



# THE CONASHAUGH COURIER

The Conashaugh Lakes Community Newsletter

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## A Message from our New Board President

Hello Fellow Conashaugh Members. My name is Kurt Budveit. As of the Yearly Reorganization Meeting, immediately following the Membership Meeting on September 30, 2023, I have been appointed to the position of CLCA Board President for the Fall 2023 through Fall 2024 term.

I have been a member of this community for 22 years. I have been part of the Rules & Regulations Committee, and the Design & Review Committee; along with periods being Board Liaison to both for many years now. As your new CLCA Board President, I look forward to continuing my service to this community, and will do my part for it to remain a great place to live, without too many restrictions or unnecessary expense; keeping dues low during hard economic times and high inflation.

Respectfully,

Kurt Budveit

CLCA Board President

## The Start of a New Year

October 1, 2023 begins our new fiscal year here at Conashaugh Lakes. Along with our new fiscal year comes the reorganization of our Board Members. Our new board assignments are Kurt Budveit—President, Rich Schlosser—Vice President, Valerie Ferlauto—Secretary, Treasurer— TBD, Marisa Jara, Laura Budveit, and Betty Buccine—Directors. There are currently three open board positions that we are looking to fill. If you are interested in submitting an application, please contact the office. We look forward to working with all of you to keep this community a great one to live in!

## Voting Results from Sept. 30th, 2023

**Budget Votes**-100 votes For, 96 votes Against, 3 No Vote

**Laura Budveit**- 131 votes     **Valerie Ferlauto**- 123 votes

**(4.2)** - 127 votes For, 56 votes Against, 16 No Vote

**(4.5)** - 136 votes For, 50 votes Against, 13 No Vote

## What's New Amongst Our Board Of Directors?

Due to current climate, the board decided to reorganize a number of things for efficiency's purpose.

#1 is to shift our Members Meetings to quarterly format, and #2 is to give each Committee the right to have an individual schedule conducive to what projects need to be worked on and/or researched, etc.

Some Committees may decide to offer meetings monthly, depending on the consistency of projects coming in; such as Design & Review (tentative), or Security.

Some may decide to split the Committee's Volunteer Responsibilities between (a) Open Member Meetings for all CLCA members for discussions, and (b) Workshops for Committee members only to have research and idea write-ups for possible vote and/or approval by the Board at our open meetings; such as Rules & Regulations. This will leave more time to focus on Member's Meetings for notes and ideas to bring to the board; and workshops for Committee members to actually focus and start the process of getting ideas researched and ready for the boards discussion or vote; without the sometimes negative environment and distractions of an open meeting.

So, please check monthly for meeting / workshop specifics; See tentative schedules to follow.

#3 Committees were originally advised by our attorney to have all Committees have confidentially agreements signed by all members. A change to this has also been decided at our reorganization meeting; depending on the need, Committees are being given the opportunity to make own guidelines on this topic. Our biggest issues are where Child Welfare, Member(s) Privacy, and False Speculation(s) are concerned; Each Committee putting forth if they will require it, and specifically, for what (Technical Term: Non Profit Data Security). This will be brought up for final publicly viewed board vote in December, to be added to CLCA Bluebook. See current Confidentiality Requirement table to follow.

Full Transparency will be a priority for Membership / Board Meeting Discussions, and Voting, which is what needs to be done to keep our community financially stable, active, and progressing.

Looking toward the future, this "**What's New**" section will be used to update the community on new board business, and articles on topics and / or current situations members should be kept up to date on.

This is just the beginning. Moving forward, we hope you will find the New "Conashaugh Courier" Newsletter helpful in keeping you informed on community matters, and some of the current questions circling the CLCA community.

Sincerely,

Conashaugh Lakes Community Association  
Board of Directors

## CLCA Tentative 2023 – 2024 Meeting / Committee / Workshop Schedule

<b>MEMBERSHIP / BOARD MEETINGS</b> December 9, 10:30AM March 9, 10:30AM June 8, 10:30AM  Annual Meeting: September 28, 9AM	Special Meetings may be added (ie. discussion or motion needed, etc.) and it is possible, Scheduled Meetings may be canceled (ie. Not having a Quorum, inclement weather, etc.). Please follow the Events Calendar at <a href="http://conashaughlakes.com">conashaughlakes.com</a> for up to date information.
<b>Design &amp; Review</b>	<b>Monthly (tentative) TBA</b> Reason: Member(s) privacy concerns
<b>Finance</b>	<b>October 12, 7:00 PM</b> + Quarterly (tentative) TBA
<b>Rules &amp; Regulation Committee Meetings</b> (open to all members)	October 26, 2023 4:00 PM January 2024 TBA May 2024 TBA July 2024 TBA
	February 2024 TBA June 2024 TBA September 2024 TBA October 2024 TBA
<b>Recreation Committee</b>	October 10, 7:00 PM Second Tuesday of every month at 7pm (subject to change)
<b>Communications Committee</b>	October 11, 1:00 PM First Wednesday of every month at 7pm (subject to change)
<b>Maintenance Committee</b>	November 3, 6:30 PM Bi-Monthly (tentative)
<b>Security</b>	November 7, 7:00 PM Monthly (tentative) 1 <sup>st</sup> Tuesday of each month
<b>Environmental Committee</b>	October 25 7:00 PM +TBA
<b>Strategic Planning Committee</b>	November TBA Quarterly (tentative)

***This is how it looks as of now:***

**Confidentiality Agreement Requirements**

<b>Design &amp; Review Committee Meeting</b>	<b><u>Required</u></b> Reason: Member (s) privacy concerns.
<p><b>Finance Committee Meeting</b></p> <p>2 Types of Agreements:              General prevention of False Speculation              When requesting Inc. Statement of Balance Sheets from office.</p> <p><i>Note: Chair signs both</i></p> <p><b>Administrative Finance Workshop: Open to Finance Committee members only—Confidentiality agreement must be signed.</b></p>	<p><b><u>Type 1 Required (tentative)</u></b></p> <p>Reason: False Speculation on topics discussed that have not yet been discussed or approved with the Board; to maintain accuracy of information discussed at the Finance meetings.</p>
<p><b>Rules &amp; Regulation Committee Meetings</b> (open to all members)</p>	<b>Not Required</b>
<p><b>Administrative R&amp;R WORKSHOP:</b> Open to R&amp;R <b>Committee Members only</b> – <u>Confidentiality Agreement</u> needs to be signed.</p>	<p><b><u>Required</u></b></p> <p>Reason: Member(s) privacy concerns; false speculations on topics discussed that have not yet been discussed or approved with the Board; to maintain accuracy of information discussed at the Rules &amp; Regulation meetings.</p>
<b>Recreation Committee</b>	<b>Not Required</b>
<p><b>If volunteering with “any” children’s events</b></p>	<p>Child Abuse Background Check / <b><u>Required</u></b> Reason: Child Welfare</p>
<b>Communication Committee</b>	<b>NOT Required unless</b> Reason: Member(s) privacy concerns.
<b>Maintenance Committee</b>	<b>Not Required</b>
<p><b>Security Committee</b></p> <p>Only <b>Required by Chair or Member with access</b> to private information will be required a signed agreement.</p>	<p><b>Generally Not Required</b></p> <p>Only if Reason: Member(s) privacy concerns</p>
<b>Environmental Committee</b>	<b>Not Required</b>

## Upcoming Committee Meeting Schedule

### October

Environmental Committee: October 25th 7:00pm

Rules and Regulation Committee: October 26th at 4:00pm

### November

To Be Announced

## Recreation Committee Schedule of Events

October 14th through Oct. 20th Personal care & Cleaning Drive for Holy Trinity Lutheran Church. Drop box located on the office deck.

October 18th Murder Mystery Wine Night at 7pm to 9pm being held at the recreation building.

October 19th Wine and Spine Book Club meeting starting at 7pm. Doors open at 6:30 pm. This is a reoccurring club that meets every third Thursday of the month at the recreation building. Bring your favorite bottle of wine and join us to discuss our latest book choice.

October 29th *TENTATIVE AS LONG AS WE HAVE ENOUGH TRUNKS* Trunk or Treat by Seneca Lake will be held from 12 to 2 pm. Trunks are needed. Please sign up at [clcarecreation@gmail.com](mailto:clcarecreation@gmail.com) to participate as a treat trunk.

October 31st will be Trick or Treating to our community homes. Sign up by October 27th using the following link <https://www.conashaughlakes.com/halloweentrickortreating>. Homes giving out candy from the hours of 6 pm on will have a balloon with a glow stick available for them to pick up from the office to be used to illuminate your address marker during the night time hours making it easier for the ghosts and ghouls to find their way to your treats!

November 12th Veteran's Day breakfast for all who have served or are currently serving. Please join us with one guest for a breakfast at our recreation building from 9 am to 11 pm. RSVP to [Recreation@conashaughlakes.com](mailto:Recreation@conashaughlakes.com).

November 15th will be our next "Food Fight" from 6pm to 8pm at the recreation bldg. This is a food collection for the local Holy Trinity Church Food Pantry. The member who brings the most food, by weight, will be given bragging rights.

November 16th Wine and Spine Book Club meeting starting at 7pm. Doors open at 6:30 pm.

December 4th through the 8th please drop off your unwrapped and labeled Angel tree gift(s) to the office for distribution.

December 10th from 12 to 3 pm we will be hosting our annual Kids Christmas Party. Please bring a wrapped, labeled gift (no more than \$10) to the office for your child so that Santa has a gift to give them at the party. *Sign up link will be posted at a later date.*

December 17th from 12pm to 4pm will be our Wrapping Party. This a "NO KIDS" zone for wrapping gifts, enjoying drinks and holiday movies with friends and neighbors.

December 21st Wine and Spine Book Club meeting starting at 7pm. Doors open at 6:30 pm.

## Dates To Remember

November 23rd through November 27th Thanksgiving Break—Schools are Closed

November 23rd, 24th and 25th—CLCA Office closed for the holiday

December 25th through January 2nd Christmas Break—Schools are closed

December 23rd and 25th Christmas weekend CLCA Office closed for the holiday

December 30th and January 1st—CLCA Office closed for the holiday

## Community Angel Gifting Tree



This year our communities Communication Committee will be setting up an Angel Tree by the office to help out some of our families who may need some help during this holiday season. If you are in need of help bringing the cheer of the holiday spirit to your family, please keep an eye out for a link that will be published for members to sign up. Anyone who does sign up for assistance, please rest assured that your information will remain confidential. We are limiting the total amount of people who sign up to fifty (50). (If you are a family of five, that is a total of five slots that would then be filled.) The tree with the gift tags will be located at the office. More information will be in our next newsletter as well as sent through email to the community about this Angel Tree.

## Hunting Season Reminders

With the hunting season upon us it is time for a few friendly reminders. Please refer to the Rules and Regulations section of your Blue Book, specifically, Article 10.

ARTICLE 10: HUNTING: USE OF FIREARMS (SEE FINE SCHEDULE) Section

### **10.1 General Conditions**

- (a) No hunting or discharge of firearms is permitted within CLCA.
- (b) Carrying or traveling in a motor vehicle with a loaded firearm (pistol, rifle, shotgun, flintlock, air gun, B.B. gun, bow and arrow, or other device capable of propelling a projectile of any kind), without a valid Pennsylvania License to Carry Firearms, within CLCA is prohibited.
- (c) Any member entering CLCA from State Game lands must wear a current CLCA badge.
- (d) Any MEMBER or GUEST who shall cause injury to a deer or other wild animal shall promptly call the Game Warden.

Section

### **10.2 Carrying of Firearms on CLCA Property**

(a) Fine to be imposed if CLCA MEMBER or GUEST of a MEMBER does not have a current Pennsylvania hunting license or is not behaving in a safe manner. People, by law, are allowed to carry a firearm or bow while walking along a road, provided they have a hunting license displayed and the firearm or bow is not loaded and is at all times pointed in a safe direction. There are a lot of people living in CLCA that hunt and have a right to do so in designated areas of the State; permit to carry and Pennsylvania Game rules all apply.

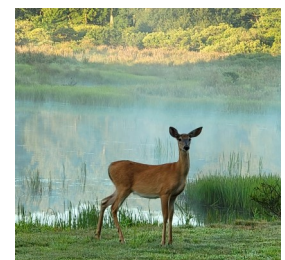
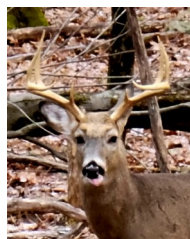
### **Section 10.3 No Hunting on CLCA Property**

(a) No hunting of any type is permitted on CLCA property including, private properties within the development. Any individual(s) who violates this regulation will be reported to the Pennsylvania Game Commission, and a fine will be imposed. (b) Pennsylvania Game Commission (PGC) game laws prohibit the feeding of bears at any time, and CLCA prohibits the feeding of Bears within CLCA. Violators will be reported to the PGC.

### **Section 10.4 Discharging of Firearms on CLCA Property**

a. Individual(s) on CLCA property, including private property owners within the development, are prohibited from discharging any firearm, including air or gas-powered rifles, pistols, or bows of any type, within CLCA community; including common areas.

Hunters are required to park off roadways in the Community when accessing the State Game lands. Do not trespass on private properties for the purpose of entering or exiting the Game Lands. Should you have any safety concerns about hunters inside the community please contact the Game Warden at 833-742-4868 or 833-742-9453.





## Security Camera Update

The Board of Directors, Administrator and Security Committee is pleased to announce that work has begun to replace our outdated and malfunctioning camera system. The present system requires us to go to 3 locations to review anything that has been recorded and is very time-consuming if the video needs to be reviewed.

The new replacement system will start with 18 cameras and can be expanded up to 32 if needed in the future. There will be 4 color IP network cameras with automatic license plate capabilities installed by both of our entrance gates. The remaining are 8mp color cameras that contain AI object recognition and will be installed at our rec. center, pool area, maintenance yard, security booth overlooking our bus and office parking lot, present compactor area, mailbox and recycling bin areas. When our new compactor area is completed the recycling area cameras can easily be relocated to cover that new area. The network video recorder and hard drive systems with live and 14-day recording capabilities will allow us save any video we may need to. Best of all we will be able monitor and store videos in one place.

These cameras are installed by a professional company that was chosen out of 3 companies for not only their competitive price, but also their reliability and quick response to any questions we had during the vetting process.

This new camera system installation also includes approximately 40 hours of training, a 2-year warranty on cameras and will also allow for remote viewing if needed, particularly on weekends. We will also be entering into a service agreement that will give us software updates, training and discounted repair visits if needed. This camera system will serve us well into the future and will help keeping our community safer.

## Fall Road Safety Tips from our Security Committee

Fellow Residents,

Now that fall is in full swing, the Security Committee has some reminders for you. With the leaves beginning to fall, our roads may be slippery, especially in the mornings with the combination of those fallen leaves along with the fresh morning dew or after a rainstorm. There will also be more of a sun glare depending on the hours of the day; particularly during the early morning and late afternoon drive time. We ask that you please slow down, not only for your own safety, but for the safety of our community members. Please give plenty of room to our walkers and bike riders. Don't make an injury or possibly a death be the final reason we all slow down.

We also want to remind you please do not blow your leaves into our roadways. The leaves are beautiful to look at, but not on our roadways. Lets keep them on our grassy areas, out of the flow of traffic. To sum it all up, just slow down, take a breath and enjoy the beautiful colors that this fall season has brought to our community!

