw Creek to remain the #1 community in the Poconos! Questions? Email me at mjstigliano@gmail.com

And remember... No matter which candidate you choose, please exercise your right to vote for the candidates you feel will best serve Saw Creek Estates residents!

Paid for by MJ Stigliano

Where Did Poconut the Chipmunk Come From?

2024 Poconut Story Contest

All the stories that were submitted were fun and creative. Thank you to everyone who participated. The two winning stories were A4 and C3; winning entries received a \$25 gift card. The children's category was close on votes, and there were two runners-up.

Adult Category Winner

A4 - "The Story of Poconut - The Saw Creek Mascot"

by Suzanne M.

In the heart of a bustling city park, surrounded by towering skyscrapers and incessant traffic, there once lived a chipmunk named Poconut. His two most favorite things found during dumpster-diving escapades were pecans and donuts.

He was not your ordinary chipmunk. Unlike his urban-dwelling homies, Poconut had dreams beyond the concrete jungle. He would spend his days scampering up trees that barely saw the sun, staring wistfully at the tiny patch of sky above. While his friends were content racing across power lines and playing hide-and-seek behind hotdog stands, Poconut dreamt of a greener life.

One fateful day, as he was munching on a particularly stale cruller, Poconut heard a park visitor talking about the Pocono Mountains. "Mountains... that's it!" he thought. A place with more trees than people, more nuts than wrappers, and definitely more space than the little patch of green he called home. Thus began Poconut's grand adventure.

He hitched rides in the undercarriages of cars, narrowly escaping becoming roadkill more than once. He braved suburban backyards with overzealous dogs and trekked across fields that seemed to stretch into infinity. Finally, after what felt like a hundred squirrel years, Poconut arrived at Saw Creek Estates in Bushkill, Pennsylvania.

It was everything he had dreamed of and more. Here the trees were like skyscrapers made of wood, the air was like a constant gentle hug, and the acorns... oh, the acorns! Poconut grew a bit of a belly from his overindulgence on acorns.

But life in the Poconos was not without its challenges. Poconut quickly learned that the local chipmunks had their own customs. They had never seen a chipmunk with such a strange accent—every "cheep" and "chatter" gave away his city upbringing. Poconut had to learn the ways of the mountain chipmunks. He learned that you didn't have to fight pigeons for pretzel pieces; here, the nuts were plentiful and free for the taking.

He discovered the joy of basking on a warm rock, without worrying about being stepped on or scooped up by a child thinking he was a park attraction. But most importantly, Poconut learned that being different was not a bad thing. His tales of the city fascinated his new neighbors, and his unique perspective was often the solution to finding the best food sources or escape routes from the occasional hawk.

He even started a fitness craze, leading aerobics classes that combined his nimble city dodging maneuvers with the graceful climbing techniques of his new friends. "Chip-Fit with Poconut" is becoming the latest rage in Saw Creek Estates.

Now, as Poconut sits atop his favorite boulder, looking out over the community he has grown to love, he can't help but chuckle. Here, in the splendor of the Poconos, he has found his true place. And while he still indulges in the odd pecan or dreamily reminisces about the city's donuts, he knows he wouldn't trade his new Saw Creek life for all the nuts in New York City.



Child Category Winner

C3 - "Pocono Story"

by Daniel G.

Once upon a time, in the heart of the enchanted forest, nesting in the towering oak trees and pouring streams, there lived a curious little creature, Poconut the Chipmunk! Legend has it that he was born from a magical fusion of a coconut and pinecone and was born as the result of an experiment of the wizard of the enchanted forest, Mr. Merlin the Magnificent. But the forest had a silly, evil creature named Dr. Mysterious Minyak, who always tried to destroy the enchanted forest and create it an evil place. Poconut's family always tried to protect him but one day... Poconut was hunting for food to eat and Dr. Mysterious Minyak captured him!

"Why, Minyak, why me? What have I done? I have been only but a good creature to my forest!" yelled Poconut the Chipmunk. "Because nobody should spread this much kindness around. I am the evil layer of this enchanted forest!" replied Dr. Mysterious Minyak.

Little did Minyak know that kindness goes a long way. Poconut the Chipmunk was nothing but kind to all his fellow enchanted creatures. Everyone in the forest found out about Poconut being captured and started to make a plan to free Poconut. Aaron, one of Poconut's friends, decided to fool Minyak with food, so he would come out of his deep and dark cave. Minyak was a coyote, who feasted on anything he could find. So, Aaron and a few other friends got to work with this plan, and it worked! "AH! I've been fooled!!!!", screamed Minyak.

"Huzzah!!!" screamed Aaron and his friends, "we saved Poconut!" And from that day... Poconut was free again. From here on, Poconut's life changed for the better!

A few years later, he was king of the enchanted forest. "I am going to move to a place where only kindness can be spread and evil will not exist!", said Poconut, with dedication. And so, Poconut hopped down to Saw Creek, a wonderful community where humans have now stepped over to create a kind place. Poconut still lives high up in a tree somewhere in Saw Creek, and waits to be the hero of any evil thing that happens. He has done his job. "I wouldn't be able to do it without my best friend, Aaron.", said Poconut. "Well, you're my best friend. I'd do anything for you", replied Aaron.

Poconut and Aaron are neighbors up in a tall tree somewhere in Saw Creek, where they look back to the events they went through before arriving in the community. "Kindness goes a long way, and it always finds a way back to you. I was lucky to get away from Dr. Mysterious Minyak, and my scary history has made me who I am today before arriving in Saw Creek. I wouldn't have done it without you. Thank you, my fellow friend, Aaron.", exclaimed Poconut the Chipmunk.

(continued on next page)

2024 Poconut Story Contest cont.

Runner-up / Child Category

C1 - "Poconut"

by Juliana J.

Once in the prettiest tree, lived a family of chipmunks. The youngest chipmunks name was Poconut. He was a regular size of a chipmunk. He had brown eyes and his fur was brushed one hour a day. Also, he was 3 years old. He has a huge family his favorite is acorn his sister.

One day Poconut was walking down the hall in the tree when he heard whispers. He peeked through the door and it was... was... his parents! But he stood there listening to the news from his parents. Ahhh out of nowhere he got pulled back when his parents were starting to talk! Few it was just Acorn. Are you out of your mind spying on mom and dad is not very nice. I wasn't. I was just uh um oh yeah just looking for you sis. That sounds very very very fishy.

Then Poconut went to bed but he couldn't stop thinking about what his parents were talking about. Was it about a house, a vacation or a town meeting? This was very important. The Next day everyone was in their rooms packing, then Poconut went into his parents room and stood for about five minutes. Then Poconut said Mom why is everyone packing? Well, we're going on a little trip to Pennsylvania if that's fine with you. Then everyone stared at Poconut waiting for the answer. Sure! replied Poconut.

When they were all packed they went to the chiport and put their bags on the x-ray then when on the plane. Poconut stared at the ground as they were flying in the plane. There was nuts you could buy. Poconut felt like this plane where they were going was magic. Later on the plane there was a gigundo plane next to the window! It was a human plane. Poconut's plane had to lower down so the humans wouldn't see their plane.

Soon they finally landed, put their luggage on the x-ray one more time and went to their vacation tree. When they got to the tree they slept for one hour. After that they did lots of stuff for example... swimming, collecting nuts, and so much more! A couple days later Poconut and Acorn made a little home for themselves in Pennsylvania. Poconut and Acorn liked the place so much they did all the stuff they could never do in California like, go swimming where actually it's safe. When their parents found out about how much they like it there they started talking about never going back to the old house.

The last day Poconut and his sister were there they begged and begged one more day. But then the parents said why one day when we were doing forever? Poconut and Acorn gasped. Really? Yeah you like it so much you stay in your little home and we stay in our vacation tree, would that be ok? Uhh YES! And Poconut lived a happy life!

Runner-up / Child Category

C2 - "Poconut Origin Story"

by Sebastian S.

One day, there was a chipmunk named Poconut. He lived in New Jersey in a backyard. One day Poconut overheard the family whose yard he lived in saying how great it was there and they were looking for a home to vacation in and decided to come with them to the Poconos to look at houses. Poconut came with these people wherever they went in the Poconos.

Poconut wanted to live in the Poconos. Then, one day when Poconut went to the Poconos, he saw a sign that said "SAW CREEK ESTATES!" Poconut wanted to see what this was all about. He wanted to explore this "saw creek place." "Wow this place is awesome, Saw Creek is the best!" Poconut said as he walked around.

Poconut NEVER EVER wanted to go back to New Jersey. He loved Saw Creek so much that... HE DECIDED TO LIVE THERE FOREVER! His family wanted to be there too! They bought a nice house there to enjoy. Poconut made two friends here, a fish and a turtle.

Poconut was walking down the park and saw a sign saying HIRING... SAW CREEK MASCOTS! Poconut wanted to join in this event. He decided to go to the office and... HE WON! POCONUT WAS NOW THE SAW CREEK MASCOT!!! Poconut was very, very, happy. "Well I'm the happiest chipmunk anybody has ever seen. "Not the best fish huh?" Said Poconut's fish friend. Poconut lived there happily ever after! The End!

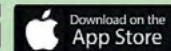


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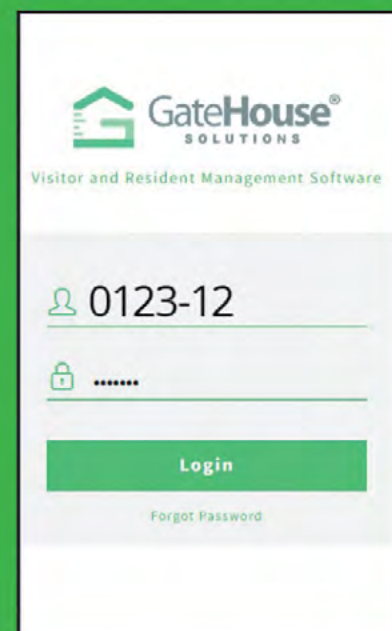


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Client code for the app is 152152



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Enter the Lot and Section number for the username

Enter as a **4-digit** Lot number, use 0's (zeros) in front if your lot # if needed followed by a dash then your 1 or 2-digit Section number

Enter your Password (the same as given to Public Safety)

There is also a **full training video** on the Saw Creek website under "Residents Services"



RULE: Lightning & Thunderstorms for all Pools

by Brian Clark, Director of Leisure & Entertainment

The general lightning and thunderstorm rule associated with all swimming pools is the 10-mile/30-minute rule to avoid potentially severe consequences of being struck by lightning (e.g. death, dismemberment, and impairment).

Following the guidelines of the American Red Cross and leading experts on lightning safety from the American Meteorological Society (AMS), the National Oceanic and Atmospheric Administration (NOAA), and the non-profit group National Lightning Safety Institute (NLSI), it is strongly advised that all pools follow the 30 minute or 10-mile radius rule for lightning safety for the logical operations of aquatic facilities in a safe, ethical, and legal perspective.

Saw Creek Estates Recreation Department will follow all applicable recommendations from the expert groups and clear and close all pools during times of lightning within 10 miles of the pool areas or 30 minutes from the start and stop of the last sound of thunder.

In these cases, our safety protocols will be initiated and will be up to the decision of the Recreation Director or Community Manager and appointees, to close pools during these times. It is our purpose to account for the safety of all patrons visiting our pool areas. We realize this is an inconvenience, but safety is always the top priority for our residents.

Things you can do to avoid the inconvenience:

- Pay attention to weather alerts and local information before coming to one of our pools. Postpone all activities if the forecast calls for thunderstorms.
- When you hear thunder immediately seek shelter away from all water sources, trees, etc.
- Stay away from glass windows and doors and stay inside until weather forecasts indicate it is safe to leave.
- Avoid using devices connected to electrical outlets.
- Avoid running water. Lightning can travel through water lines.
- No place outside is safe when thunderstorms are in the area.
- Sheds, gazebos, dugouts, and bleachers do not protect from lightning and high winds.
- Do not take shelter under tree-lined areas.
- Being in a vehicle is safer than being outside, but do make an effort to seek sturdier shelter.

RULE: Signs

by Margaret Jones, Communications & Admin Assistant

As we approach another Presidential Election, this is a reminder to Saw Creek Estates residents about signs. Non-quality of life signs, flags and/or banners of any kind are not permitted. Below is an excerpt from the Association's current Rules & Regulations.

Rule D: Signage

1. Non-Quality of Life signs, flags, and/or banners of any kind, configuration, or material (e.g., "Private Property," "No Trespassing," yard signs, "Garage Sale," "For Sale," political, contractor, personal - "Elvis Avenue," etc.) are not permitted. Only "Quality of Life" signs that affect the health and safety of our owners may be posted:
 - Alarm, Beware of Dog, etc. Seasonal flags (winter, spring, summer, falls), sports teams flags, and patriotic flags (e.g., national, state, and military) and/or banners are also permitted. No more than three (3) flags and/or banners allowed on a property, which must be affixed to either a deck or home with flag brackets or a permanently installed ground flagpole; no free-standing or makeshift flag and/or banner displays on the property. The flag and/or banner has to match the aesthetics of the property, e.g., the size of flag and/or banner must be proportionally scaled to the size of the flag bracket or flagpole. Tier 2 Offense *Amended February 2021*

Several of our residents will be graduating from either high school or college, and of course you are proud of your child and want to showcase that. Graduation signs must be removed no later than June 30th. Graduation signs that have not been removed by June 30th may result in a citation.

RULE: Disrepair/Trash/Garbage

by the Rules Committee

It's very unappealing to bring your trash to the compactors, only to discover that the compactor is full or inoperable, and other homeowners have simply left their trash bags on the walkway. Not only is this unsightly, but trash bags not placed in the compactors will attract wildlife.

Does the red sign in this article look familiar? If not, please look for it the next time you go to either Mill Pond or Decker Road compactor areas, because this sign is prominently displayed at both locations.



If you encounter a compactor that is full or not working, follow the instructions on the sign: Call 570-588-5151. Leaving your trash bags or any random items in front of the compactors is a violation of the Rules Document. Public Safety will be happy to contact maintenance to address the issue as soon as possible.

As noted in Section IV. Healthy and Safety, Rule F, Disrepair/Trash/Garbage

Household trash is defined as the refuse that comes from the bathroom and/or kitchen, comprised of garbage and rubbish (bottles, cans, disposables, food packaging, food scraps, newspapers, magazines, etc.) that originate from private homes. *Amended May 2019.*

Stormwater Management

by Adam Hackett, Compliance Officer

Stormwater Management is a large part of being a homeowner. Most homeowners do not understand what their responsibility is as it pertains to drainage. Below you will see the specific excerpt from the Guide for Construction, Architectural & Aesthetic Standards (page 25).

Maintenance of Premises and Improvements (Drainage)

It is the property owner's responsibility to install/maintain the culvert pipe(s) and drainage channels adjacent to the property. When correctly maintained the culvert pipe should ensure the uninterrupted flow of water and cause no damage to SCE common areas and/or neighboring properties. Failure to maintain/correctly install a culvert pipe will result in a Tier 3 Citation (\$250.00). If drainage issue(s) is left unresolved SCE reserves the right to enter the property and correct the issue(s) and charge the Property Owners account. All violations will proceed through the approved tier process; with the exception of an emergency drainage clean out. If an emergency situation shall arise, a crew will be sent out to correct the issue at the owner's expense at a minimum charge of \$300.00. Charges may vary depending the severity of the drainage issue.

Stormwater Management can get quite expensive, but if correctly done the cost savings for future damage of your and/or your neighboring properties can be great. Several keys to remember when it comes to stormwater management:

1. Water cannot be directed onto a neighboring property
2. Always hire reputable contractors
3. Properly size drainage pipes and channels
4. Direct water away from the home
5. Keep drainage clear of debris (This includes LEAVES!)

If you have any questions or concerns, please contact Member Services.






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Planning a Home Improvement Project this Summer?

We are well underway in 2024 Project Season and residents are looking forward to bringing their plans to fruition, whether it be to rebuild that rickety deck or to finally order that gazebo that you've been wanting for years.

That being said, it is important for all residents to pay special mind to ensuring that any plans for work on your property may require permits from Saw Creek and possibly from your applicable township.

If you haven't thumbed through the Association's Guide for Construction, Architectural & Aesthetic Standards for a while, please take another look at it, as there will likely be information that is pertinent to any project plans you have and will include information on whether or not a permit is needed.

If you remain unsure if your improvement plans require a permit (or if they have potential restrictions) please feel encouraged and welcome to contact the Code Enforcement Office at your earliest convenience to request a preliminary project review. Engaging in new projects without having procured the necessary permits required to do so can result in assessed fines/penalties, beleaguering your ability to continue work on the home you love.

Please email Compliance@sawcreek.org or contact the Member Services office and ask for Code Enforcement (570-588-9329) to reach the Code Enforcement Officer with your questions. Hours of availability are Monday through Friday, from 10:00am to 6:00pm.

Bulk Dumping & Recycling Procedures



Bulk Dumping & Recycling Program

Bulk (May-August): Every 1st and 3rd Saturday

Bulk (September-April): 1st Saturday Only

Recycling (Year Round): 1st & 3rd Saturday

9 am - 12 pm

(with the exception of holidays weekends and inclement weather)

The Maintenance Yard

6268 Decker Road

(formerly known as Stables area)

Members and registered tenants (no contractors) may bring their large bulk items to the Maintenance Yard at 6268 Decker Road.

A Maintenance attendant at the dump location will determine the fee and process the payment onsite. We are only accepting credit cards at this time.

No cash or check.

Please note: All accepted items and pricing will be at the discretion of the Maintenance Attendant. It is the patrons responsibility to sort all items.



Bulk Dumping Program

Fees

The Maintenance attendant will determine charges based on the following fee schedule:

Single Small Item: \$25.00

Prices are based on a ½ of a cubic yard
*(i.e. a typical microwave is ½ a yard)

Single Large Item: \$45.00

Prices are based on a cubic yard
*(i.e. a typical recliner is a cubic yard)

Pickup Truck/SUV:

Prices start at \$75.00 a load

*Final price to be determined by the attendant.

*An average pick-up truck is 2 cubic yards.

Large Trailer / Box Truck:

Prices start at \$200.00 a load

Accepted Items:

- Yard Waste (leaves, branches, sticks) Ask attendant
- Owner Home Repair Debris (wood, lumber, pallets)
- Car Batteries
- Refrigerator with the Freon removed (MUST be tagged)
- A/C units with the Freon removed (MUST be tagged)
- Appliances (Stoves, dishwashers, microwaves, coffee makers)
- LED or Projection TVs
- Scrap Metal
- Furniture

Unacceptable Items:

- Trash/Household garbage of any kind
- Waste oil (home or vehicle)
- Propane Tanks
- Tube TVs (large back ends)
- CFL/ Fluorescent Lightbulbs
- Road Kill
- Tires
- Paint cans with "wet" contents
- Hazardous Material (asbestos, biosolids, chemicals)

The Saw Creek Estates

Maintenance Yard

6268 Decker Road

(formerly known as the Stables area)

For questions please call MSO at 570-588-9329



Women's Club News

by Jackie Pace, President

I hope that everyone enjoyed spring and is looking forward to summer. The current Board members are: President Jackie Pace, 1st Vice President Priscilla Rasmussen, 2nd Vice President Barbara Krzeszowski, Treasurer Carol Patterson and our new Secretary Chris Searles. Thank you to Debra Wulff for all her hard work and dedication for many years as secretary.

Our Vice Presidents have planned a lot of wonderful trips this year. So far, we have gone to Silverbirches for a St. Patrick's Day event, Allentown to see Cirque du Soleil and the Museum of Indian Culture. Trips to the Wolpack Center Historical Site and the Monroe Technical Culinary Institute are being planned. They also plan monthly movies.

We will be holding our traditional English Tea in Summer 2024.

We raise money throughout the year for our scholarship fund. Last year we awarded scholarships to two young women from East Stroudsburg High School North: Jennifer Alicea, who is pursuing a degree in Computer Science, and Isabella Diaz, who is majoring in English and Art.

We are always looking for new members. If you would like to know more about the Women's Club, please contact us at 570-369-6087 or email us at Saw-CreekWomensClub@yahoo.com. Our meetings are held on the first Thursday of every month, at 12:30pm, at the DCC.

SPEEDING IN SAW CREEK

Keep Kids Alive

by Rules Committee

Speeding, careless and reckless driving in Saw Creek are a serious concern for many homeowners, and rightfully so. To be blunt, everyone who drives over the speed limit puts other homeowners in danger, including our children. As noted in our Rules and Regulations document:

SECTION III. COMMUNITY ROADWAYS & PARKING AREAS

Rule A: Vehicle Operations

1. The speed limit for all motor vehicles on SCE roads is 25 MPH unless otherwise posted. Speed should be reduced according to road conditions. Speeding violations, defined as 26 to 39 MPH, or 1-14 MPH over posted speed limit, are subject to a Tier 2 Citation. *Amended October 2023*
 - a. Careless speed: 40 to 49 MPH or 15-24 MPH over posted speed limit is a *Tier 3 Offense*. *Amended October 2023*
 - b. Reckless speed: 50+ MPH or 25 MPH or more over posted speed limit is a *Tier 4 Offense*. *Amended October 2023*



Keep Kids Alive Drive 25® is a registered trademark of Keep Kids Alive Drive 25, 12418 C St., Omaha, Nebraska, 68144. No other entities may use this or similar marks without prior permission.

Some homeowners consider the fines too high for a motor vehicle violation, but Saw Creek doesn't notify the PA Dept of Motor Vehicles or insurance companies that citations were given. If you are driving the speed limit, you won't have to worry about getting a fine. **For the safety of all Saw Creek homeowners, the speed limit on all Saw Creek roads is 25MPH.**



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Robert J. Felins
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Reminders from Public Safety

Summer months are finally upon us, so let's make it a safe and fun summer for all. Let's review a couple of the Rules and Regulations that are more frequently violated in the warmer weather:

- **SPEEDING** - The speed limit is 25mph unless otherwise posted.
- **FIREWORKS** - FIREWORKS are not permitted in Saw Creek Estates.
- **NOISE VIOLATIONS** - Please be considerate of your neighbors. Many residents have their windows open.
- **COMPACTORS** - DO NOT leave items outside the compactor.
- **DOGS** - Dogs must be on a leash ALWAYS.
- **STOP SIGNS** - Always come to a COMPLETE STOP.
- **STREET PARKING** - No parking on the shoulder of any road within Saw Creek Estates, unless pre-approved.

Members are encouraged to utilize the Gate House system to register visitors. This not only speeds up the registering of guests, but it also reduces the burden on Public Safety Dispatchers. If you wait until your guest is at the gate to call them in, it will create unnecessary lines and traffic issues. Please list any guest that may operate a vehicle. If your guest leaves your residence to go outside the community and they wish to return, their name must be in the Gate House system, or they will not gain access to the community.

You are the eyes and ears for Public Safety, if you see or hear something, say something! We are counting on you, so we can help you!

Public Safety: 570-588-5151

PA State Police (non-emergency): 570-226-5718

Emergencies: 9-1-1

Exterior Security Lighting

Please exercise care and attention when installing and/or adjusting exterior security lighting. While homeowners have a right to lawfully illuminate their own property, the light may not trespass onto neighboring properties. The rule regarding exterior lighting can be found on page 25 of the Guide for Construction, Architectural & Aesthetic Standards and is inserted below:

"Floodlights and various types of high output lights fall under the category of security lighting. Exterior lighting of this type must be considered more carefully because of the impact on neighboring properties. Light fixtures of this type should be carefully aimed so that they illuminate only a specific area, such as a doorway. Some high output light fixtures may have to be shielded in order to prevent unwanted intrusion of light from one property to another."



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Speeding within Saw Creek

by Margaret Jones, Communication & Admin Assistant

You may have recently noticed the digital speed sign on Decker Road, and for the past few weeks, it has been moved around the community. The speed limit on all SCE roadways is 25 mph and we want our residents and their guests to take notice of their speed. Some may not realize how fast they are driving. We take the concerns of our residents seriously and want to keep SCE roads safe for everyone.

The fines for speeding are as follows: Speeding violations defined as 26 to 39 mph, or 1-14 mph over the posted speed limit are subject to a Tier 2 Citation (1st offense is \$200). Careless speed: 40 to 49 mph or 15-24 mph over the posted speed limit is a Tier 3 offense (1st offense is \$300). Reckless speed: 50+ mph or 25 mph or more over the posted speed limit is a Tier 4 offense (1st offense is \$550).

The above violations can be found in the Association's current Rules & Regulations, under Section III. Community Roadways & Parking Areas, page 8, and the tier amounts can be found on page 24. Our fines may be more than the speeding fines issued by the PA State Police outside of the community, but this is to make our residents more cautious of their speeds within Saw Creek.

The community does not have sidewalks, and you may encounter children walking to and from the bus stops, residents walking their dogs, jogging, riding bicycles, etc. When speeding you may not be able to stop quickly enough if you encounter someone in the road and let's not forget about the wildlife that may be crossing the street.

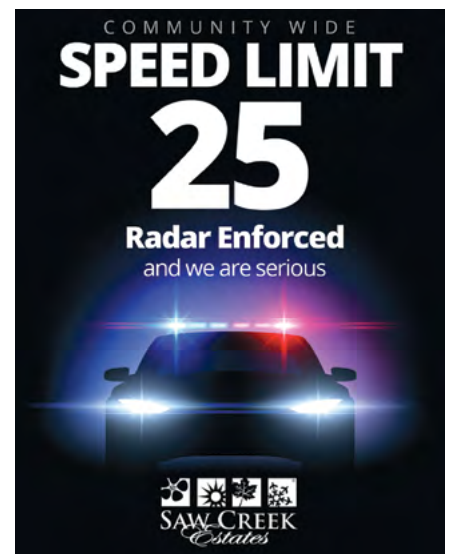
Citation amounts are vetted through the SCE Management Team and several committees before being presented to the SCE Board of Directors and approved. These fine amounts are not able to be reduced. Citations are mailed to the Member of record within two weeks of the infraction.

An appeals request letter is also provided with the citation, and those who feel the violation is unjust, can complete and submit the request letter within 20 days of the mailing date to the Member Services Office. The Appeals hearings are held once a month on a Saturday and those who have requested an appeal within the 20-day period, will receive a letter from the Member Services Office with the hearing date.

If someone other than the Member of Record is the person requesting the appeal, the Member must send authorization to the Member Services Office. The person attending the Appeals hearing will meet with the Appeals Committee and state their case. The Appeals Committee will discuss and determine a verdict of guilty or not guilty. The decision letter will be mailed to the Member of record.

Those with a guilty verdict will need to pay the fine with 30 days of the decision letter being sent. Any fines not paid within 30 days are subject to late fees, interest, and deactivation of gate cards and amenity fobs.

Please be mindful of your speed and help keep the Saw Creek roadways safe for all.



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 Assistant Community Manager..... Jessica VanDerVliet jessica@sawcreek.org
 Director of Public Safety David Loncki publicsafety@sawcreek.org
 Human Resources Manager Melanie Voiles hr@sawcreek.org
 Director of Leisure & Entertainment... Brian Clark.....brian@sawcreek.org
 Director of Operations Nicolas Hutta nickh@sawcreek.org
 Director of Finance..... Martha Almanza martha@sawcreek.org
 TOP Manager..... Emily Tine.....thetop@sawcreek.org

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 Building & Architectural TBD maintenance@sawcreek.org
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 Public Information TBD pic@sawcreek.org
 Recreation Karen Chirillo recommittee@sawcreek.org
 Rules & Regulations Barbara Beltz rulesandregulations@sawcreek.org
 Safety Ray Beltz safety@sawcreek.org

Spongy Moth Spraying

As you may be aware, the presence of Spongy Moths (*Lymantria dispar dispar*) has become a concern in our area, and it was necessary to take proactive measures to control their population. To address this issue, Saw Creek Estates conducted a Spongy Moth spraying program in May.

This program aims to reduce the defoliation caused by these pests and protect our trees and vegetation from their destructive impact. The spraying was carried out by licensed professionals who specialize in pest control and followed all necessary safety protocols. The program utilized approved insecticides that are safe for humans, pets, and the environment.

We understand that some residents may have concerns about the use of insecticides. Rest assured that the chosen insecticides have been thoroughly tested and approved for use in similar situations. Additionally, the spraying was conducted in accordance with all applicable regulations and guidelines to ensure the safety of our community.

If you have questions or concerns regarding the spraying, please email info@sawcreek.org. We are here to address any inquiries you may have. Thank you for your cooperation and support in our efforts to protect the natural beauty of Saw Creek Estates. Together, we can mitigate the impact of Spongy Moths and ensure the health and vitality of our community's ecosystem.

Project Specifics

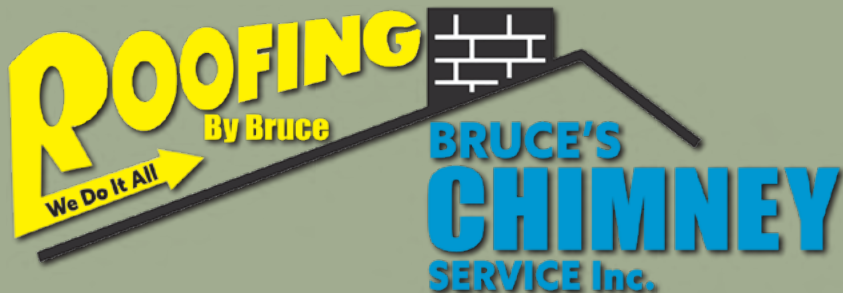
What: Aerial spraying over all of Saw Creek Estates. Product used: Foray 48B, a naturally occurring biological insecticide commonly used throughout the world, often in organic farming. It was chosen for its eco-friendliness.

Who: Rebecca Lynn Flying Service.

When: Between May and June.

Why: During outbreaks, complete defoliation of susceptible trees or shrubs may result. Defoliated deciduous trees usually re-leaf, but this depletes the trees' energy reserves, making them susceptible to pathogens and other insects. Since this insect consumes both old and new needles on conifers and trees are not able to re-leaf, severe defoliation may result in tree mortality.

More information regarding Spongy Moths, their lifecycle, DCNR suppression program, egg mass surveying, and the insecticide can be found in the Resource Center of sawcreek.org under Important Information.



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