As the year is coming to a close, there is some information I would like to share with all members. For the first since 2015, we have gotten back to filing judgements on members who are ignoring their payment of association dues. This year (2018) we have filed judgements on 20 property owners totaling 22 properties. We have currently settled on 9 properties; these 9 settlements have brought in $38,349 in back dues. Also, three more members will go on payment plans after judgements are completed. The total number of members now on payment plans are 42, 26 properties have satisfied their payment plans and now have a zero balance. Thank you for that!! Also, 17 property owners have defaulted on their payment plans, which means they have stopped making their payments and will be sued in court unless they get their payment plan updated. We will continue to pursue delinquent members at a rate of about 20 members per year. As for members who owe in excess of 5 figures, in January, we will be going through the Monroe County Sheriffs Dept. to start knocking on doors and tagging delinquent members personal property. (This process has been recommended by our attorney.)

For those members who may or may not know, it is now costing the association between $267,000 and $277,000 to run the everyday operation of the association. Our problem is the December billings for 2017 for the 2018 year only generated $225,000 in revenue. Simple math reveals that we cannot continue to operate at a $40,000 to $50,000 revenue shortfall. The facts are that 2019 will be 13 years running that Timber Hill has not raised dues. We are still collecting the same $606.00 that we were 13 years ago!
No, the answer is not to stop doing roadwork; No, the answer is not to get ride of the pool; No, the answer is not to cut the office managers hours. The answer is, we are way behind the times on the amount of our yearly dues that we are currently collecting.

Now, since it is too late to raise 2019 dues, we will remain at $606.00 per year. At our January board meeting, we will be discussing our options for the 2020 and 2021 dues; 13% in 2020 and 12% in 2021. This will be a 25% increase over the next 3 years. So, dues in 2019 would remain as Lot $390.00, House $606.00. In 2020, Lot $440 and house $685.00; in 2021, Lot $492.00, house $767.00. This breaks down to $57.08 a month in 2020 and $63.91 a month in 2021. In 2022, whoever is in charge will reevaluate and determine if the $767.00 per year will be enough to operate the association efficiently. I believe if the association does not take these steps, we will fall in the hands of a management company which would assuredly raise our dues anyway, most likely much more than the amounts we are contemplating now.

Look! No one likes raising dues, hell I’m on a fixed income myself (yes, retired), but I have laid it out in black and white of why we can no longer can survive on $606.00 per year. We would be broke in 3 years!

The budget for general expenses and roads in 2019 is $277,325.00. This year, 2018, we collected $225,000 from December’s billing and $38,000 in back dues for a total of $263,000 collected. $14,000.00 short of our expected budget. Sorry folks, but that ship is sinking! As president, it is my responsibility to be truthful with the membership. To function properly as an association, that means general expenses, road work and contributions to our reserve account (which should have 1 years of expenses in it), we need about $325,000.00 a year. Last year we collected $263,000.00 with back dues, that’s $63,000.00 short of $325,000.00. As a board, we must continue to pursue this goal, but everyone has to be in.

As always, thanks to all of you who continue to support our community. I would love to have more young members get involved, this is going to be your community. Run for the board, chair a committee, volunteer, volunteer, volunteer! Merry Christmas to all and have a happy New Year!

Thanks Again,
Lou DiBernard
President of THCA
COMMUNITY EVENTS COMMITTEE REPORT

Have a safe and happy holiday!

Rose Aumick  
Events Committee Chair

**Events Committee In-tentative Upcoming Events**

March: Pain N Sip Day to be determined

April: Easter Extravaganza 4/13/19  
Community Clean Up 4/27/19

June: Yard Sale 6/8/19

July: Block Party 7/20/19

October: Trunk N Treat, Trick or Treat 10/26/19

December: Christmas Party 12/14/19
Timber Hill Community Association

Bus Stop Rules

Once again, the bus stop rules are becoming an issue!  
A Reminder!

1. No parking on Bromley or Killington Rd.
2. No parking in the handicapped areas (2) unless you are parked there legally.
3. Park in white lined designated areas only or in the administration building parking lot.
4. Please STOP! at the 4-way intersection of Bromley and Killington Roads!!
5. SLOW Down in the school bus pick up and drop off areas.
6. Be Safe at all times, children’s safety FIRST!

East Stroudsburg and Pocono Mtn. school transportation departments have worked with THCA to have a bus stop within our community. Please don’t let bad behavior at the bus stop force the pick up and drop off of the children out of our community. We have worked very hard over the years to get them to come into THCA to pick up our children in a safer place! Please let’s keep it that way.

Following the rules is not that difficult.

Thanks for your cooperation,

THCA Board of Directors
THCA has 567 Properties

As of October 2018, 25% of our properties are delinquent.

The timber Hill Community Association has completed the budget for 2019. We have worked off the monies spent and received in the 2018 budget to make 2019 as accurate as possible without any unnecessary spending. Not counting back dues, we are only collecting $221,000.00 a year and this is a $41,000-dollar shortfall. In 4 years, we will not have enough money to pay our bills. Without an association your roads turn to dirt...

With the current rate of delinquencies, over the last 5 years, we are unable to properly keep up with road repairs and paving's. We can not continue to fall behind on maintenance and repairs due to delinquency.

**Dues will go up in 2020. The question is will it be 20 percent or less, and that, will be determined by our membership.**

If Current dues were at 0% delinquent the association would net $294,000.00 annually.

The current association budget is $221,070.01

Due to delinquency, we are missing $75,000.00 this year.

To properly run the association, we should have $262,000.00 or an 11% delinquency.

**The Mounting Costs of Delinquency**

- About $75,000 dollars missing in 2018
- About $88,000 dollars missing in 2017
- About $61,000 dollars missing in 2016
- About $82,000 dollars missing in 2015

Over the last 4 years were missing about **$306,000.00** in uncollected delinquent dues that could have gone toward making our community a nicer place to live.

*It’s difficult getting slammed with THCA Dues once a year. Why not treat your dues like a monthly household bill by joining the THCA monthly payment plan?*

*Contact the Timber Hill Community Association for more details (570) 629-5058.*
For reference, here is a historic timeline of the last time dues were raised.

The short story is over the last 12 years dues have increased $1.

- 2015 As of 2015 Dues had not increased in 8 years
- 2015 Dues=$505 for lot with home, Road Fee per lot=$100, **Total=$605**
- 2015 Due to delinquencies the association could not cover operating costs
- 2016 Dues increased 20% and the road fee was eliminated, lot with home **Total=$606**
- 2016 A payment plan was implemented to help delinquent members catch up
- 2016-2017 Judgements and liens were filed against some delinquent homeowners
- 2018 Delinquency is currently at about 25%
- 2018 Judgements and liens continued to be filed against some homeowners
- 2018 Budget indicates the association cannot pave roads with projected delinquency
- 2019 Sheriff sales to be pursued against some delinquent homeowners

Why is the association only pursuing some delinquent home/property owners as opposed to all delinquencies?

With our yearly budget limitations, we have limited funds available for collections, each judgment, lien and sheriff’s sale filing costs money. Any additional monies allocated to collections has to be carefully budgeted each year. As delinquencies continue to decrease we will have the opportunity to budget more monies to collections. The whole process is like a ball rolling down hill, it starts out slow and builds up momentum. The association will pursue any and all delinquencies. We encourage delinquent members to contact the association, come to a settlement agreement and enroll themselves on our monthly payment plan. (570) 629-5058

Why should a non-delinquent member be hit with a due increase because of delinquent members non-payments?

Our members should be able to:

- Drive on paved roads not filled with potholes
- Enjoy roads cleared of snow in the winter
- Have the post office and carriers delivering packages to their homes (if roads deteriorate too far these entities can and will refuse to let their vehicles drive through the community)

As a community we were hit hard post 2008, years went by with mounting delinquencies and the road maintenance brush cutting and paving suffered. We have made great strides in reducing delinquency and will continue to push that rate lower. It’s the duty of the association to maintain appearance and standards of properties within the Timber Hill Community Association Inc. This is a challenge to accomplish when our membership consistently has heavy delinquency.

*The THCA Board of Directors needs a treasurer. Interested? Contact (570) 629-5058.*
### Income

<table>
<thead>
<tr>
<th>Account Info</th>
<th>January</th>
<th>February</th>
<th>March</th>
<th>April</th>
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### Expense

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<td><strong>Pool Inspection was done in 2018, next inspection 7-9-21, every 3 years</strong></td>
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**Expense Total:** **$221,970.61**
Product and service endorsement supporting Timber Hill Community Association are solely intended to provide a resource which members find useful. It does not imply endorsement by the Association. Please call 570-629-5058 for more information.

<table>
<thead>
<tr>
<th>Account Info</th>
<th>January</th>
<th>February</th>
<th>March</th>
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| Net Income (8 Accounts found) | ($8,748.32) | ($7,748.32) | $2,026.68 | $1,326.69 | $7,930.86 | ($6,297.06) | ($3,647.06) | ($3,822.00) | ($5,17.00) | $11,743.34 | $6,678.68 | ($2,923.54) | $0.00 |
We accept Credit Cards for your association Dues and Fees. In addition to Visa, MC, & Discover, and American Express! Please call office for processing or stop in, our website is under construction. Please keep in mind that there is a 3.5% processing fee on all charges. For example: If your dues for a single family home with a late fee of $25.00 are $631.00 with the 3.5% processing fee, your total charge on your card would be $653.08. If you do not include the 3.5% processing fee to your total, we will add it to your balance due.

For those of you who are behind in your dues; the board is offering an installment payment plan to help make it possible for you to bring your account up to date.

We also accept ACH debits, so we can set you up on automatic payments. Please contact the office if you are interested in making payment arrangements.

A reminder that we also have a mail slot! So, swing by and drop off your payment at your convenience.
Advertising Information
We are now offering advertising space in our newsletters. The fees are as follows:

- Classifieds: $3.00
- Business Cards: $15.00
- ¼ Page: $25.00
- ½ Page: $50.00
- Full Page: $100.00

If you prepay for advertising space in 3 issues we will give you the 4th for free. Please contact the community for more information at 570-629-5058.

SELLING YOUR HOUSE OR CAR? OR MAYBE YOU JUST STARTED YOUR OWN BUSINESS. WHAT BETTER WAY TO LET YOUR COMMUNITY KNOW THAN TO ADVERTISE IN THE SEASONAL NEWSLETTER. ADVERTISING SPACE STARTING AS LOW AS $3.00.

FOR MORE INFORMATION ON ADVERTISING CONTACT THE ADMINISTRATION OFFICE AT 570-629-5058

SPACE IS LIMITED SO CALL NOW!
Product and service endorsement supporting Timber Hill Community Association are solely intended to provide a resource which members find useful. It does not imply endorsement by the Association. Please call 570-629-5058 for more information.
Come see what your neighbors are talking about.
Join Nextdoor Timberhill Community, the private website for your neighborhood.

To join, visit:
timberhillcommunity.nextdoor.com/join

Your neighbor, Andrew Monachelli, invited you to join.

Andrew (Timber Hill Rd) writes: "Our neighborhood is using a private online network called Nextdoor Timberhill Community, and we think you'll benefit from joining us. On our Nextdoor site, neighbors share community events, recommendations, items for sale/free, crime/safety concerns, ideas about how to make our neighborhood better, and more. Please join us to build a better neighborhood!"

To accept your invitation, visit:
timberhillcommunity.nextdoor.com/join
Your flyer code: WPNUAC

Nextdoor Timberhill Community

Get to know your neighbors • Share local recommendations • Lend, borrow and give away • Keep the neighborhood safe • Stay informed
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### Important Dates to Remember

- **December 21, 2018** Winter Begins
- **December 25, 2018** Christmas
- **January 1, 2019** New Year's Day
- **January 9, 2019** Monthly Meeting at the Administration Building 7pm
- **January 21, 2019** Martin Luther King
- **February 2, 2019** Groundhog Day
- **February 13, 2019** Monthly Meeting at the Administration Building 7pm
- **February 14, 2019** Valentine's Day
- **February 18, 2019** President's Day
- **March 6, 2019** Ash Wednesday
- **March 10, 2019** Daylight Savings Time
- **March 13, 2019** Monthly Meeting at the Administration Building 7pm
- **March 17, 2019** St. Patrick's Day
- **March 20, 2019** Spring Begins
- **April 10, 2019** Monthly Meeting at the Administration Building 7pm
- **April 14, 2019** Palm Sunday
- **April 19, 2019** Good Friday
- **April 21, 2019** Easter
- **April 22, 2019** Earth Day

### Volunteers Needed:

All Committees will gladly welcome anyone wishing to volunteer time to the committee of choice. Help is needed for the BRACE Committee, Events Committee, Road Committee, Gypsy Moth Committee, and for the Crime Watch Committee. Anyone interested can contact the THCA Office and Trish will pass your message on the appropriate Committee Chairperson.

### Announcement

Introduce new births, congratulations to graduates, engagements, weddings, wishes for getting well, sympathies, also any sports or scholastic achievements your child or grandchild may have accomplished, or any other items that you would like to include in this column. Announcements are free of charge. If you are interested in submitting an announcement please forward by mail or email thca2@verizon.net for our 2019 Spring Newsletter by March 1st. Be sure to include the proper names and who the announcement is from. Without your name signed on the notice it will not be placed in the column. We will not place address or lot #’s in the column, only the announcement that you would like to place.
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