

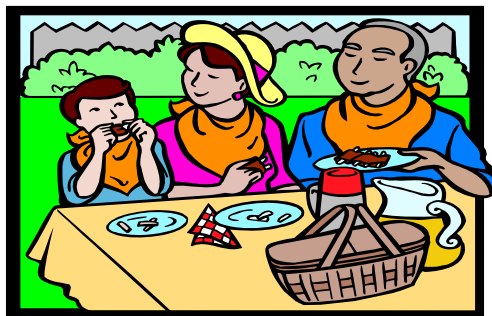
LITC Property Owners Association Summer 2010 Newsletter

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Board Officers	Board Members	Committee Chairs
President: Charles Schaffer	Ron Ferrara	Social: Pat McGonigle & Sue Ferrara
V. President: Michael Foran	Ann Kahway	Greenspace: Mary Henzi
Treasurer: Charles Schaffer	Vance Cullen	
Secretary: Stacey Guthrie	Tony Costa	



ANNUAL COMMUNITY PICNIC

THE LITC COMMUNITY PICNIC WILL BE HELD ON
AUGUST 14, 2010, AT THE PAVILION:
FOOD, GAMES, SWIMMING, CRAFTS FOR THE KIDS, ENTERTAINMENT
ENJOY THE DAY WITH YOUR NEIGHBORS AND MEET NEW FRIENDS

HAMBURGS, HOTDOGS, CORN AND BEVERAGES WILL BE PROVIDED
PLEASE BRING A SIDE DISH TO FEED 6.

**DESSERTS WILL BE PROVIDED, PLEASE DO NOT BRING A DESSERT
UNLESS YOU'VE BEEN ASKED.**

VOLUNTEER HELP IS ALWAYS APPRECIATED.
CALL BONNIE, 676-5793, TO FIND OUT HOW TO PARTICIPATE.

PLEASE BRING A DONATION OF WINTER CLOTHING FOR CHARITY.

AS ALWAYS, WONDERFUL WEATHER IS GUARANTEED. (RAIN DATE - AUG 15)

ELECTIONS

The Annual Board of Directors Elections will be held at the fall meeting October 9, 2010. There are four seats up for election this year. If you would like to participate more fully in the decision-making in our community, write a short informational statement of no more than 250 words introducing yourself to the community and stating why you would like to be part of the governing board. Send this by August 20 to: LITCPOA@PTD.net or LITCPOA, RR1 Box 595C, Canadensis, PA 18325

Ballots will be sent out with the fall newsletter and must be returned to be counted at the October general meeting.

ANNOUNCEMENTS

There will be a life-guard at the beach from Wed-Sun this summer.

Remember that all boats used on all of our three lakes must display the lot number of the owner on both sides of the boat.

The LITC membership directory will be updated fall of 2011. If your listing has an error, is missing information or you are not currently listed, please contact staceyguthrie@yahoo.com with the correction/information. The directory is only used to further communication between community members: your information is helpful in case of emergency or to notify you of events. Also, if you did not receive this newsletter via email please contact as above. This saves LITC money and time. Thank you.

Tennis classes for adults and beginners are available. Interested?
Contact Ron Ferrara, 676-4985.

Coffee & pastry with your neighbors -
Meet at the clubhouse on July 14 at 10:30 am for an hour or so.

The first covered dish of the 2010/2011 season will be held on September 18 at the club house at 6pm. The full social calendar will be available at the picnic and published in the fall newsletter.

Everyone loves to see community members and their guests using the beach and picnic grounds. Please be sure to leave these areas in the same shape in which you found them. Remember that regulations from the State prohibit motorized vehicles on the dam breast - ATVs, motorcycles, snowmobiles, golf carts, etc.

MINUTES OF LITC GENERAL MEMBERSHIP MEETING, MAY 8, 2010

I. PRESENT: Charlie Schaffer, Vance Cullen, Ron Ferrara, Mike Foran, Ann Kahwaty, Tony Costa Absent: Stacey Guthrie (Pat McGonigle substituting)

II. MINUTES OF OCTOBER'S GENERAL MEETING: are posted on the web site and were in the winter newsletter. Minutes approved.

III. TREASURER'S REPORT: see attached. C. Schaffer reported:

As of 4/29/10: checking:	\$ 129,792.83
Savings:	\$ 30,293.01
Money Market	\$ 9,764.74
Capital Improvement	\$ 2,390.00
Total available:	\$ 172,240.58

Treasurer's report was approved.

IV. COMMITTEE REPORTS:

A. FINANCE AND BUDGET: A CD was purchased in fall 2009 for the reserve money account. ** As of this date there are 16 members with dues outstanding from 2009. We have placed liens on eight properties so far and some are still in court. There are 90 members outstanding from 2010, with about 75% of the members having paid their 2010 dues. Those who have not yet paid will receive quarterly statements with the interest added. ** LITCPOA, along with the State of NJ and the US Treasury, was sued by Countrywide Mortgage Co. because we have a lien on a property that they are reclaiming. Since the time and money involved to defend our lien in NJ would have been more than the lien amount itself, we dropped our claim in NJ. We retain the lien in PA.

B. CONSTRUCTION: Building has been slow – nothing new started as of this date. ** The Rules and Regulations regarding detached buildings have been amended, see attached. **Question:** Can garages be used for other than garage? I've seen some oversized buildings around here that could be factories! **Answer:** The zoning that covers LITC prohibits running a business in our community. **Question:** Does someone inspect the building to be sure it follows the rules? **Answer:** LITC does not inspect, the county does. We have the right to hold members to the guidelines in our R&R, having to do with color, lot position, building size. If you are concerned over usage, let us know.

C. BUILDING & GROUNDS: A new gas stove has been purchased for the club house. ** A contractor has been hired to finish the sidewalk to the club house (coming out of the capital improvement fund) and some repair work will be done on the East side at the spillway. ** We are still looking into an info sign for the entrance to the East side. ** The brush pile in the parking lot will be chipped into mulch when it gets to a certain size – this is free to the community. ** The community now owns much of its own equipment and R. Ferrara has been servicing it. ** The kitchen was painted last fall by S. Ferrara, D. Schaffer, and M. Daniels. ** T.Costa built and installed a very nice coat rack with the assistance of J. Benincasa. ** All trash should be put out only the night before your scheduled trash pickup – the bears have been making quite a mess. They also are breaking off the white vent pipe in the septic mounds and taking the septic tank tops right off. ** Thank you to the 10 people who worked so hard at the community grounds cleanup last Sat.: S.& G. Dodds, J. Guthrie, L. Foran, F. Welch, C. Schaffer, M. McGonigle, T. Costa., & J. Daniels, and R. Ferrara, who came on Friday and raked up all the leaves – thanks, good job.

D. DAM: Emergency action plan is in process of revision yet one more time. This time the needed revision was due to a change in the state format. We hope that the current revision will be ready to submit by this fall, via email. ** LITC fills out a report on the dam quarterly and we are up to date on this. These reports are kept in the closet and are available at an inspector request.

** Last fall we reported that we installed a dry hydrant on the East side. Pike County Conservation District called to say we should have requested a permit prior to installation. We then completed the required paperwork and have not heard any more from them. Just recently our local fire companies used the dry hydrant in a drill and pumped out 40,000 gal of water (and returned it to the lake). **No powered vehicles of any kind can be ridden on the dam breast – this is according to the State. **Remember that all boats must have lot letters on their boats.

E. LAKE ECOLOGY: all permits for all three lakes have been issued to treat for lily pads and bladderwort. Let us know if you have any concerns.

F. ROADS: There were 21 plowings and 7 cinderings this past winter for a cost of \$26,000. ** There was an incident on the East side where an early morning snow/ice accumulation made it difficult for people to get out. Panther came as soon as they were called, but not in time for people who had to leave for work early. LITC put up a barrel with cinders at the spot for future use. ** Potholes in roads that are going to be tar & chipped this summer were filled with stone as a stopgap measure until we can get them tar & chipped. Thanks to all of the guys who worked on that. Pot holes in roads that are not going to be tar & chipped this summer have recently been filled with tar & chip – again thanks to all who helped. Roads that have large areas that will be tar & chipped this summer are: Crest Hill, Logger Rd, and Lookout Point Rd. There are 8 or 9 additional areas where roads need to be retrenched.

G. INSURANCE: No report

H. RECREATION: Youth tennis will start in June (see newsletter/web site for details); A proposal for upgrading the Bocce Ball court will be presented to the BOD by D. Catozzo. Comment: Great job on the playground, it looks very nice. Golf group is getting active, starting May 20 – contact Jerry Benincasa or see the web site for details.

I. SOCIAL: May 15 there will be an Italian covered dish supper; the annual picnic will be held on August 14; social committee will meet in June.

J. GREENSPACE: first meeting of the year will be held following this meeting

V. OLD BUSINESS: The dump site on 447 continues. Mr. Henzi has a petition to both townships asking to have it removed and the owners put on notice. If you agree with this, please sign. Question: within our community, what do we do about unsightly properties? **Answer:** report any nuisance to the BOD, file a complaint and Board can act. Green Township does not have any money at this time so they won't be active in cleaning up the property on the East side. LITC may have to do this ourselves. ** If you need 911 numbers and you live in Pike Co, contact Ann Kahwaty for the numbers. There is nothing as yet in Monroe Co on any 911 number system.

VI. NEW BUSINESS: the same life guard (Cathy Lewis) as last year has been hired and will begin in mid-June for Wed – Sun coverage. Holidays that fall on Monday will be covered also. If it rains on one of her days, she will switch coverage to another day that or the next week.

VII. ADJOURNMENT: motion made and seconded.

NEXT MEETING: October 2010

Respectfully submitted: *Stacey Suthrie*

Lake in the Clouds
Property Owners Association
RR1 Box 595C
Canadensis, PA 18325

Next General Membership Meeting: October 9, 2010

