

Echoes from Our Lake

THE OFFICIAL NEWSLETTER OF THE WALKER
LAKESHORES LANDOWNERS ASSOCIATION

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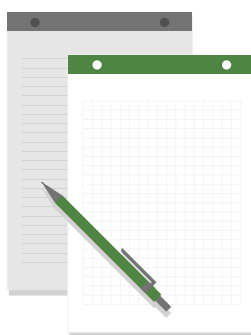
A Note from The President

Reflecting on this past winter, I'm sure most of you will agree with one or the other of these: "We lucked out! It was a mild winter," or "So little snow! What a lousy winter."

WHAT?!

Yes. It all depends on your personal focus: what winter brings to your life. Some anguish over the thought of heavy snowstorms, the travel issues they present, cold weather, longer hours of darkness, higher heating bills. Others relish heavy snowstorms, cold weather and a warm hearth as they seek opportunities to enjoy snowmobiling, ice fishing, ice skating, and maybe even a hockey game once our lake freezes.

It appears the "anguishers" won out over the "relishers" this year. But while our weather overall seems to be trending warmer (I'm not going to get into global warming one way or



WHAT'S NEW

UPCOMING EVENTS

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the other), I've been around long enough, and worked fighting snow long enough, to know that every winter is different. Just as "one swallow does not a summer make," I'm sure that we can expect a big snow winter in the years ahead.

While the winter season seems behind us, here at Walker Lake we can get very large snowstorms in March and April. The snow doesn't stick around very long as it melts quickly, but the initial impact can be burdensome. Past spring storms have brought several feet of snow – not just inches. So don't store away your shovels and snowblowers just yet.

As for this past winter, congratulations to the "anguishers" and my sympathies to the "relishers." But take heart winter lovers, there's another one coming around the corner. And we can start anguishing or relishing again!

Until next time!

--Michael DeVita

Upcoming Events

Wine and Cheese Welcome Event

WHAT: Nominations Committee New Member Welcome Event

WHEN: Saturday, April 20, 2024, from 5pm to 7pm

ABOUT: Sip, savor, and learn about our community while meeting neighbors and friends. All members in good standing are invited to join us in welcoming our newest members. Due to insurance regulations, please BYOB. Everything else will be provided.



You must be a member in good standing to attend this free member-only event.

RSVP: By April 16th to the office at wllassociation@gmail.com or 570-296-7788



Boat Sale

Unclaimed boats will be sold on May 4th from 9am to 10am

We will be conducting a boat sale at the dam area on Saturday, May 4th from 9am to 10am. Several emails and attempts to contact owners of these boats with outdated stickers have been unsuccessful. Therefore, the remaining boats will be sold.

Most boats have been moved to spots near the dam's parking area. A few were moved to the Clubhouse grounds.

Sale Details:

- Doug Guercia, our Beach and Grounds chair, will be managing this sale
- No boats will be sold prior to the May 4th sale
- If more than one person wants the same boat, it will go to the highest bidder
- Payment can be made via cash or check and must be made during the sale

Reminder: All boats stored on Walker Lake property must have current stickers.

Seasonal & Informative Reminders

2024 Assessments

Assessments are due by April 1st

Office Updates

The office will be closed on Saturday, March 30th (Easter Weekend) and Saturday, May 25th (Memorial Day Weekend)

Beach Tags

Beach tags should be in the mail for everyone who pre-ordered their tags. Your beach/car/boat tags can be mailed to you, or you can pick them up at the office once your 2024 assessments are received. We are reusing the blue car/boat/dock tags, and you will need a 2024 sticker to update them. We must have a license plate number for all new car tag requests and a name associated with each beach tag requested.

Your teal 2024 beach tag is needed to access our amenities. If you have opted out of membership the tag will have a small oblong punch in it to remove the word "member."

The tennis/pickleball court is a member-only amenity.

Purchasing Additional Lots in Walker Lake

WLLA assessments are per property owner. If you purchase property, please remember to have the deed in the same exact name(s) as your current deed. Recently, spouses who already owned a home here purchased an adjoining piece of property and it was deeded in the husband's name only. This meant two separate and distinct property owners would be billed as such. If the ownership of all your land is placed under one name, it will save you money in your assessments. However, if you own two homes, even if the owner's name is the same, you will be billed for each home separately, as that brings with it two sets of residents.

When purchasing property from the tax office please remember the following. Upset Tax Sales are not free and clear sales. Property in the Tax Repository is a free and clear sale. A Capital Improvement Fee is charged on each purchase whether it is from an Upset Tax Sale or a Tax Repository Sale. Before purchasing property in a Tax Sale please contact the office so that you are informed of past due balances, capital improvement fees, and annual dues.

Volunteers Needed

Volunteer Workday Opportunity

WHERE: Clubhouse and office area

WHEN: Saturday, April 6th at 9am

ADDITIONAL INFO: Please join us for a morning of volunteerism at the clubhouse. This is a wonderful way to help your community with a small commitment of your time.

Remember every bit of volunteer work helps. This can also be a great way to meet some of your neighbors.

PROJECTS PLANNED:

- Complete installation of new LED lights, conference room and office
- Labeling our circuit breakers units
- Outside lawn and garden items
- Finish window tilting repairs
- Other items

Volunteers in our community are a precious resource we cannot afford to lose. Thank you to all who currently volunteer.

If you have not volunteered in the past, please consider contributing to help ensure our lake community runs smoothly.

The clubhouse committee encourages a sign up for this work event, but walk-ins are welcome.

SIGN UP: Email wllassociation@gmail.com at your earliest convenience.

WLLA Board of Directors Elections 2024

Walker Lakeshores Landowners Association (WLLA) will hold an election at its Annual General Membership Meeting on Saturday, July 20, 2024, in compliance with its Red Book Rules and Regulations.

This year, the election will be to fill four (4) At-Large Director positions and two (2) Officer positions, those two being Treasurer (2-year term), Secretary (2-year term). A nominee **MUST** be committed to serving a three-year term; be in good standing; be prepared to attend a minimum of nine (9) Board of Directors Meetings during the year; serve on at least one (1) committee. Most importantly, all Directors and Officers have a fiduciary responsibility to act in the best interests of the WLLA community.

Any member of the WLLA community in good standing is eligible to submit a Consideration for Nomination Letter that includes a short biography describing life experience, acquired skills and what can be offered for the betterment of the community. This information will assist voters in determining their best choices for the open positions. The letters and biographies can be e-mailed, dropped off or mailed to the WLLA office no later than May 20, 2024. Each submitted biography will be posted in the clubhouse and on the WLLA website and included in the June newsletter along with the slate of candidates.

Floor nominations from members in good standing will be heard at the May 18, 2024, General Membership Meeting. If in attendance, the nominees from the floor should verbally confirm acceptance of the nomination. It would be helpful, as well as beneficial to all nominees, for those individuals to come prepared to speak briefly about themselves. If someone is nominated by another member, but unable to attend the meeting, she/he needs to confirm their interest in running by sending a Consideration for Nomination Letter to the WLLA office no later than the May 20, 2024, deadline. If that nominee would like a short biography to be posted on the website and newsletter, she/he should include it with their letter.

The Nomination Committee encourages all members of WLLA in good standing to consider running for a Board of Directors position so we can give the membership a choice of candidates and provide a wider range of people who are both involved and represented.

Open Committee Positions

Seeking Volunteers for Two Walker Lake Committees

The Communications Committee

Help us keep residents updated and aware of news, events and/or changes happening in WLLA. There is a minimal time commitment, and any support would be appreciated. Responsibilities and expectations are as follows:

- Quarterly Newsletter Support – help the committee chair establish topics for the newsletter and help work with other committees to obtain relevant updates for inclusion
- Social Media Support – share in the responsibilities of managing the WLLA Facebook page, which includes vetting member requests and posting relevant news

The Program Committee Chair

WLLA is looking for a volunteer to temporarily run the Program Committee. Do you excel in planning and organizing fun events? Please consider the interim Program Chair position. Responsibilities and expectations are as follows:

- Continue facilitating existing recurring events, such as the Potluck Dinners
- Help plan and execute new community events

Interested? Email
wllassociation@gmail.com to join!

The WLLA community is truly fortunate to have a selection of diverse members with many talents and skills. These folks can greatly contribute to the important decisions currently being made by becoming directors. As important, they will affect our future as we move forward in making our community what we want and need it to be.

Committee Highlights

The WLLA Membership Committee

The Membership Committee has the important role of overseeing the Nominating and Election Committees.

The Nominating Committee seeks Association members to serve on the Board of Directors. It does this through a canvassing process using emails, our newsletter, the Friends of Walker Lake Facebook page, flyers, and word of mouth.

When it identifies a Board candidate, the Committee asks that person to submit a "letter of intent" affirming she/he will be running, what her/his background qualifications are, and how those qualifications would help our Walker Lake community.

The nominating process follows a strict timeline that ends at the May General Membership meeting. Nominations can also be made by members at that meeting.

The Nominating committee does not judge qualifications, but does ensure that candidates are WLLA members in good standing with all their assessments and fees paid in full.

Once the nomination period ends, the Membership Committee moves into Election Committee mode.

It sends notices of the upcoming election and prepares both absentee and in-person day-of-election ballots. It must also find a trusted WLLA member who is not a Committee member to hold the key to the absentee ballot box. Prior to the election, the box is locked and kept in a secure location. The person holding the ballot box key doesn't have access to that location and no one else has a key to the ballot box. Absentee ballots placed in the box are not opened until Election Day.

The Elections Committee lines up volunteers to work on Election Day to check in voters and count the ballots. Blank ballots are kept in a secure space in the office. Members requesting absentee ballots are logged in and security procedures are followed to ensure that: a) no one gets to vote twice; and b) the person voting is the one who requested the ballot. The procedure ensures the secrecy of all ballots cast, whether absentee or in-person.

Any member in good standing may serve on the Membership Committee. The 2024 Committee is chaired by John Weber. Other members are Carolyn Kalinich, Kathy Zimmermann, and Michael DeVita.

Election Timeline

- **Monday, April 15, 2024**
Letters of Consideration for Nomination accepted from any WLLA member in good standing.
- **Saturday, May 18, 2024**
(General Membership Meeting)
Nominating Committee presents candidates who submitted Letters of Consideration for Nomination. Nominations from the floor are heard and recorded.
- **Monday, May 20, 2024**
Deadline for submitting hand-delivered and/or postmarked Letters of Consideration for nomination and biographies.
- **Saturday, June 1, 2024**
Absentee ballots will be available in the WLLA office Wednesdays and Saturdays from 9 a.m. to 2 p.m. and must be signed for. Or if you wish to request an absentee ballot via email, please send an email to the office, wllassociation@gmail.com. The ballot will be sent to your address in our quick books database. Please note, if you request an absentee ballot, you will not be allowed to vote in person prior to the annual meeting whether you returned the ballot or not.
- **Saturday, July 13, 2024**
Deadline for sealed absentee ballots to be postmarked or received at the WLLA office by 2 p.m.
- **Saturday, July 20, 2024**
(Annual/General Membership Meeting/Election Day) - Polls open at the Clubhouse from 8 a.m. to 10 a.m. for voting. Annual/General Membership Meeting at 9am followed by the July Board of Directors Meeting with announcements of election winners.



About the Editor

Kimberly Riccardi Christensen

Kimberly was named the Communications Committee Chair in March of 2023.

She grew up in Shohola before attending college in New Jersey, where she graduated with a degree in Communications. As an early career professional, Kim worked in New York City for several years before transitioning back to the area to start a family.

She works full-time and has over 13 years of experience in marketing, communications, and public relations. Kim lives at Walker Lake with her husband, two children, and chocolate lab. Her favorite thing about living in the community is kayaking on the lake.

Kim welcomes suggestions for, or submissions of, articles for the Newsletter. Kindly send the same to her c/o wlassociation@gmail.com.

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Thank you.

Walker Lakeshores Landowners Association Officers

President: Michael DeVita

Vice President: John Rolando

Treasurer: Carol Gillen

Secretary: Janice DiMaio

Office Hours: Wednesday & Saturday 9 a.m. to 2 p.m.

Office Administrator: Kathy Zimmermann

www.walkerlake.com
wllassociation@gmail.com
570-296-7788