



Echoes from Our Lake

THE OFFICIAL NEWSLETTER OF THE
WALKER LAKESHORES LANDOWNERS ASSOCIATION

JUNE 2020

VOLUME 148

Why Even Bother to Vote?

In the back seat of a New York City taxi a few years ago, my out-of-town guest, marveling at the way the taxi was swerving in and out of lanes – more out than in – and noting that the street did have lane lines, asked, asked in a cynical tone of fake disbelief, “Why do they *even bother* painting the lines?”

I had a similar reaction looking at the WLLA 2020 Election Sample Ballot and realizing that all candidates were running unopposed. “In that case,” I asked myself, “why *even bother* to vote?”

That cynical voice was answered by this other:

Our US Constitution gives presidents authority to appoint officers of the government and to enter into foreign treaties, only “with the Advice and Consent of the Senate.” There are several reasons for this, as we well know, among them: Senate consent involves another set of eyes reviewing and passing on the qualifications of the nominees; and consent, once granted, signifies the “buy-in” of that other branch, giving nominees the authority that comes from having two major branch-of-government backers rather than just one.

When we’re asked to vote for officers and directors, whether they’re opposed or not, we’re given the opportunity to consider their fitness and ascertain their priorities and vision. And, in the act of voting, we take responsibility, however symbolic, for those folks being entrusted with primary responsibility for management of our community property and affairs and, importantly, we signal to them our support and appreciation for their having stepped up.

When we take that opportunity, assume that responsibility and express that appreciation, we’re painting lines for traffic to follow. That doesn’t ensure that all will go according to order, but it’s a better starting point than abdication.

— Bob Fisher

Walker Lakeshores Landowners Association Annual Elections

The 2020 election will fill the four Officer positions: President (1-year term), Vice President (1-year term), Treasurer (2-year term), and Secretary (2-year term). There are up to 10 At-Large Director positions. In this election the five people who receive the most votes will be for 3-year terms and the one with the lowest number of votes will be a two year term. This is to ensure that the whole board is not up for election at once.

Candidates for Officer positions are:

President: John Weber

Vice President: Carol Reynolds

Secretary: Janice DiMaio

Treasurer: Carol Gillen

Candidates for At-Large Directors are:

Bill Boehme

Michael DeVita

Michael Granne

Daniel Murphy

Maryann Muschlitz

Carol Reynolds

Members of the WLLA community in good standing seeking election to these positions submitted a Consideration for Nomination Letter to include a short biography describing life experience, acquired skills and what can be offered for the betterment of the community.

WLLA ELECTIONS DURING COVID-19 RESTRICTIONS

Due to the current COVID-19 restrictions we cannot be sure if in-person voting will be possible on July 18th. The Nomination Committee would like to encourage everyone who wants to vote to use an absentee ballot. Absentee ballots will be available June 1st and can be requested by emailing the office at wlassociation@gmail.com or by regular US mail to Walker Lakeshores Landowners Association (WLLA), 100 Walker Lake Road, Shohola, PA 18458, or by stopping at the office during office hours: Wednesday and Saturday, 9am - 2pm.

In accordance with the Redbook, you must be a member in good standing to vote. Only one vote is allowed for each annual dues payment. We look forward to the time when in-person Board meetings can occur in the clubhouse.

Here are the letters received by the Association by the deadline:

For Officer Positions:

President: John Weber

Through this correspondence I am expressing my interest in continuing to hold the office of President of WLLA. I have been active on the Board of Directors for 2 years and was voted to be President last fall by the Board. I am also active on the Clubhouse, Nominating, Road, and Legal Committees and try to help wherever needed.

My wife and I are full time residents of Walker Lake since 2013. We built our house in 1980s. We lived in central New Jersey until we retired. I am father of 4 children and enjoy my 7 grand kids. I was a member of the U.S. Navy in the 1960s and honorably discharged after my tour of duty stationed on a destroyer escort. My hobbies consist of camping, RVing, amateur radio, woodworking and traveling.

My work experience areas deal in the engineering, manufacturing, technical development of products for the commercial building industry.

I look forward to being elected so the Board of Directors can continue to deal with improving our community, and we can enjoy our time here at Walker Lake.

Vice President: Carol Reynolds

I have been a lakefront owner for six years now and have a strong desire to protect our lake so that all of the property owners can enjoy it now and for years to come. My background is in civil and environmental engineering. Prior to my retirement and relocation here, I was Director of Environmental Affairs for Sony Pictures Entertainment's worldwide headquarters in Culver City, CA. I bring a unique perspective to environmental issues in that I can appreciate the views from both sides: big business and protecting the world's resources. They are not mutually exclusive.

Secretary: Janice DeMaio

I would like to express my interest in becoming Secretary for the WLLA Board of Directors.

I joined the WLLA Board of Directors in September 2019 and have held the position of Interim Secretary since January 2020. During this time, I participated in meetings and helped maintain up to date and accurate Board meeting minutes/records.

I am currently on the Planning, Roads, Rental, and Rules and Regulations Committees and am committed to improving WLLA BOD and community communication.

I have been coming to Walker Lake since 2010 as a part-timer but have recently moved here full-time as of October 2019.

Treasurer: Carol Gillen

I have served the community as Association Treasurer since June 2018. My 20 years of experience working with Quickbooks and experience with bookkeeping and payroll for my husband's business have helped to move our community past a very difficult time.

I also chair the Finance and Planning Committees. We've made great progress, but there is more work to be done. I would like the opportunity to continue that forward momentum.

Because my family has had a presence in this community since the sixties and multiple family members are here currently, I have a keen interest in seeing the community prosper and thrive, and I have a track record of putting in the necessary time on task.

I hope that you will consider allowing me the opportunity to offer my services to the community in this capacity for another term. I do believe that I can help us to move forward, building on the solid foundation that we have been re-building brick by brick.

For Directors at Large:

Bill Boehme

My name is Bill Boehme and I am submitting my name as a candidate for the Walker Lake Landowners Association Board of Directors.

I have owned my house in Walker Lake since 2011 and moved here when I retired in September 2015.

I had worked for BAE Systems as a Project Engineering Manager for 36 years. I was in charge of multi-million dollar programs and responsible for cost, schedule and technical performance of state of the art aircraft products.

Over the years, I also was a general contractor of several major house renovations. During these times I became quite knowledgeable in all trades which has been very helpful in working as Chair of the Beach & Grounds Committee since March 2017.

I am very concerned about the quality of our lake so I am also a member of the Lake Committee and the TWCWC conservancy.

Michael DeVita

In January 2018, there was a shortage of Directors so I volunteered to be an interim Board member. As a member of the Board, I have tried to keep the interests of ALL community members in mind and will continue to do so in the future. While the Board has made great strides in the past couple of years, there is still much ahead when it comes to financial recovery, planning and work to do for the future of the Walker Lake community and I wish to be part of that as a member of the Board of Directors. Here is a brief bio, written in the third person:

Michael has been living at Walker Lake since April 2000. He has over 44 years of highway maintenance experience with more than 40 of those in supervisory and leadership positions. He is a dedicated, goal- and results-oriented, hard-working, self-starter with strong communication, organizational and problem solving skills along with strong computer skills. He is also a customer service-oriented team player who takes pride not only in his work but in the team's overall performance.

Michael plans to continue using his skills and strengths to work with others to help Walker Lake become the wonderful vibrant community it is meant to be. Michael has served as a WLLA At-Large Director from January 2018 to June 2019. Michael is currently the WLLA Road Committee Chairperson and serves on the Membership Committee. He has previously served as the Communications Committee Chair and as a member of the Rules and Regulations Committee. Michael has been married to Nancy for almost 38 years and they have three sons and one granddaughter.

Michael Granne

I am submitting my name as a candidate for the Walker Lake Landowners Association Board of Directors.

My wife, Rebecca, and I have owned our house on Walker Lake since 2018. We split our time between NYC and here, though since we both can work remotely, we are here more than just on weekends. I am an attorney and law professor, specializing in International and Commercial Dispute Resolution. I have served on Condo and Coop boards as well as on 501c3 boards, where I also have served as de facto legal counsel.

I would like to serve as a member of the Board to do my part to help the community and make WLLA a better place for all of us. I will always consider the interests of ALL community members and will always make the best decision that I can consistent with those interests.

Daniel Murphy

I am a retired law enforcement officer from NY living part time in Walker Lake. I have 36 years of law enforcement experience with my last position as a supervisor of an investigative team.

I was also a past President for 5 years of a Police Fraternal Organization which has a membership of over 1,100. I have held many other positions in the organization as well as being President.

Maryann Muschlitz

My husband Roger and I have lived in Walker Lake for 4 years along with our cute Shih Tzu, Nodee.

I have been a Board member for the last 2 years and have found it very rewarding and informational. During that time I have chaired the Rules and Regulations and the Program Committees. I have put on several events for the Program committee, our most popular being the Sip N Paint. I have also spent time in the garden around the clubhouse and the mailboxes on Maple Drive.

I am secretary for the Twin Lakes & Walker Lake Conservancy and belong to the Shohola Lions Club.

I also believe in helping out wherever help is needed. My work experience and sitting on various boards prior to retiring is an asset to this community.

WLLA MEETING CALENDAR 2020

| | | | |
|--|--|---|---|
| <p>June 20 Board of Directors 10 AM</p> | <p>July 18 Annual Meeting 10 AM</p> | <p>August 15 Board of Directors 7 PM</p> | <p>September 19 General Membership 10 AM</p> |
|--|--|---|---|

**Walker Lakeshores Landowner Association
2020 WLLA BOARD ELECTION NOTICE**

Absentee Ballots due in office or post marked by July 11, 2020

Election Day Voting Prior to General Meeting
July 18, 2020 – 8 am to 10 am

**Walker Lakeshores Landowners Association
ELECTION BALLOT**

OFFICERS

President (Select Only One) For a 1 Year Term

John Weber

Vice-President (Select Only One) For a 1 Year Term

Carol Reynolds

Secretary (Select Only One) For a 2 Year Term

Janice DiMaio

Treasurer (Select Only One) For a 2 Year Term

Carol Gillen

DIRECTORS (AT-LARGE)

Select up to Six (6) Only

Bill Boehme

Michael DeVita

Michael Granne

Daniel Murphy

Maryann Muschlitz

Carol Reynolds

ABSENTEE BALLOT

**VOTING INSTRUCTIONS
ONLY ONE VOTE PER HOUSEHOLD**

Note: In accordance with Appendix II, Article VIII, Part 9 of the WLLA Constitution "Members who request an absentee ballot may not later rescind the request and vote at the General Membership (Election) Meeting."

- 1) **DO NOT PUT YOUR NAME ON THIS BALLOT**
- 2) **DO NOT WRITE ANY COMMENTS OR PUT ANY STRAY MARKS ON BALLOT**
- 3) Select up to the maximum people allowed for each position by putting an "X" in the box next to your choice for each of the listed positions

Note: If you select more than allowed for any position your ballot will not be counted for that position. Your ballot will be counted if you choose to vote for less than the maximum allowed in any positions

5) Place your completed ballot in Secret Ballot Envelope – (Do Not write on this envelope)

6) Place the Secret Ballot Envelope in the Return Envelope

7) Print Name under the # on Return Envelope

8) Return to WLLA Office (with postage stamp) or return to WLLA Office no later than July 11, 2020

Deadline for sealed absentee ballots must be postmarked and/or received at the WLLA office by no later than July 11, 2020

WLLA office is open Wednesday through Saturday from 9 am – 2 pm (**NOTE: COVID-19 Restrictions may apply. See walkerlake.com for further information**)

Upon receiving your envelope, the outer envelope will be verified that it has come from the correct family.

Once verified the secret ballot envelope will be removed from the outer envelope and dropped into the locked and secured ballot box.

The secret ballot envelope will not be opened until the votes are counted on July 18, 2020.

MEETING BALLOT

**VOTING INSTRUCTIONS
ONLY ONE VOTE PER HOUSEHOLD**

Note: If you previously requested an absentee ballot you may not vote again at the July 18, 2020 Meeting in accordance with the WLLA Constitution, Appendix II, Article VIII, Part 9

1) **DO NOT PUT YOUR NAME ON THIS BALLOT**

2) **DO NOT WRITE ANY COMMENTS OR PUT ANY STRAY MARKS ON BALLOT**

3) Select up to the maximum people allowed for each position by putting an "X" in the box next to your choice for each of the listed positions

4) **Note:** If you select more than allowed for any position your ballot will not be counted for that position. Your ballot will be counted if you choose to vote for less than the maximum allowed in any or all positions

5) Place completed ballot in ballot box at July 18, 2020 General Membership Meeting by 10 a.m.

6) Completed ballot must be entered into the ballot box prior to the start of the count of ballots to be valid.

Walker Lake Beach is open!!!!

But please observe good social distancing practices.

Thank you!

Security Committee

Welcome to the summer at beautiful Walker Lake, the time of the year that everyone really enjoys our community. We sometimes take for granted what a wonderful community we have. We're fortunate to have many volunteers who offer endless time to make things better. Most things go unnoticed until there's an issue. The Board and many committees that get things done are all made up of volunteers who work very hard without any pay and few pats on the back to make things work. They do it to make our community a better place to live and so we all can enjoy it safely.

We can all help to make things safer and better by being good neighbors. While driving, please obey the speed limit: **25 MPH**, *not* 40 MPH! We have many kids, bike riders and dog walkers in the roads. Please slow down when you see people walking in the community with children or with pets or riding their bikes. Kids can easily be distracted. Dogs can bolt at any moment if they see other animals. We love our kids and pets, so please be careful and courteous.

Please remember dogs need to be leashed at all times while off your property according to Pennsylvania state law and be in control by the owner. We would also like to remind you that dogs are not permitted on our beaches at any time unless the dog is a registered service animal in which case papers may be asked to be presented. We have had many incidents where dogs are roaming freely in the community. This is very unsafe, not fair to other community members and will not be tolerated. So please be a good neighbor.

Security is now on patrol. Their main focus is being a visible presence and deterring criminal activity. They will be stepping up enforcement of beach passes and boating tags. Here are a few reminders:

- All kayaks and boats need to have a 2020 boat sticker so security knows who belongs on the lake. We have too many outsiders who think they can use our beautiful lake for free.
- Please make sure you have your new 2020 beach pass with you while on the beach.
- All vehicles while parked at the beach or dock area need to have a pass for security reasons.
- Please attach your 2020 sticker to the rear of your vehicle and boat.
- There are to be no kayaks or boats at the beach or swimming area. This is a safety issue. The boat launch is there for a reason.
- Fishing is not permitted in beach or swimming area. Nobody wants a hook in the foot.

So let's all be great neighbors and follow some very simple rules so we all can enjoy this beautiful community of Walker Lake and the summer of 2020.

— Steve DiMaio, Security Committee

Protecting Walker Lake

Walker Lake's engineer inspected the dam in 2019 and determined that a corrugated pipe under the dam needs to be replaced. There is still a question of whether a pipe under the lake itself needs to be replaced. This pipe, in conjunction with a concrete vault inside the dam, allows the lake to be lowered either for maintenance or in the event of an emergency. We are reviewing details regarding inspection of the pipe and valves, but, due to COVID-19-related delays, have not made final decisions concerning timing of inspection and associated lowering of the lake.

Treatment - We will this year, in coordination with our lake consultant, be conducting treatments of water lilies and/or water shield. If you are lakefront property owner and would like to have water lilies and/or water shield treated this summer, please provide your contact information to the Walker Lake office by **July 1**.

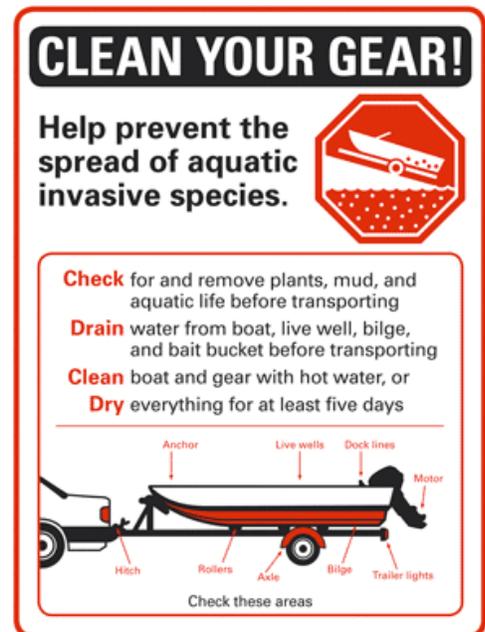
Another important part of Walker Lake is the fish. Residents and guests enjoy fishing year-round. The Lake Committee has conducted fish stocking over the years based on fishery studies completed by our consultant. Based on previous fishery surveys, we are recommending that our bass fishery be "catch & release". Catch and release angling practices will preserve the existing population of bass greater than 12 inches, resulting in a steady increase of sizeable largemouth bass. We encourage all anglers to fill out a creel survey on the Walker Lake website - <https://www.walkerlake.com/creel-survey>

To protect our fishery, we need to prevent the spread of aquatic invasive species. This starts with all anglers.

Check your equipment before leaving any body of water. Inspect every inch of your boat, trailer and fishing gear. Remove and leave behind plants, mud and aquatic life. This helps to avoid bringing Aquatic Invasive Species into Walker Lake, which can damage equipment and compete with our native species. We have purchased signs for our three boat launch areas to educate boaters about the importance of cleaning their boats before and after entering/exiting Walker Lake.

Finally, as we approach the spring/summer season at Walker Lake, we will continue to monitor the lake's water quality. Let's enjoy the lake this summer.

— Peter Wulfhorst, Lake Committee Member



Bill & Marisa Boehme

Lake life seems to run in the blood of Bill & Marisa Boehme (“Bome”) who have been Walker Lake residents since 2011, part-time to 2016 and full-time thereafter. Each of their families, when they were growing up – Bill in Flushing, Queens and Marisa in The Bronx – had summer homes on Lake Carmel in Putnam County, NY.

Dating through college, Bill and Marisa got married on the day 40 years before the writer recently reached them at their Walker Lake home. To celebrate, they were planning a grilled lobster dinner – alone together in these pandemic times – with Bill working the grille.

Their home is just to the right of Clubhouse Beach as one faces the lake. It’s a house that started as a hunter’s cabin and went through three or four different additions (“it was a maze inside,” Bill said) until Bill & Marisa remodeled it and made it a comfortable year-round dwelling with a beautiful view.

Back in 2011, when ropes and buoys from the public beach were washing up on their property, Bill volunteered to provide the public beach with new equipment and install it himself. Ain’t it always the case, then, that Bill became head of our Beach & Grounds Committee, a job he’s ably handled ever since.



Even at the moment he was reached by this writer, he was, in the midst of the coronavirus crisis, printing up “BEACH CLOSED” signs. “We’re likely to get a lot of complaints,” he said, “but these are the orders of the Pennsylvania Department of Health.” Even with the Memorial Day holiday weekend a week away, his committee of 7-8 members, were not, at the direction of the Board, putting up safety lines or rafts so as not to send an erroneous signal that we were back to normal operations. (Since then, the beach has opened.)

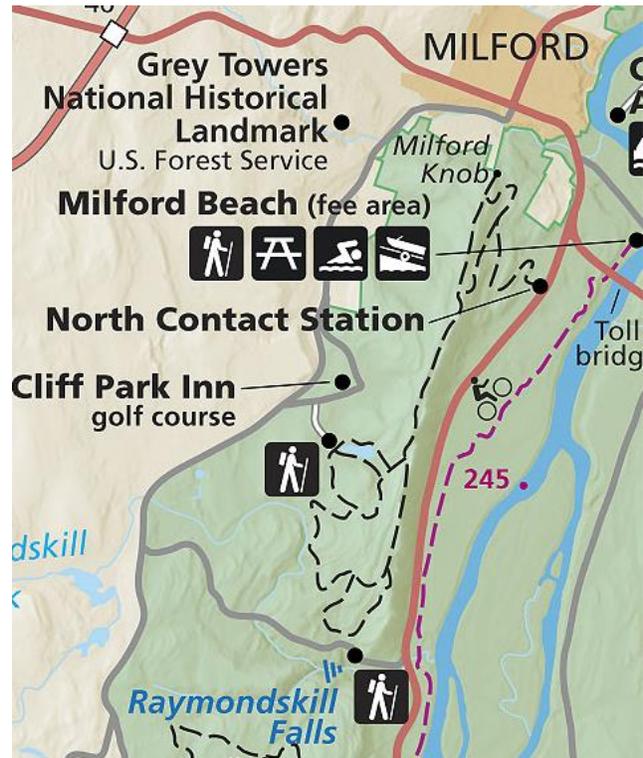
“It bothers everybody,” Marisa said of the isolation and social distancing. “Like everybody else, we’d like to have friends over for dinner and family here on the holiday.” For Bill and Marisa, sociable people, who love the Walker Lake community, this may be particularly painful. “Everybody we’ve come in contact with has been very friendly; people want to help one another,” Marisa said.

They allow, however, that they’d like to see more people get involved, and not just in the operation of the community, but socially as well. “This is a large community,” Marisa said, “and people have a lot to offer. I get it that they’re involved with their children and the weekenders come for a little down time, but folks around here have a lot to offer, if they’d choose to do so.”

Before retiring to spend warm months at Walker Lake and cold months in California where Marisa has family, Bill & Marisa lived in Yorktown Heights, NY. At the time, Bill, an engineering manager who worked on sophisticated radar and black box equipment for military aircraft that were being developed by Loral Electronics (now British Aerospace), was commuting to Yonkers, NY. Marisa, a systems analyst for NBC, commuted to Manhattan until, while their children were still at home, she started a home-based e-commerce business. Their daughter, Alexandra, 25, is now a paralegal living in Westchester and their son, Nicholas, 24, is a police officer in Cumberland County, PA.

Bill & Marisa appreciate many of the great offerings of our area. They patronize the Farmer's Market at The Columns in Milford and love Milford's Music Fest. They also do concerts at Bethel Woods, fly fishing on many of the local PA streams, and hiking at Promised Land State Park. A hike they enjoy that's of only moderate difficulty and that offers great visual rewards is the Milford Knob Trail. With a trailhead near the Cliff Park Golf Course, the trail offers great views of the Delaware River Valley from atop the Raymondskill Ridge, traverses the lowland forest near the river, leads to the spectacular Raymondskill Falls (second highest on the east coast), and passes by Hackers Falls where there's a swimming and wading area.

But they also love our own lake with Bill serving on the Lake Committee as well as the Twin & Walker Creeks Watershed Conservancy. "I'm very concerned always about the water and fishing quality of our lake," Bill says. "Everything, including our real estate values, turns on that."



Swimming Hole at Hacker's Falls along Milford Knob Trail

**IMPORTANT
NOTICE**

OFFICIAL WLLA NOTICE TO ALL LANDOWNERS

USE OF LEGAL FIREWORKS IN OUR COMMUNITY

Be a Good Neighbor and follow the Pennsylvania State Law

NOTE: No Fireworks are to be used on any Walker Lake Shores Landowners Association owned property including but not limited to any of the beaches, lake, boat launch, dam area, tennis court, clubhouse parking area, and other WLLA owned land.

If you do use them you **MUST** Follow Pennsylvania Law Act 43 of 2017 which is stated in part below:

- Fireworks cannot be discharged within 150 feet of an occupied structure, whether or not a person is actually present.
- Fireworks cannot be ignited or discharged on a public or private property without express permission of the property owner.
- Fireworks cannot be discharged from or within a motor vehicle or building.
- Fireworks cannot be discharged toward a motor vehicle or building.
- Fireworks cannot be discharged while the person is under the influence of alcohol, a controlled substance, or another drug.

The above is not WLLA Rules they are the law of the Commonwealth of Pennsylvania

Visit the PA State Police FAQ Page for info -

<https://www.psp.pa.gov/public-safety/Pages/fireworks-safety.aspx>

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Walker Lakeshores Landowners Association
100 Walker Lake Drive
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TO:

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Walker Lakeshores Landowners Association Officers

Interim President: John Weber

Interim Vice President: Carol Reynolds

Treasurer: Carol Gillen

Interim Secretary: Janice DiMaio

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

Office Assistant: Kathy Zimmermann

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