

SPRING
2026



the courier

Official community newspaper of the BLUE MOUNTAIN LAKE CLUB

Pool Season 2026

If you have not yet applied for your BML photo I.D. badges/Passes, now is the perfect time to do so. If you have already applied and received your passes, there is no need to re-apply.

The application process is simple; go here: <https://accessgrantedsystems.com/blue-mountain-lake-club> and click "Apply Online."

Once your application is submitted and photos are uploaded (for each BML member over the age of 4 residing at your address), a member of your management team will review it. After approval, you will receive an email with your family ePasses attached.



With ePasses, you'll never have to worry about losing or misplacing physical badges. At the pool, the BML property owner will check in their guests, no guest passes will be issued or required.

2026 Pools and Spray Park Hours

(Weather permitting)

Opening Weekend

Saturday May 23 / Sunday May 24 / Monday May 25
11:00 am to 7:00 pm

Saturday May 30 and Sunday May 31

11:00 am to 7:00 pm

Saturday June 6 and Sunday June 7

11:00 am to 7:00 pm

Open Daily (7 days/week)

Saturday June 13 through Labor Day (September 7)
11:00 am to 7:00 pm

The BML Pools and Spray Park operate "At Your Own Risk." Occupancy limits and hours are subject to change.

Are Your Culverts Ready for Spring?

**Protect Your Property.
Protect Our Lake.**

Storm water is more than just runoff—it's a force that shapes our community. When culverts are blocked or damaged, water can back up quickly, causing flooding, erosion, and costly repairs.



In this issue, Association Manager Laurie Gonzalez, CMCA, AMS, PCAM, explains why culvert care matters and what every homeowner should be doing each fall and spring to keep water flowing safely. A few minutes of maintenance now can prevent major problems later.

Turn to page 6 or the full guide...



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HOA Member Alert:

Coyote Activity in our Community

from the Blue Mountain Lake Club Board of Directors

Precautions and Guidelines for Living with Eastern Coyotes

It has come to the attention of the Board that coyotes have been sighted in our community. While they are a natural part of the Pennsylvania landscape, they can pose risks to small pets and, rarely, humans. It is important that all residents take steps to coexist safely.

Protect Your Pets (Highest Risk)

- **Never leave pets unattended:** Even in fenced yards, coyotes can jump over or dig under fences.
- **Leash your dogs:** Always use a short leash (6 feet or less) when walking pets, especially at dawn or dusk.
- **Small pets are prey:** Cats and small dogs are considered potential prey for coyotes.

Secure Your Property (Attractant Management)

- **Garbage:** Keep trash in secure, locking bins. Do not put trash out until the morning of pickup.
- **Food sources:** Remove bird feeders, pet food bowls, and fallen fruit from trees, as these attract small animals that coyotes hunt.
- **Fencing:** Consider installing 6-foot-high, secured fencing for pets if you live in a high-risk, wooded area of the neighborhood.

What to Do If You Encounter a Coyote

- **Do not run:** Running can trigger a chase response.



- **Haze the animal:** Make yourself look large (wave arms), yell, clap, or bang pots together.
- **Back away slowly:** Maintain eye contact and keep walking backward.
- **If attacked:** Fight back immediately and report the incident to the PA Game Commission (1-833-PGC-WILD) and local police.



Reporting

- If a coyote appears sick, injured, or acts aggressively (approaching people or pets), contact the PA Game Commission (1-833-PGC-WILD).

Key Takeaways for Residents

- **Seasonality:** Attacks often spike from January to May, which covers mating and denning seasons.
- **Behavior:** Coyotes in PA are generally timid but can become habituated if fed or if food is easily available.
- **Trapping/Hunting:** While regulated in PA, in-season hunting is allowed 24/7. However, do not attempt to trap animals yourself; contact professional nuisance control.

For more information, please visit the [Pennsylvania Game Commission website](http://www.pawildlife.com)



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It's All About Communication!

by Laurie Gonzalez, CMCA, AMS, PCAM

Clear and effective communication is one of the most important parts of life in an HOA. The Board makes decisions and management enforces policies that impact the entire community. When homeowners are unaware of those policies, or rely on secondhand information, misunderstandings arise, and rumors can spread quickly. The Association uses several communication channels to keep members informed:

- **Public Website** [www.bluemountainlakeclub.com] - A comprehensive resource for current members and prospective buyers alike, featuring governing documents, contact information, a community photo gallery, and a showcase of the many amenities that make the Blue Mountain Lake Club such a special place to live.
- **Private Member Website** [www.bluemountainlake.org] - Accessible to BML property owners, this site includes current financial reports, Board meeting minutes, policies, and the ability to view individual owner accounts.
- **Email EBlasts** - Used for timely updates, event announcements, and emergency notifications.
- **The BML Courier** - Our community newspaper. A valuable publication highlighting projects, policy updates, important reminders, and upcoming events.
- **Open Member Meetings & Annual Meeting** - These meetings allow the Board to share updates on operations, finances, and capital projects, while giving homeowners the opportunity to ask questions and voice ideas or concerns. Attendance is open to members in good standing.

My team and I are always available to meet with homeowners to answer questions, address concerns, or clear up misinformation. Establishing personal connections helps ensure every member feels heard and valued. Communication is key and finding the methods that best serve our community strengthens our Association as a whole.

The BML Operations Office is open Monday through Thursday from 9:00 a.m. to 4:30 p.m., and operates remotely on Fridays during the same hours. Whether in person, by phone, or via email, we are always happy to assist.

Sweet 16 50th Birthday Anniversary Bridal Shower Baby Shower

REMEMBER: The Blue Mountain Lake Clubhouse is available to rent for your next party! Call us at **570-421-2129**.



the **courier**

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Help Us Keep the Fall Festival Alive!

by Laurie Gonzalez, CMCA, AMS, PCAM, Association Manager

As you know, our Annual Fall Festival has become a cherished tradition at the Blue Mountain Lake Club. Its success has relied heavily on the generosity of our management staff (and their significant others), who have consistently given up personal time to plan, organize, and work the event, and a handful of dedicated volunteers, primarily Board members already serving the community year-round.

Unfortunately, due to a continued shortage of volunteers, our staff (and their significant others) and Board members have been stretched thin. While they're always willing to help, this level of involvement is simply not sustainable without broader community support.

Without more residents stepping up, we will be forced to cancel the Fall Festival, and possibly other future events.

Here's how you can make a difference:

- Volunteer for planning, setup, coordination, or cleanup.
- Take on a specific role (e.g., Ride Monitor, Hot Dog Griller, Popcorn Maker).
- No experience needed—just a willingness to help out and work toward building community spirit.

To move forward with the 2026 Fall Festival, we need at least six (6) volunteers committed to:

- Several hours over several weeks starting in August for planning and prep.
- Approximately 6 hours on the day of the event.

Please help us save our Fall Festival. Reach out to Community Manager Laurie Gonzalez by March 1, 2026: laurieg@preferredmanagement.org

Let's keep the spirit of Blue Mountain Lake alive, together!
Thank you for your consideration.

Blue Mountain Lake Club 2026 Board of Directors



Suzanne Young-Mercer



Kurt Barrett



Bruce Dunlop



Casene Fletcher



Giovanni Escobar



Cadia Woods-Ballantyne



Penny Welliver

BML Community Garden

Plots available for the 2026 season

Even though the temperatures are still a bit chilly, many of us are already dreaming of seeds, sprouts, and vibrant summer gardens! The Blue Mountain Lake Community Garden is excited to welcome both returning and new gardeners for the 2026 season and the opportunity to enjoy the camaraderie of fellow garden enthusiasts.



In 2025, a critter fence was installed around the entire perimeter of the garden, helping to reduce visits from gophers and other medium-sized critters this

season and for many gardening seasons to come.

Participation does require at a minimum a weekly commitment, but the benefits are plentiful. Gardening promotes community spirit, transforms underutilized space into something beautiful and productive, and provides a supplemental source of fresh, healthy food. On a personal level, gardening offers meaningful health benefits—gentle exercise, fresh air, increased heart rate, and even a boost to your immune system thanks to beneficial soil microbes.



The BML Community Garden is located across from our beautiful lake (along Southshore Meadows and behind Bowwood Court) and features 31 individual 4' x 8' raised beds. Beds are available to rent for the season (May 1 thru November 30) for a nominal fee of \$40 per bed, or \$45 for those who wish to participate in the Common Garden Section, where shared labor earns you a share of the produce grown there. *Please note: This price reflects a \$5 per bed increase for 2026 due to rising costs associated with water and enriched soil.*

The rental fee includes amended soil, access to water, a compost bin, parking, and biweekly weed maintenance outside the garden perimeter. Individual bed maintenance remains the responsibility of each gardener.

DON'T DELAY... Plots fill quickly. To reserve your plot and receive your BMLC Community Garden Membership Packet, please email Laurie Gonzalez at laurieg@preferredmanagement.org. The packet will outline guidelines and membership requirements for the upcoming season.



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Blue Mountain Lake Club
Help Wanted

**Pool Attendants
(Seasonal)
May 23 thru September 7**

Blue Mountain Lake Club is seeking responsible, customer-focused Pool Attendants for the 2026 summer season. Weekend and holiday availability is required, including Memorial Day, July 4th, and Labor Day. Fulltime shifts are available. Applicants must be 16 years of age or older.

PLEASE NOTE: We do not accept application requests from a parent or guardian of an applicant.

Primary Responsibilities:

- Checking members and their guests in and out of the pool area
- Cleaning and sanitizing hightouch surfaces throughout the shift
- Cleaning and sanitizing restrooms throughout the shift
- Skimming and/or vacuuming the pool daily as needed
- Performing pool water quality testing throughout the shift
- Ensuring all guests follow BML Pool Rules in and around the pool(s)
- Assisting members as needed to support a safe and enjoyable environment

**We offer competitive wages and flexible scheduling.
Applicants must be 16 years or older to apply.**

How to Apply

Contact Yvonne Summers at yvonne@preferredmanagement.org or call the BML Office at 570-421-2129. Applications may be picked up at the BML Office or requested directly by contacting Yvonne at the email or phone number above.

PLEASE NOTE: We do not accept application requests from a parent or guardian of an applicant.

*Walking -
Play it Safe*

PA State Law requires that pedestrians on roads where there are no sidewalks walk single file on the left side of the road, facing traffic. Walking opposite traffic gives you the best chance to see vehicles approaching closest to you and take evasive action when needed. This applies to runners too.

Wildlife Management

*Please Don't
Feed the
Deer!*



Is Your Owner/Resident Information Up to Date?

from the BML Board of Directors

Did you just move into the community? Have you purchased a new vehicle? Has your emergency contact person changed? Do you have a new phone number or email address?



Keeping your information current in the Blue Mountain Lake office database is an important part of community living. For example, the common areas, amenities and improvements are for the sole use of the Blue Mountain Lake homeowners, their families, tenants and guests. Ensuring that the Association has your current vehicle information (including the make and model of your vehicle as well as license plate information) allows the individuals monitoring the use of our amenities and patrolling our community to determine who belongs on property and who does not.

Another benefit of keeping your information up to date with the Association is to make sure that you receive important community updates (such as upcoming community events or Association meetings) and emergency notifications (such as hazardous weather reports, school closings, road work, etc.).

If you have not done so recently, please make sure you've registered all vehicles for your household and update your email address(s) if necessary. You can download the Owner Registration Form from the website at www.bluemountain-lakeclub.com (click Community Documents at the top of the page, then scroll down until you see Owner Registration Form) and email to yvonne@preferredmanagement.org or if you prefer you can mail your updated form to: Blue Mountain Lake Club, 121 Pocahontas Rd., East Stroudsburg, PA 18301.

REMINDER: BML issued Picture ID Badges are required at all association meetings, events, and facilities. If you haven't gotten yours yet, please call the BML Office at 570-421-2129 to schedule your appointment today.



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Volunteers Needed

Finance Committee Vacancies

We need your help! The Blue Mountain Lake Club Board is seeking volunteer members to fill open positions on the Finance Committee.

- **Goal:** Review monthly financials, assist with annual budget planning, and support the association's long-term fiscal responsibility.
- **Who Can Apply:** Members in good standing. A background in accounting or finance is helpful but not required—all interested members are encouraged to participate.
- **Time Commitment:** Low. Approximately 2 hours per month.

Your involvement helps keep our community financially strong and well-informed. If you are interested in serving, please email Association Manager Laurie Gonzalez at laurieg@preferredmanagement.org.

Nominate a Veteran for a Quilt of Valor

by Suzanne Young-Mercer
President, BMLC Board of Directors

I would like to nominate a service member who has been touched by war to receive a Quilt of Valor. The Quilt of Valor Foundation's mission is "to cover Service Members and Veterans touched by war with comforting and healing Quilts of Valor."

If you are an active service member or veteran who has been touched by war—or if you know someone who qualifies and resides in Blue Mountain Lake—please reach out. You can contact me by phone at 845-406-5156 or email at smym5225@gmail.com. Nominations must be received by October 1, 2026.

Let's honor our heroes with the warmth and recognition they deserve.



Selling your Home?

Don't forget to order your Resale Packet

Blue Mountain Lake residents selling their home must purchase a resale packet/certificate from the Association to give to their buyer during the contract period. Did you know that new homeowners can cancel a contract if they do not receive an updated resale certificate?

A Resale Request form is available online (www.bluemountainlakeclub.com) or call the administration office at 570-421-2129. A fee of \$250 is due and payable prior to the resale documents being released.



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Storm Water Management

Maintaining Your Culverts

by Laurie Gonzalez CMCA, AMS, PCAM
Association Manager

Storm water plays a vital role in the safety and environmental health of our community. Understanding how it moves, and how to properly maintain the systems that guide it, helps protect homes, roadways, and our shared natural resources.



What is Storm Water?

Storm water is water produced by precipitation [rain, sleet, and melting snow]. As it flows across driveways, lawns, and roadways, it becomes runoff.

What is Storm Water Management?

Storm water management refers to the methods used to control and direct runoff. These systems help prevent flooding, reduce erosion, and protect the quality of our lakes, streams, and groundwater.

Why Storm Water Management Matters

When properly managed, storm water becomes a resource rather than a risk. Effective storm water management helps:

- Prevent flooding and property damage
- Protect the ecological integrity of local waterways
- Support groundwater recharge
- Reduce pollutants carried by runoff
- Maintain the longterm health of our lake and surrounding environment

Culvert Care

A Key Part of Storm Water Protection

Culverts allow water to pass safely under driveways and roadways. A blocked or damaged culvert can cause flooding, erosion, and costly damage — not only to your property but to neighboring homes as well. Routine maintenance in both fall and spring helps ensure water flows freely and prevents avoidable repairs.

Cleaning Your Culvert

These steps help maintain proper water flow and protect the lake from sediment accumulation. To keep your culvert functioning properly:

- Remove obstructions inside the pipe
- Clear upstream areas of dead branches, fallen trees, weeds, and debris
- Trim vegetation around the inlet and outlet
- Remove sediment buildup
- Add soil and grass seed if the ditch bottom sits lower than the pipe inlet

Repairing Your Culvert

Regular inspections can help identify issues early:

- Rebuild displaced stone headwalls and secure loose stones with mortar
- Fill depressions above the culvert pipe, especially at driveway entrances
- Inspect older steel corrugated pipes for rotting metal, which can collapse under vehicle weight
- If your culvert pipe is deteriorated, contact a contractor to replace it with a smooth innerwall PVC pipe. *Please note: An association permit is required for culvert replacement.*

(Not Quite) Spring 2026

by Bruce Dunlop

Yes, I know, Spring isn't "official" until March 20th, but this article was due mid-February. I missed getting shots of Santa making his annual Christmastime cruise on a fire truck in December, and I didn't think you'd enjoy pictures of the BMLC community buried in snow from January's storm.

So, what to say about winter now that [hopefully] it's behind us? Once again, I'll give in to my fascination with the Four Seasons (yes, I also liked that band back in the day).

Something that grabbed my attention is that in North American deciduous woodlands, where many trees and shrubs shed leaves in the fall, some trees keep their leaves through winter, and one type of evergreen (which keeps foliage all year round) does lose its needles in the fall.

Thanks to Getty Images for these:



White and Pin Oak trees frequently display marcescence, which is retaining withered, dead leaves throughout winter and shedding them in spring when new leaves form. The leaves may remain on a few branches or many. The process for shedding dead leaves in most hardwoods is when the veins which carry water and sap from the roots to the leaves gradually close in autumn, causing the leaves to die and then fall off. This process is delayed until spring in the White and Pin Oaks.



Oak trees are in the family of Beech trees, where marcescence also occurs. In my experience, when driving through wooded areas in winter, these are easily spotted as they are normally short, younger trees, and the leaves are a light golden color. It is speculated that the leaves have a bitter taste, so ruminants, particularly Whitetail Deer, do not nibble on the branches for their winter food. This may also hold true for the oaks.



We normally associate "Evergreens" with pine trees—AKA Conifers—which includes Larches, Junipers, Hemlocks and Spruces in this area. The Redwoods and Sequoias of the Western US are evergreens, too. Larches, however, are deciduous, even though they look like pines among other Conifers in the summer.

The Tamarack is common in the Northeast, and could be mistaken for a dead pine tree in the winter, having shed its needles in the fall. Just like other deciduous trees where leaves are colorful in the fall, the Tamarack's short needle clusters turn a golden color before falling off.

The Algonquian people used strips of Tamarack wood to make snowshoes, being very flexible for bending and forming as well as durable.

I hope this article reflects my enjoyment of and appreciation for the Creation around us in our rural BMLC Community.

UPCOMING EVENTS

Open Meeting

Saturday, April 18, 2026
Time: 11:00 am
BML Clubhouse

Community Clean-Up Day

Saturday, April 25, 2026
Time: 10:00 am
Meet in Clubhouse Parking Lot

Community Wide Garage Sales

Memorial Day weekend
May 23 thru May 25, 2026

Music by the Lake

Saturday, July 11, 2026
Time: 5:00 pm to 8:00 pm

Open Meeting

Saturday, July 18, 2026
Time: 11:00 am
BML Clubhouse

Dip 'n Dance Pool Party

Saturday, July 18, 2026
Time: 1:00 pm to 4:00 pm
BML Pools

Community Clean-Up Day

Please sign up to participate
in our Community Clean-up Day



EARTH DAY INITIATIVE

What a great way to start the spring season, celebrate Earth Day, meet your neighbors, and take pride in your community.

Saturday, April 25, 2026

(Rain Date: Sunday, April 26)

10:00 a.m. at the Clubhouse

Gloves, vests, and all materials will be supplied.
Light refreshments and snacks will be provided.

Letters for community service for those that request will be available.

Registration deadline: Friday, April 24, 2026

Contact the office at (570) 421-2129

or email: yvonnet@preferredmanagement.org

ANNUAL DUES

Friendly Reminder:

For those of you who have elected to pay your annual assessments on a monthly basis, please be reminded that your payment is due on the 1st of each month and no later than the 15th of each month. Payments not received by the 30th of the month will be assessed interest equal to 1.25% of your full account balance. We accept checks, money orders and credit cards (MasterCard/Visa/Discover/American Express). A 3% convenience fee is added for each credit/debit card transaction.



Autopay - We offer members [who pay their assessments monthly] the opportunity of having the payments debited directly from their checking account (ACH). Find the ACH form on our website (www.bluemountainlakeclub.com) and drop it off at the BML Office or email to: yvonnet@preferredmanagement.org. This is a great hassle-free way to ensure your monthly assessment payments are made on time and your account does not accrue interest.

If you have any questions or would like additional information, please do not hesitate to give us a call (570-421-2129) or stop by. Our team members would be happy to assist you.

PLEASE DON'T LITTER!

Take Pride in Your Community

The fine for littering in Blue Mountain Lake is \$200

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Be a Good Neighbor

In an HOA community, “being kind to your neighbors” means actively fostering a positive and respectful environment by introducing yourself to new residents, being mindful of noise levels, maintaining your property’s appearance, communicating openly about concerns, and generally showing consideration for others, ultimately contributing to a harmonious neighborhood experience for everyone involved.

Key aspects of being a kind neighbor in an HOA

- Welcome new residents**
 Introduce yourself to new neighbors with a friendly greeting or a handwritten note, making them feel welcomed in the community.
- Respect noise levels**
 Be mindful of loud noises like music, barking dogs, or power tools, especially during late hours.
- Maintain property upkeep**
 Keep your yard well-maintained, including mowing the lawn, tending to landscaping, and ensuring your home’s exterior looks neat.
- Communicate openly**
 Address any concerns you have with neighbors directly and respectfully, avoiding gossip or passive-aggressive behavior.
- Offer assistance when possible**
 If you notice a neighbor in need, offer a helping hand with small tasks like borrowing tools or picking up mail while they are away.
- Be aware of community rules**
 Familiarize yourself with the HOA guidelines and abide by them to maintain a consistent neighborhood aesthetic.
- Attend community events**
 Participating in neighborhood gatherings, potlucks, or clean-up days can strengthen connections and build a sense of community.
- Be considerate of others’ needs**
 Be mindful of special circumstances like elderly neighbors or families with young children, adjusting your behavior accordingly.



Why being kind to your neighbors matters in an HOA

- Improves quality of life**
 A friendly and supportive community enhances the overall living experience for everyone.
- Reduces conflicts**
 Open communication and respect can help prevent disputes and misunderstandings among neighbors.
- Enhances property values**
 A well-maintained and cohesive neighborhood can positively impact property values.

And last but not least, be a mindful pet owner.

Pets are beloved community members, but ignoring proper pet protocols can be stressful and disruptive. They need to be good neighbors, too. To avoid strained neighbor relationships and alleviate potential issues, you should:

- Try to reduce barking
- Clean up pet waste (and dispose of properly – in your garbage tote, not your neighbors).
- Keep pets on a leash when walking and never leave your pet unattended.



Cleaning reduces exposure to dust, toxins, and microbes. However, depending on how we clean and what we clean with, we run **the risk of exposing ourselves to additional toxins like VOCs (Volatile Organic Compounds).**

WHY IT MATTERS



Exposures to chemicals from VOCs, dust and skin contact can cause:

- Eye, nose, and throat irritation
- Headaches
- Nausea
- Long-term health risks, including cancer
- Cough
- Fatigue
- Asthma
- Dizziness

Most VOC exposure during cleaning is through inhalation; however, some can also be absorbed through the skin.



TIPS TO REDUCE EXPOSURE

- 
Use More “Elbow Grease”
 to rely less on chemicals and more on scrubbing.
- 
Increase “Contact Time”
 by doing things like pre-soaking to counter the need for harsh chemicals.
- 
Read Labels
 Look for products without signal words – such as “Warning,” “Danger,” “Toxic,” and “Poison” – on the label.
- 
Read Directions
 Never mix products unless directed. Look for storage and disposal directions as well as precaution directives.
- 
Ventilate Your Space
 Open doors and windows.
- 
Avoid Products with Nano-Silver
 like antibacterial microfiber cloths.
- 
Choose Certified Products
 Look for products with the Ecologo, Green Seal, or Safer Choice logo.
- 
Use Temperature or Heat
 Steam cleaning is very effective for killing microbes and dust mites.



Protecting Association Funds

by Laurie Gonzalez CMCA, AMS, PCAM, Community Manager

Managing the association's funds (your money) is a top priority of the BML Board and Management. What procedures have we implemented to ensure the financial health of the association?

- Association financial records are audited annually by a CPA.
- Bank statements are reconciled.
- The balance sheet and profit and loss statement are reviewed each month, and expenses are compared to the budget each month.
- Association reserve accounts are analyzed annually to ensure they are adequate for future needs.
- The association has an investment policy that safeguards the principle of invested funds, a signature policy that safeguards operating funds, and a collections policy that safeguards cash flow.
- Any possible conflict of interest must be disclosed.
- Checks and balances are in place to ensure the safety of association funds— such as requiring two signatures on all checks.

Long Term or Short-Term Rentals Compliance Information

Association policy: Only members in good standing may use the amenities and rent their home. The Association does not permit subletting of any kind. Owners renting out their unit shall be deemed to have exclusively assigned to their tenant(s) the sole rights relating to the use of amenities, common areas, and community recreational facilities. The clubhouse is excluded from short term rentals.

The Association charges a fee beyond the annual assessment to cover the administrative costs incurred by the Association for the tenant processing. The processing of tenants, regardless of whether they are short term or long term, requires the owner certification for each rental and a per rental tenant registration form.

If you are an owner who rents your property: You must submit the Annual Owner Certification of Compliance form with your annual registration fee of \$145 on or before January 1. Each rental within the year is an additional \$145, regardless of whether it is short or long term.

Short Term Rentals (1-29 days)

- Stroud Township Rental License
- Rental Compliance Form
- STR Form
- Lease
- Payment of \$145 for each rental
- All payments and STR forms along with the lease must be received three (3) days prior to the tenant's arrival date. Rental forms are processed and STR amenity badges are issued Monday thru Friday 9:00am to 4:00pm ONLY.

Long Term Rentals (30+ days)

- Stroud Township Tenant Registration Form
- Rental Compliance Form
- LTR form
- Lease
- Payment of \$145 for each rental
- All payments and LTR forms along with the lease must be received seven (7) business days prior to the tenant's arrival date. LTR forms and tenant amenity badges are issued Monday thru Friday 9:00am to 4:00pm ONLY.

The fee must be received prior to the rental registration. Tenants will be denied access to the amenities if payment is not received.

Dispose of Pet Waste Properly

The office has been receiving complaints from residents regarding improper dog waste disposal. Specifically, some dog owners have been placing waste bags into garbage totes belonging to neighboring properties, as well as failing to pick up after their dogs.

We kindly remind dog owners to be respectful of their neighbors by promptly picking up after their pets and disposing of dog waste in their own garbage totes. Proper disposal helps maintain cleanliness, prevents odors, and supports overall community goodwill. *Thank you!*



A Reminder to Residents



There's a Facebook page that calls itself 'Blue Mountain Neighbors PA.' Please be reminded that this is NOT an official or sanctioned page of the association and has nothing to do with the association nor does this page represent the views of the association (Blue Mountain Lake Club Board of Directors and/or Blue Mountain Lake Club Management).

If you have questions regarding the community, please visit one of our websites (www.bluemountainlake.org or www.bluemountainlakeclub.com), or call the BML Office at 570-421-2129. A member of our team will be happy to assist you.



CONTACT INFORMATION

Operations Office.....570-421-2129
 FAX.....570-300-1714
 Public Safety cell phone.....570-242-4504
 Emergency (Police/Fire/Ambulance).....9-1-1

COMMUNITY WEBSITE: www.bluemountainlakeclub.com

RESIDENT WEBSITE: www.bluemountainlake.org

Onsite Management Team

Laurie Gonzalez CMCA, AMS, PCAM; Community Manager
 <laurieg@preferredmanagement.org>

Yvonne Summers, Assistant Community Manager
 <yvonnnet@preferredmanagement.org>

Bob Koch, Facilities Maintenance Manager
 <bmlcmaint@preferredmanagement.org>

Senior Managing Partner

Amy Janiszewski, PCAM, CMCA, AMS
 Preferred Management Associates, AAMC
 PO Box 687, Moscow PA 18444 • 570-842-2705

2026 BMLC BOARD of DIRECTORS

President: Suzanne Young-Mercer	Directors:
Vice Pres: Kurt Barrett	Giovanni Escobar
Secretary: Bruce Dunlop	Casene Fletcher
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Do I Need a BML Permit?

Apply for a BML Permit before you begin your next exterior project

Did you know that any alterations made to the exterior of your home need to be approved by the Blue Mountain Lake Club before construction begins? According to the Blue Mountain Lake Club governing documents, all requests for improvements must be submitted in writing for review.

These changes must also comply with the Covenants, Rules & Regulations and Design Review Guidelines that were provided to you when you moved into your home. If you can't find your copy (or copies) then you can find them on the Blue Mountain Lake Club website at www.bluemountainlakeclub.com.

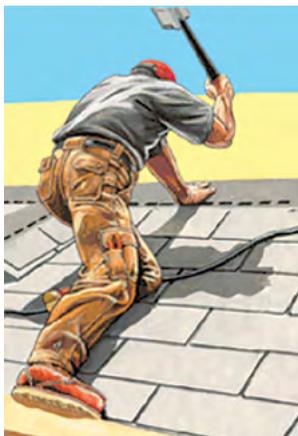
This approval process applies to all modifications to the exterior of your home, including, but not limited to:

- Home Additions
- Exterior Painting
- Inground Pools
- Patio Covers
- Tree removal
- Driveway/Parking Extensions
- Roofs
- Fences
- Spas
- Gazebos
- Decks

To request approval for your exterior project, fill out and return the BML Permit Application along with a description of the improvement and submit drawings or diagrams for illustration. Please include building materials, the size of the structure or improvement, applicable paint or stain colors, drainage alterations, equipment placement, property boundary lines, etc.

Permit Application Forms may be found on our website www.bluemountainlakeclub.com. You can also call the BML Office at 570-421-2129 or email Yvonne Teta at yvonnnet@preferredmanagement.org.

Many exterior projects such as roof replacements, decks, pergolas and sheds also require a zoning (or building) permit from your municipality (Stroud Township or Smithfield Township). Before you submit your BML permit application, give your Township a call and find out if a permit from them is needed as well.



911 Address Marker Signs

Do you have a 911 sign on your property?

When Blue Mountain Lake was developed, lot numbers were used as addresses. In 2012, addresses were updated to allow emergency responders to quickly find homes. These new addresses are referred to as 911 addresses and are represented by white numbers on the green signs mounted by driveways. 911 signs are **REQUIRED** for all homes within our community. It is more than just an address sign; it helps emergency responders locate you in an emergency.

Emergency responders can only help you when they can find you. By posting your 911 sign, you quickly identify your location. Some residents don't have 911 signs. As you can imagine, not having a sign makes it extremely difficult for our emergency responders to locate a home when every second counts!

Your sign should be three (3) feet from the roadway and visible from both sides. Also, please **REMOVE** reflective lot/section numbers from your property - this causes confusion! This is not only a community rule and a township ordinance but also extremely important for **EVERYONE!**

If you need a sign, they are available at local hardware stores. Please do not take this lightly. It is important that everyone do their part to ensure we make it as convenient as possible for our emergency responders to locate someone in case of an emergency.



Wildlife Management

Please Don't Feed the Deer

The Association understands you have a soft heart and good intentions, but feeding deer is not in their best interest, or yours.

Depending on what you feed them, deer may actually be harmed by your feeding. Some foods will kill them within a few days or debilitate them enough to be easy targets for predators and automobiles.

Feeding is a way of domesticating deer. Tame deer create a host of problems. Because they no longer fear people, they become vulnerable to hunters. They are emboldened to eat the shrubs in your vicinity.

Feeding them will bring more deer into your yard and more deer ticks. And, concentrations of deer attract coyotes and wolves—which will kill your pets along with the deer.

Deer adapt very easily to people, but they don't need to be fed by them. They survive fine on their own. Better, in fact.

Usually the weather controls deer populations, but deer fed by people increase regardless of the weather. This leads to overpopulation and disease.

Deer browsing in the back yard may be charming, but Lyme disease and road kill are not.

Please don't feed the deer; let nature do its job!







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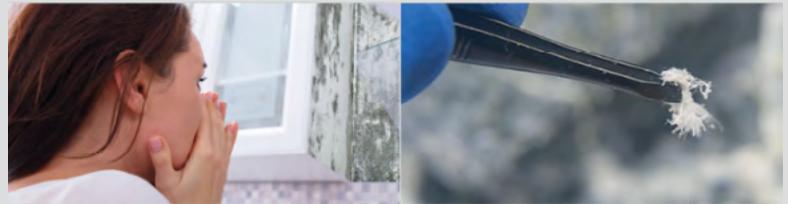
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Office
570-460-0111



Estimates
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**Sewer Service Line Insurance Coverage:
What homeowners don't know**

Adding sewer line coverage can help protect you from unexpected repair costs.

Policies typically cover:

- Pipe repairs and replacements
- Excavation costs
- Damage to landscaping caused by repairs
- Costs associated with sewer backups into your home

Avoid costly surprises by knowing your coverage options. Contact your insurance agent today for more information.

