



# Open Meeting

May 13, 2017

# Agenda



1. Call to Order by President
  - a) Attendance
  - b) Introductions
  - c) Agenda review and meeting protocol
2. 2017 Capital Projects - Slide Show
3. The Role of Security
4. The Role of Management
5. 2017 Summer Season
6. Q & A
7. Adjournment

# Board of Directors

- ❖ President, Steve Melnick
- ❖ Vice President, Lynn Ball
- ❖ Treasurer, Gary Smith
- ❖ Secretary, Vincent Ricci
- ❖ Director, Michelle Pinnock Harper
- ❖ Director, Robert Temple
- ❖ Director, Penny Welliver



# Preferred Management Associates, AAMC

- ❖ Senior Managing Partner: Amy Janiszewski PCAM, AMS, CMCA
- ❖ Community Manager: Laurie Gonzalez CMCA, AMS
- ❖ Assistant Community Manager: Yvonne Teta
- ❖ Facilities Maintenance Manager: Greg Decker
- ❖ Support Staff & Pool Supervisor: Stacy Slizewicz

# 2017 Capital Projects Update



- Clubhouse Upgrades Completed:
  - Siding and New Entrance Doors
  - Upgraded Landscaping
  - Upgraded Interior & Exterior Bathrooms
  - Additional HVAC System
  - Upgraded Media
  
- Mail-pod Upgraded Landscaping
  
- Common area tree removal and pruning
  
- New Photo ID Amenity Badging System











# The Role of Security

- Assist Management in ensuring property owners comply with the Rules & Regulations of the Association
- Investigate noise complaints
- Address illegally parked vehicles
- Address trespassing complaints (as able)
- Ensure adherence to signage and safe driving practices
- Provide directions and general information when the Office is closed
- Provide access to common areas for scheduled Association events or private events
- Provide routine patrols through the community (performed randomly throughout each shift)
- Assist local emergency personnel with traffic control and/or escorting emergency personnel to a home.

**Security personnel are not policemen. They do NOT carry guns or have the power to arrest anyone.**

**In a police or medical emergency, dial 911 immediately.**



Monday - Friday 5:00 pm to 1:00 am

Saturday & Sunday 8:00 am to 1:00 am

Bus stop patrol each school day

Guard House: 570-420-9507  
Cell Phone: 570-242-4504

# The Role of Management

To properly and effectively leverage our expertise to handle day-to-day operations, perform ongoing maintenance duties and communicate with residents. In addition, management is responsible for executing on all Board decisions and ensuring that all homeowners comply with the CC&Rs (Covenants, Conditions & Restrictions) and adhere to state statutes.

Your management team partners with your Board to optimize property values and ensure harmonious living environments for you and your neighbors. Working together, we can create a beautiful and thriving community you are proud to call home.



# The Role of Management



- Collect all monthly/quarterly/yearly assessments and other monies that are due to the Association.
- Collection Services up to 90-day final notices and then submission to Association collection attorney or agency.
- Pay all expenses for the operation and management of the community from Association funds.
- Prepare and maintain records of all income and expenses related to the Association, and provide the Board with a monthly statement of receipts and disbursements (including a statement of bank balances).
- Assist in the preparation of the annual Operating and Reserve budgets.
- Work with the Association's accountant to prepare annual tax returns and audits.
- Negotiate new and renewed contracts on behalf of the Association (with final approval to be determined by the Board).

# The Role of Management



- Develop Request for Proposals for services desired from time to time (i.e. road repair/paving, common area maintenance, Judge of Elections, etc.).
- Arrange and oversee needed repairs or improvements to be made to the common areas (with final approval by the Board).
- Covenant Enforcement (as per the Associations governing documents).
  - Make site visits to review property conditions
- Attend Board of Director meetings and Open Member meetings
- Process Resale Certification requests
- Owner complaint and problem resolution
- Maintain close contact with the Stroud Area Regional Police as well as local government agencies and departments (i.e. Stroud Township Supervisors).

# 2017 Summer Season



We are happy to announce that the Blue Mountain Lake pools will be staffed with Lifeguards this year.

The primary responsibility of a lifeguard is to ensure patron safety and protect lives - including their own. The most important duty the lifeguard has in meeting that responsibility is patron surveillance - keeping a close watch over people in the facility. Lifeguards can also help to protect patrons by -

- Preventing injuries by minimizing or eliminating hazardous situations or behavior
- Enforcing facility rules & regulations and educating patrons about them
- Recognizing and responding quickly and effectively to all emergencies.

Remember...

- Swimming allowed **ONLY** when a lifeguard is on duty!



# 2017 Summer Season



## Pool Schedule:

May 27 <sup>th</sup> , 28 <sup>th</sup> and 29 <sup>th</sup>	11:00 am to 7:00 pm
June 3 <sup>rd</sup> and 4 <sup>th</sup>	11:00 am to 7:00 pm
June 10 <sup>th</sup> and 11 <sup>th</sup>	11:00 am to 7:00 pm
June 17 <sup>th</sup> and 18 <sup>th</sup>	11:00 am to 7:00 pm

Beginning Tuesday, June 20<sup>th</sup>, the pool will be open daily from 11:00 am to 7:00 pm through Labor Day.





# Member Q & A

Rules & Regulations #16 states...

Littering is prohibited within BML is defined as improper disposal of any waste material by owners, residents, and/or guests.

Under no circumstance is homeowner trash or household waste to be discarded in the community or left in any public receptacle intended for infrequent public use. Homeowners identified as littering or illegally disposing of trash and/or household refuse within the community will be fined and clean up and proper disposal costs will also apply.

The fine for littering in the BMLC Community is \$200.00!

