



LITC Property Owners Association Fall 2011 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: Tony Costa	Vance Cullen	
Secretary: Stacey Guthrie		

ANNOUNCEMENTS

For the third year in a row, there will be no dues increase in the budget. However, this is only possible if members pay their dues on time. Based on this year's collection rate, there is a good chance that dues will have to be raised for the 2013 budget year.

NEW REGULATION: As of August 12, 2011, burn pits are banned in all areas of LITC. Only natural materials such as paper, leaves, tree branches, etc. are allowed to be burned in small contained areas such as 55 gallon drums. Construction material, household garbage (such as food, plastics, etc.) are never allowed to be burned. All outside burning is prohibited if there is a township-mandated burn ban in effect.

Fall is an important time to clean out the culverts and drainage ditches between your property and the road. When these don't drain well, the ice and snow build up and this contributes to the degradation of our roads.

Thanks to all who made the annual picnic such a success this year – the planners, the cooks, and the attendees. The food was delicious (as usual), the spirit was high, and the rain held off for just the right amount of time! Pictures are on the website. What a great day.

Does your boat have your lot number on both sides? A good time to be sure is when you take it out of the water this year.

Are your dues up to date? If not, you're being charged interest and you do not qualify as a member in good standing.

Owners, guests and renters will not have use of the community amenities if the property owner is currently not in good standing. Good standing constitutes payment of all account balances or dues, fines and assessments.

Fall is the time of year when the bears are filling up for the winter. They love your garbage and will spread it all over the area in their enthusiasm. Spraying the bags with ammonia is sometimes a deterrent, but waiting until trash pick-up day is the best answer.

SOCIAL CALENDAR 2011-2012

- * At all dinners this year we will be asking for **donations** for those less fortunate
** 50/50s drawings or "Noisy Can" **donations** may be used for some of the Social Committee's costs.
*** Coffee, tea and DESSERT will be provided



2011

- Sept. 3** **Greenspace Program** (tracking LITC offers) and Coffee Klatch, 10am, Clubhouse – please call 676-4753 to confirm
- Sept. 17** **Bonfire and Dessert**, 7pm, beach area, dessert provided
- Oct. 8** **General Assn. Meeting**, 1pm, refreshments afterwards
- Oct. 15** **Greenspace-sponsored Program** (critters and how to manage them), 10am, Clubhouse
- Nov. 19** **Harvest Pot-Luck Dinner**, 6pm, Clubhouse, bring an entrée or side dish to share and **a donation* for the CAME Food Bank
- Nov. 19** **LITC Thanksgiving Dinner**, 6pm, Clubhouse, Reservations required, 676-4985 by 11/15, \$7 per person, turkey provided, you bring your favorite "accompaniment" and beverage. **this month bring a new unwrapped gift* for Toys for Tots
- Dec. 17** **Dinner & Dice**, 6pm, Clubhouse, bring an entrée or side dish and 3 \$1 bills per game (2), **Please don't forget a CAME donation.*

2012

- Jan. 14** **Chili Supper**, 6pm, Clubhouse, bring your best Chili, a favorite "brew" **And a donation for CAME.*
- Feb. 11** **Soup Supper**, 6pm, Clubhouse, bring a pot of your favorite soup. **We will be collecting CAME donations.*
- March 17** **St. Patrick's Day Covered Dish**, 6pm, Clubhouse, be "Wearing the Green" and bringing an entrée or side dish. **CAME donations accepted.*
- April 21** **Italian Night**, 6pm, Clubhouse, Bring your best Italian entrée/side and your favorite Vino, **Canned sauce and pasta make a great CAME donation*
- May 27** **Raft-up**, 1pm, mid-lake, bring a munchy to pass and your favorite summer sipper
- August 11** **LITC Annual Picnic** 1pm, stayed tuned for details, Please bring warm winter clothes as your *donation* this month

2011 - 2013 ELECTIONS

The Annual Board of Directors Elections will be held at the fall meeting October 8th, 2011. There are three seats up for election this year. Three board members will be running for reelection: Ann Kahwaty, Tony Costa and Stacey Guthrie. Following are the bios of the incumbents. Ballots must be returned by October 1 or brought to the October general meeting to be included in the count.

Anthony R. Costa

During the past two years I have had the responsibility for buildings and grounds, which resulted in the completion of a number of new projects, such as a new Club House sidewalk, stove, lighting, etc. At the beginning of this year I also assumed the duties of community Treasurer, which include supervision of our new office administrator, whom, I might add, is doing an outstanding job. As a reminder, I hold a BS in Accounting and an MBA, with a dual major in Management and Marketing. I held a senior administrative position at JP Morgan Chase as Administrative Group VP for a major portion of the Bank, and have consulted on Wall Street for major corporations. I was appointed County Budget Director, Deputy Commissioner of Finance and CFO of a Hospital in a \$500 million county government economy, which oversaw 100 diverse departments. These responsibilities necessitated almost daily interactions with the County Executive, Legislative members, and various department heads. It is with this in mind, that I would like to continue to bring a lifetime of business management and financial skills "to the table" to be used in the best interests of the community, and to remain a member of the LITC Board of Directors. My wife Suzanne and I have been a part of the Lake in the Clouds community for the past seven years, and we take great pleasure in the local wildlife, pristine beauty of the lake and all the social activities the community offers. We consider ourselves blessed to have joined such a warm and friendly group of friends and neighbors.

Ann Kahwaty

I believe that as a small community, Lake in the Clouds has a good basis for working together to make it an even better place to live. The spirit of volunteerism (painting, roadside grass cutting, maintenance of green space, repair of equipment, etc.) is a prime example of pulling together to keep our physical surroundings maintained which contributes to our property values. What I especially like about the community is that the working committees are open to everyone and therefore make it possible for everyone to contribute in their own unique way. Serving as Chairperson for the Complaint Committee and being in charge of the 9/11 address glitches, I appreciate my new contacts made within LITC and find that I can make a difference by serving on the Board. I also serve on the social and picnic committees. I'd like to continue to give back to the community by continuing my service on the Board. I have been a home owner in LITC for the past 25 years and now spend most of my time here. I feel my creativity and patience, along with my ability to step back and look at the big picture, will continue to be assets in serving on the board.

Stacey Guthrie

My husband, John, and I moved to LITC full-time in 2008, having been part-timers since early 2002. We take great pleasure in the wildlife, the peace and beauty of the lake, and the diverseness and friendliness of the people who live here. I joined the Board in 2007 and have served as secretary since then. In this capacity, I have been able to increase communication within the community: one third of our members now receive their newsletter and emergency notifications via email and the community directory is updated every two years. I have also enjoyed working with various committees: picnic planning, social, greenspace, garden group, Ladies of the Lake, and in other areas as needed. If re-elected this year, I will continue my previous involvement as well as new projects: update and expand directory of community-recommended services and pursue connection with Audubon-at-Home project.

BALLOT #1 (USE 2 BALLOTS PER ELIGIBLE LOT, copy for multiple lots)
(RETURN BY 10/1/11 OR SUBMIT AT MEETING 10/08/11)

1 - PROPOSED 2012 BUDGET OF \$193,500 (see attached)

APPROVE _____ DISAPPROVE _____

2 - CANDIDATES FOR BOARD OF DIRECTORS 2012-2014 (three seats open)

ANTHONY COSTA (Incumbent) _____
ANN KAHWATY (Incumbent) _____ (VOTE FOR
STACEY GUTHRIE (Incumbent) _____ THREE)

NAME: _____ LOT# _____
PRINT YOUR NAME AND FULL LOT NUMBER

BALLOT # 2 (USE 2 BALLOTS PER ELIGIBLE LOT, copy for multiple lots)
(RETURN BY 10/1/11 OR SUBMIT AT MEETING 10/08/11)

1 - PROPOSED 2012 BUDGET OF \$193,500 (see attached)

APPROVE _____ DISAPPROVE _____

2 - CANDIDATES FOR BOARD OF DIRECTORS 2012-2014 (three seats open)

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LAKE IN THE CLOUDS PROPERTY OWNER'S ASSOCIATION

**Proposed Budget – 2012 budget numbers area based on 200 houses and 240 lots.
Number of payees was decreased allowing for co-joined lots.**

**No increase in dues is necessary for the third year, but the BOD expects an increase
will be needed in the 2013 budget.**

Ordinary income:		
Dues:		\$191,000
Resale certificates		<u>\$ 2,500</u>
Total Income:		\$193,500
Ordinary expenses:		
Board of Directors	(\$ 2,750)	
Donations		200
Travel & meetings		2,500
Capital improvements:	(\$ 9,000)	
Dam		4,000
Reserve		5,000
Professional fees:	(\$21,000)	
Insurance		16,000
Legal & Professional		5,000
Office expenses:	(\$11,000)	
Administrator		6,000
Postage		1,000
Printing		500
Supplies & equipment		1,000
Telephone		1,500
Other fees		1,000
Property:	(\$12,500)	
Building & grounds		3,000
Taxes		3,500
Utilities		5,000
Green space		1,000
Recreation:	(\$19,000)	
Social activities		1,000
Equipment & supplies		2,000
Lake ecology		11,000
Lifeguards		4,000
Picnic		1,000
Roads:	(\$118,300)	
Lawn		3,000
Repair & improvement		\$ 80,800
Snow plowing		<u>34,500</u>
Total expenses		<u>\$ 193,500</u>

No dues increase is necessary. Homes will remain at \$475 and lots at \$400.

Lake in the Clouds
Property Owners Association
112 Lake in the Clouds Rd.
Canadensis, PA 18325

Next General Membership Meeting: October 8

