

South Abington Woods Phase II

Newsletter July 2024

just a friendly reminder...

The 3rd quarter POA dues are due July 1st.

Payments must be received on or before July 10th to avoid a penalty charge.

Please be sure to notify Brad Jones at Preferred Management if you are going to sell your Townhome to ensure the proper paperwork is filed in a timely manner:

bradj@preferredmanagement.org

Please be reminded that all trash/recycle containers must have lids when placed outside for pickup. Lids are available to purchase through Preferred Management if needed.

2024 Painting Schedule

The Association has contracted with David Merkel to perform this year's round of exterior painting. The units that are scheduled to be painted are listed below.

The painting includes shutter painting, entrance door painting, painting of the columns, garage doors, windowsills, gas lines and meters.

The work is scheduled to begin June 17th and take a few weeks to complete. Once completed, the owners who received the painting will be invoiced for the work.

Later in the summer the contractor will be back on property to continue the list from last year that they were unable to complete. We will provide a list of units that will be done later this year once we have the schedule.

The units that are included in the first round of painting this year are:
Unit 46, 48, 50, 52, 54, 56, 58, 71, 73, 75 and 77



Association Regulation Reminders:

Over the past few months, we've had to send a handful of reminders out regarding personal belongings in the common areas. These personal belongings include decorative flags, lawn ornaments, bird baths, dog waste containers, etc. We want to remind all owners that the governing documents specify no personal belongings can be placed in the common areas including the front mulch beds. In addition, no flags or banners can be displayed except for an American flag. The Covenants define these regulations, specifically reading:

5. Other than an entry security camera, small signs stating the Unit street number and a security service, and solar walkway lighting, no flags, banners, pennants, signs, decorative lights, wires, television or radio reception devices, or any unsightly objects or devices of any kind shall be placed or maintained upon a Unit or Unit yard, tree, road, or Common Area, nor in a Unit so as to be visible from the outside, except:
 - a. An American flag may be displayed at the entry area of a Unit and must adhere to Federal Code and Pennsylvania Law. A flag no larger than 12"x18" supported from a banner stand is preferred and free-standing flag poles are not permitted. No flags may be displayed on Common Areas.

Landscaping Update:

It appears the rainy season has finally come to an end. Over the past few months, we have seen unprecedented growth of not only the lawns but the shrubs and bushes as well.

With the rain and the quick growth our shrubs and bushes need trimming about a month sooner than normal.

AOS scheduled shrub trimming for mid-July, however, the staff is considering moving the schedule up to do the trimming sooner.

We understand some areas are very overgrown and we assure you we are working diligently with the landscaper to have the service performed as soon as possible.

Some of the bushes have not yet blossomed, which means they should not be trimmed as it is detrimental to the plant.

We will continue to work with AOS to have this service performed in a reasonable time while preserving the beautiful landscaping we have.



Board volunteers are needed for the upcoming November election. Our Board Secretary is retiring in January. Please consider volunteering for the position.



Board of Directors Overview

1. Structure

The Board of Directors consists of seven (7) unit owner volunteers, elected to govern and manage the affairs of the Association in accordance with the Association's Covenants, Bylaws and Rules & Regulations.

The Board also oversees and acts as liaison to various committees and the property management company.

2. Authority

The Board has all the authority and rights necessary to administer the Association's affairs as set forth in the Bylaws.

3. Meetings

The Board meets in January of each year for an organizational meeting, then as often as necessary but no less than every other month. A special meeting may be called at any time upon the request of the Board Chairperson, or any two (2) Board members.

4. Responsibilities

Directors attend Board meetings (typically via Zoom) and vote upon any matters before the Board. Directors may also communicate regarding various issues between formal meetings.

5. Compensation

Board members receive no compensation for their duties.

6. Qualifications

To qualify as a Board Director, a unit owner must be in good standing, not be involved in litigation with the Association, not have a familial relationship nor be a co-owner with another sitting Director, nor be a convicted felon.

Board of Directors Overview cont.

7. Officers

At the first meeting of each year the Board votes amongst themselves by a simple majority to fill the following Officer positions:

- Chairperson - Presides over Board meetings.
- Treasurer - Receives and disburses Association funds.
- Secretary - Records and preserves the minutes and documents of meetings, communicates with the members and maintains a resident directory.

Officers fill their elected positions until the end of their current term. Officer positions have no term limits and there is no prohibition of incumbents being re-selected by the Board.

Standing Committees

1. Landscaping Committee

The Landscaping Committee coordinates with the property management company to oversee the overall care and maintenance of shrubs, trees, plantings and lawn areas of the development, and obtains bids for contracted landscaping services.

2. Snow Removal Committee

The Snow Removal Committee coordinates with the property management company to monitor the work of snow removal services and obtains bids for contracted snow removal services.

3. Architectural Committee

Inactive. Activities handled by property management company. 4. Insurance Compliance Committee: Inactive. Activities handled by property management company.

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New neighbors:

Ellen Keeler Moore, Paul Keeler and James J. Keeler Jr., unit #8

Following are service providers utilized and recommended by some of our neighbors.

Consider getting together with your neighbors to get a group discount.

NEPA Pest Control (Shane Donovan)

Phone: 570-347-5111, Cell: 570-892-8581

Was very helpful and reasonably priced for exterminating bees last year

Offers a price reduction with multiple customers

Soot Soldiers

Chimney and Dryer Venting Specialists

Phone: 570-483-1756



Buddy Marshalls Window Cleaning

Phone: 570-637-0842

Cleans windows inside and out, and removes, cleans and rei

Brighter Window Cleaning 570-341-7422 - inside & out & power washing. Can do screens.

Dan@brighterwindowcleaning.com

Social News

Our summer party this year is again at Constantino's. It's a beautiful place with gorgeous gardens. The date is Sunday, August 11. There is a cash bar from 5:30 to 6:30 an antipasto bar and a buffet from 6:30 to 8:30. The menu is varied and will appeal to any taste.

Please place your check for \$52. per person (this includes tax, service charge and tip) made out to MARILYN GREEN in the box on the porch at #117 Wyndham. Your check is your reservation. Checks must be in by July 31.

This party is open to all residents, and they are welcome to bring a friend. Constantino's is a handicapped accessible venue.

We enjoyed Manning's Ice Cream during their visit to our neighborhood in June



IT'S BACK! THE MOST SPECTACULAR AMAZING FIREWORKS DISPLAY IN NEPA. DOWNTOWN SCRANTON JULY 3RD

Courthouse Square in Scranton comes alive as Lehigh Valley Hospital Dickson City and Shorten Homes Present the Lackawanna County Scrantastic Spectacular!

Bring the family and enjoy great foods, games and bounce houses for the kids, local bands on Powell's by Brennan Side Stage, and a LIVE performance from Northeastern Pennsylvania Philharmonic Brass and Percussion Members beginning at 8:00 p.m.. Then sit back and enjoy the best fireworks display in NEPA!

Wednesday, July 3 at 4:00 p.m.
Courthouse Square, Downtown Scranton

Rotary
Club of
The Abingtons



Fireworks will be July 3, 2024 with rain date the 5th.

Remember to use only designated parking areas and come prepared to pay for parking please. Donations over and above will be welcome and mailed to Rotary Club of the Abingtons, PO Box 392. Clarks Summit PA 18411. THANK YOU.

**July 3rd
Fireworks**

Tunkhannock High School
Athletic Field
Gates Open at 6:00PM

POPSTAR DRIVE
(formerly amRadio)
7:00PM till 9:30PM

Food Stand Open!
Hamburgers, Hotdogs, Sodas & More!
Operated by the Tunkhannock Senior Class

Rain Date July 5th

presented by the
Rotary
Club of Tunkhannock



Cheers!



Strawberry Peach White Wine Slushie

1 bottle of white wine
2 cups of frozen peach and/or mango slices
1 cups of frozen strawberries
3 cups of ice cubes

Blend 2 cups of white wine with about 2 cups of frozen peaches and 2 cups of ice cubes.

Pour into four glasses.

Blend 1 cup of white wine with about 1 to 1 ½ cups of strawberries and 1 cup of ice.

Pour it on top of the peach slushy.

Orange Slushy

1 2/3 cups orange juice , divided
12 ounces vanilla bean yogurt
1 tablespoon honey

Pour 1 1/3 cups orange juice into an ice cube tray; freeze until solid, about 3 hours.

Empty cubes into a blender and combine with the remaining 1/3 cup orange juice, yogurt, and honey. Blend until smooth.

Serve into cold tumbler glasses and enjoy!

Boozy option: Add in a splash of vodka or rum for an adult slushy.



Easy Malibu Pina Colada Recipe

2 oz. rum
1 oz. cream of coconut
3 oz. pineapple juice
½ cup frozen pineapple chunks
¼ cup ice
⅛ fresh pineapple chunks and maraschino cherries for garnish

Combine the frozen or fresh pineapple, coconut rum, cream of coconut, pineapple juice, and ice in a blender.

Set to medium and blend until ice is crushed and the drink is smooth.

If needed, add additional frozen pineapple or ice for a thicker consistency or thin out with a splash of pineapple juice.

Garnish your piña colada with fresh pineapple chunks and maraschino cherries.



Lakeside Wednesday Night Summer Concert Series

Through August 28, 2024

1188 Winola Road, South Abington Twp, PA 18411

(570) 586-2111

Enjoy lakeside concerts each Wednesday this summer at Hillside Park! NEPA is loaded with talent, and this is a chance to enjoy music, friends and food in a picturesque setting. Families can support vendors or bring their own picnic to these FREE outdoor performances with our region's best known professional musicians.

The concerts will begin at 6:00 p.m. and end at dusk.

2024

LAKESIDE WEDNESDAY CONCERTS
HILLSIDE PARK.NET

6/26 THE WANABEES
7/3 CRYPTICAL SUNSHINE
7/10 WADE PRESTON
7/17 DOUG SMITH BAND FEAT. ERIN MALLOY
7/24 THE LUONGO BROTHERS
7/31 WHISKEY N' WOODS
8/7 THE FAB 3
8/14 DADDY-O AND THE SAX MANIAX
8/21 THE QUIETMEN
8/28 CELLAR SOULS

FREE

6pm to Dusk
Check our Facebook page for inclement weather updates
Canoeing & Food

Winola Road
South Abington Township

Facebook.com/AAJRBHillsidePark

DICKSON CITY HYUNDAI **CONDON SWEDA ADVERTISING** **LAMAR ADVERTISING** **Fidelity BANK**
THE ABINGTON JOURNAL **EAGLE CLEANERS** **MASCARO & SONS** **THE AZEK COMPANY** **CITIZENS SAVINGS BANK**
Peoples Security **OLIVER PRICE & RHODES** **THE OVERLOOK ESTATE FOUNDATION** **NET CREDIT UNION** **K&T** **BAILEY'S**



Pete Davidson Live

Thursday, September 12, 2024

Showtime: 7:30 p.m. Doors open 6:00 p.m.

Pete Davidson is a celebrated stand-up comedian, actor, writer and producer.

[Pete Davidson Live Tickets Sep 12, 2024 Wilkes-Barre, PA | Ticketmaster](#)



Terry Lee Goffee – Tribute to Johnny Cash

Sunday, September 22, 2024

Showtime: 6:00 p.m. Doors open 4:30 p.m.

Goffee's tribute to Johnny Cash has taken him across the US, Canada, Ireland and the UK. In 2009, he was selected to provide the moves for the Johnny Cash character in "Guitar Hero 5." Now, he's a regular on RFD-TV, too!

He looks like Johnny. He sounds like Johnny. He moves like Johnny. Nobody does Johnny Cash like Terry Lee Goffee.

[Terry Lee Goffee - Tribute To Johnny Cash Tickets Sep 22, 2024 Wilkes-Barre, PA | Ticketmaster](#)

Maddie & Tae

Sunday, September 29, 2024

Showtime: 7:00 p.m.

Doors Open: 5:30 p.m.



Award-winning duo Maddie & Tae channel their unbreakable bond, honest songwriting and “some of the tightest harmonies on Music Row” (*Rolling Stone*) into their new collection of songs *Through The Madness Vol. 2*, out now. Together as longtime friends and music collaborators, Maddie Font and Taylor Kerr co-wrote each of the project’s tracks, as well as all 8 songs on *Through The Madness Vol. 1*. The pair drew praise for their Gold-certified *The Way It Feels* album, including the Double Platinum-certified No. 1 hit, “Die From A Broken Heart.” With “Die From A Broken Heart” topping the country airplay charts, Maddie & Tae became the first and only female twosome with multiple No. 1s.



NEPA Philharmonic Presents The Music of Queen

Friday, September 27, 2024

Showtime: 7:30 p.m. Doors open 6:00 p.m.

Experience an electrifying fusion of classic rock and symphonic music like never before with the NEPA Philharmonic! Prepare to be enthralled as the orchestra joins forces with the phenomenal Jeans ‘N Classics live band performing iconic songs like “Bohemian Rhapsody” and hits such as “We Will Rock You” and “Don’t Stop Me Now.” Join us on a musical journey that celebrates the timeless brilliance of Queen’s extraordinary repertoire.



Police calls are handled through the Lackawanna County Communications Center. When dialing 911 for emergencies or 342-9111 for non-emergencies, it is imperative that you inform the dispatcher that you reside in South Abington Township.

The Department operates 24 hours a day and provides basic ambulance service for our area.

Full time staff are present from 8 AM through 4 PM, Monday through Friday. The telephone number for direct access is 570-587-8715. The police fax number is 570-586-4342.

South Abington Township Police Department, along with the Lackawanna County District Attorney's Office, sponsors a Prescription Drug Drop Off Box, located in the Township Building's lobby at 104 Shady Lane Road, Chinchilla.

[Website](#)



Chinchilla Hose Company of South Abington Twp. PA

113 Shady Lane Rd
PO Box 311, Chinchilla, PA 18410

Non-Emergency: 570-586-5726
Emergency: 911

[Website](#)



Lehigh Valley Hospital

330 Main Street
Dickson City, PA 18519-1691
570-330-5000

[Website](#)

Geisinger Community Medical Center

Main: 570-703-8000

1800 Mulberry St, Scranton, PA 18510
570-703-8000

[Website](#)



Moses Taylor Hospital

700 Quincy Ave, Scranton, PA 18510
570-770-5000

[Website](#)

Regional Hospital of Scranton

746 Jefferson Ave, Scranton, PA 18510
570-770-3000

[Website](#)

South Abington Woods Phase II POA Executive Board

Lorraine Rosenberry	Chairperson
Jim Specht	Secretary
Jeanette Stauffer	Treasurer
Joe Cognetti	
Margaret McNulty	
Karen Thomas	
Eugene McNamara	
POA Executive Board Email	poaexecutiveboard@gmail.com
South Abington Woods Phase II Website	www.sawp2poa.com

Preferred Management Associates

Brad Jones	bradj@preferredmanagement.org
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South Abington Woods Phase II POA Committee Chairpersons

Landscaping	Margaret McNulty	landscapingpoa@gmail.com
Snow Removal	Joe Cognetti	snowremovalpoa@gmail.com
Newsletter	Lorraine Rosenberry	

POA Executive Board Mission Statement

The mission of the South Abington Woods Phase II Property Owners Association Executive Board is to:

- Preserve, protect and enhance the quality of life and sense of community through efficient and cost-effective management of the Association.
- Enforce covenants, by-laws, conditions and restrictions, designed to preserve and enhance property values and the common environment, in a fair and ethical manner.

Adopted May 12, 2021