



WILD ACRES WORLD

WILDACRESLAKESPOA.ORG

Vol. 43 No. 3

MEET YOUR CANDIDATES!!

STEPHEN DEMMO
INCUMBENT

ALEX DRANOVSKY

To Whom It May Concern at Wild Acres Lakes,

My name is Alex Dranovsky, and I recently moved into Wild Acres and know multiple homeowners in the community. I would like to serve on the board to help our community thrive and make it a pleasure for everyone to reside here. I look forward to collaborating with everyone to help organize the many maintenance projects we desperately need.

I have over 20 years experience in various professional settings, collaborating with coworkers, leading teams, training personnel, creating instructional documents, and client relations. I have a computer related technical background and I am a troubleshooter by nature .

I have worked both in the background as well as client facing situations which gives me a unique perspective on both how things are done as well as how to effectively communicate with different kinds of people.

On a personal level, I enjoy home improvement projects and do not hesitate to get my hands dirty from time to time.

Thank you,

Alex Dranovsky

RAYMOND KOSTROSKI

A Little About Me:

I have recently moved to Dingmans Ferry with my wife Annette and we look forward to our future here in Wild Acres.

My varied career experience includes travel around the country installing and training people on printing and corrugated equipment.

I oversaw getting supplies needed to run an apartment complex with 1,266 units in 6 buildings in Fort Lee, New Jersey for 19 years.

I taught those seeking to be future electricians at Passaic County Technical institute in Wayne, NJ.

I was on the Planning Board in my town of Little Falls, New Jersey. I worked on several election committees. I have also worked the election polls for several years until we moved to Dingmans Ferry.

I also worked at Lowe's Home Improvements for a few years most recently.

I can bring to the board my experience of dealing with large groups in a residential setting. My years doing maintenance can help the board with prioritizing projects as well as scheduling them. I am familiar with various government regulations.

ANDREY GRISHIN INCUMBENT

Hello, my name is Audrey Grishin, My Family and I have been a resident since 1999.I have volunteered for all our community events, also served on the hearing board for 3 years. I owned a trucking company. I worked and retired from Linde trucking company after 20 years.

I have been on board since Sept 2025 working with Capital Improvement and Maintenance. I have made the following recommendations for improvement, extend the shoulder of the road from Snowshoe Dr to Admin Building and include lighting for the safety of our school children and residents. Pool # 1 project to push forward to fix the pump house. Purchase equipment so maintenance can repair our roads one section at a time instead of outsourcing.

I attend every board meeting and committee meeting.

I will maintain communication with our Russian residents because communication the key to success. I have always been proud to live in Wild acres and with the chance, we can put how we have always been The Jewel of the Poconos.

LILIA MANDZIUK

To Whom It May Concern,

My name is Lilia Mandziuk, and I have been a member of this community since 2020. I am seeking a position on the board because I am committed to helping our community remain financially strong, well-managed, and a great place to live.

As a professional accountant with 16th years of experience, I bring a strong background in financial management, budgeting, and attention to detail. My career has equipped me with the skills to analyze financial reports, ensure transparency, and support responsible decision-making. I understand the importance of maintaining accurate records and making thoughtful, informed choices that benefit the entire community.

Throughout my career, I have worked collaboratively with teams, communicated with clients, and helped organizations stay organized and financially sound. I believe these skills translate directly into effective board service, where clear communication and accountability are essential.

I am dependable, detail-oriented, and committed to serving with integrity. I would welcome the opportunity to contribute my experience and work alongside fellow board members to support the needs and goals of our community.

Thank you for your time and consideration.

Sincerely,

Lilia Mandziuk

MEET YOUR CANIDATES!!

REKHA KURIKOTI INCUMBENT

My name is Rekha Kurikoti. My husband and I have been residents of WA since 2002 and split our time between NYC and PA.
As an Associate Director of Admissions/recruitment for a NY college, My position requires me to be well organized, committed, resourceful, and a team player. I have a very calm demeanor and collaborate well with others. I'm willing to continue to learn and actively support our community.

I have attended the WA monthly board meetings as a resident for many years including various community committee meetings. I also have served as a Director of our co-op board in NY. This has allowed me to become knowledgably about contract issues, budgets, recreation, and various other aspects of running a large property.

I would like to continue to collaborate with other board members and residents to continue the mission of keeping the community functioning and beautiful.

I look forward to being a part of the team and would appreciate your vote again in this election.

Thank you for your time,
Rekha Kurikoti

OKSANA MATKOVSKA



MAR 19 2026

I, Oksana Matkovska, have been a proud owner of 199 Heather Hill Road in Wild Acres for the past twelve years and respectfully submit my candidacy for the upcoming election to the Board of Directors. During my years as an owner, I have developed a deep appreciation for our community and a strong interest in its long-term stability and success.

I bring prior board experience from my service as a member of the Board of Managers for a condominium in Brooklyn. This experience has reinforced my belief in the importance of transparency, accountability, and prudent financial management in maintaining a well-functioning community.

Professionally, I serve as a Clinical Director at one of Medicaid Managed Long Term Care organizations, an organization dedicated to advocating for elderly and medically fragile individuals. My educational background includes a Bachelor of Arts in Education, a Bachelor of Science in Nursing, and a Master's degree in the Management of Educational Establishments.

If elected, I would be honored to contribute to the Board by promoting strong financial oversight, ensuring transparency in the use of community funds, and supporting decisions that reflect the shared values and best interests of our residents. As a home owner in Wild Acres, I am personally invested in fostering fiscal stability, preserving the character of our community, and supporting meaningful improvements to our amenities.

Thank you for your time and consideration. I would be grateful for the opportunity to serve our community as a member of the Board of Directors.

Sincerely,
Oksana Matkovska.

JOAN PELLETERI INCUMBENT

Joan Pelleteri
Resume for BOD

My name is Joan Pelleteri (Joanie). Some of you may have heard of me, or know me, as I am currently on the Board of Directors. I have been a resident of this community for 24 years. Over the years I became active and volunteered in a number of WALPOA committees as Secretary. Last June I was appointed for a one-year term on the Board and assigned the position of Secretary. In addition, I serve as a Check Signer and oversee the By-Laws committee. I have also volunteered to assist the Treasurer in any capacity that would be helpful to the Board. Prior to my retirement, I spent more than fifteen years as a Legal Administrator in the corporate sector. That experience has helped me bring organization, attention to detail, and commitment to my role on the Board.

I believe there is still important work to be done, and I would welcome the opportunity to continue serving our community. I respectfully ask for your consideration for one of the open board seats this June.

Respectfully,
Joan Pelleteri

STEVE TARQUINI

Hello! My name is Steve Tarquini. I have been a resident of Wild Acres for 23 years now. I am running for the Board of Directors because I have a desire to serve my Community. We, as a Community, are facing some critical issues that are going to take serious thought, involvement, and of course, money. My goal is to work with the Board and the Membership to progress us towards a brighter future.

I believe our Community deserves knowledgeable leadership, responsible budgeting and a proactive approach to maintaining our assets. By taking a collaborative, forward-thinking approach, we can move in a positive direction to make improvements that benefit everyone and reflect the pride that we have in our Community.

Steve Tarquini

TERASA TARQUINI INCUMBENT

Friends and Neighbors,

My name is Terasa Tarquini and I have been a resident of Wild Acres for over 40 years. I cherish the fond memories I have of growing up in the Community from fun- filled activities at the Clubhouse, family style picnics at Fawn Lake, to sledding down the old Ski slope and racing our bikes down the (then) newly paved roads in the Community. This Community helped shape who I am today and what I value most.

I believe Wild Acres is a wonderful place to live and raise a family, but I'd love to see it be restored and even surpass its former glory. Obviously, that is easier said than done because we, as a Community, would have to agree to fund the projects necessary to repair or replace our aging roads and amenities in order to see true progress occur.

We need to work together to decide on a comprehensive plan for the future of our Community- not only to protect our property values but to ensure that future generations inherit a Community we are all proud to call Home. Let's have those difficult conversations!

Thank you for your consideration! Be well and spread kindness!

♥ Terasa T.

2026 Election Ballots

Mail-In Ballot 2026 Annual Membership Meeting
Board of Directors Election
Meeting Date: June 13, 2026
Location: 116 Wilson Hill Rd, Dingmans Ferry, PA 18328
Time: Doors open at 10:00AM – Meeting Begins at 11:00AM

This is your official Mail-In Ballot. In accordance with the By-Laws, no more than two (2) members (legal deeded members) in good standing may vote regardless of the number of names that appear on the recorded deed.

This ballot allows you to vote for members who will be elected as Board members for three years according to our present By-Laws. Since there are two Board members that have two years remaining on their terms, there are nine (9) board openings. If nothing else changes, the nine (9) highest voted members will be the elected Board Members. However, if the proposed By-Law change in the Petition is approved by two-thirds (2/3) of in-person votes, providing Quorum is made in accordance with the current By-Law, the number of Board members will be reduced from eleven (11) to seven (7). If that proposed By-Law is passed, the top five (5) voted members will be elected to the three year term and the By-Law change will become in full effect immediately.

For a ballot to be valid:

- 1. Check mark your vote for up to NINE (9) candidates, who shall be elected to a three (3) year term.
 - 2. Place one (1) Mail-In Ballot in each "Ballot Enclosed" envelope and seal.
 - 3. Place all "Ballots Enclosed" envelopes in the envelope marked "WALPOA Voting Judge".
 - 4. Clearly write name, block and lot # on the envelope where provided and seal.
 - 5. Send by mail (postage required) or bring to the WALPOA Administration Office
 - 6. Mail-In Ballots must be received in the office no later than 4:00PM on Wednesday, June 10, 2026.
- YOU MAY ONLY VOTE ONE WAY-BY MAIL OR IN PERSON.** Any deviations from the above instructions will void this ballot. Resumes can be found in the May/June edition of Wild Acres World and on our Website.

- | | | | |
|-------------------------------|--------------------------|--------------------------------|--------------------------|
| A. Stephen Demmo (Incumbent) | ☐ | F. Liliia Mandziuk | ☐ |
| B. Alex Dranovsky | ☐ | G. Oksana Matkovska | ☐ |
| C. Andrey Grishin (Incumbent) | ☐ | H. Joan Pelleteri (Incumbent) | ☐ |
| D. Raymond Kostroski | ☐ | I. Steven Tarquini | ☐ |
| E. Rekha Kurikoti (Incumbent) | ☐ | J. Terasa Tarquini (Incumbent) | ☐ |

------(COMPLETE OTHER SIDE)-----

Mail-In Ballot 2026 Annual Membership Meeting
Board of Directors Election
Meeting Date: June 13, 2026
Location: 116 Wilson Hill Rd, Dingmans Ferry, PA 18328
Time: Doors open at 10:00AM – Meeting Begins at 11:00AM

Capital Reserve Replacement Fund (CRRF)

The Board of Directors (BOD) is currently recommending the establishment of a Capital Reserve Replacement Fund (CRRF), supported by an annual fee of \$500 per developed lots and vacant lots. This fee is separate from annual dues, which are allocated to the ongoing operation of the community. The CRRF is intended **exclusively** to fund the repair, replacement, and long-term sustainability of community infrastructure and amenities.

If approved by the membership:

- A one-time invoice for the 2026 fee will be mailed following approval, with a due date of November 1, 2026
- Beginning in subsequent years, the CRRF fee will appear as a separate line item on annual dues invoices

All CRRF funds will be maintained in a dedicated account and used only for projects approved by the membership.

Rationale:

WALPOA's infrastructure and shared amenities are aging, and necessary investments have been deferred over time. While prior Boards acted with sensitivity to economic challenges, including national downturns and the COVID-19 pandemic, those deferrals have created a growing need for proactive planning.

We are now at a point where delayed investment is no longer sustainable. Responsible stewardship of the community requires:

- Ongoing monitoring of asset condition
- Planned maintenance and timely replacement
- Financial preparation for inevitable capital expenditures

Establishing the CRRF allows us to plan ahead rather than react, reducing the likelihood of larger, unplanned financial burdens in the future.

Looking Ahead:

While future capital needs cannot be predicted with precision, building and maintaining a reserve positions the community to address them responsibly.

This is a shared obligation. As a membership, we collectively determine whether to invest in preserving and improving our community, or to defer action and accept the consequences of continued deterioration.

☐ YES

☐ NO

2026 Walk in By-Laws Ballot

In-Person Ballot 2026 Annual Membership Meeting
Membership Petition Ballots
Meeting Date: June 13, 2026
Location: 116 Wilson Hill Rd, Dingmans Ferry, PA 18328
Time: Doors open at 10:00AM – Meeting Begins at 11:00AM

There was a Petition signed by well over one hundred (100) members in good standing that now allows the following proposed changes to our current By-Laws to be placed in the June Annual Meeting and made available to members in good standing as “In-Person Ballots” for voting on.

Note: Posted below are Sample In-Person Ballots for your review only and they will not be mailed to you. They will only be available for voting on at the June 13, 2026 Annual Meeting. In accordance with our current By-Laws these By-Laws changes must be voted on In-Person after a Quorum of One Hundred and Fifty (150) members in good standing is met, and providing that One Hundred members (100) remain present.

#1 Section 2.6 ANNUAL & GENERAL MEMBERSHIP MEETINGS

Justification: To define Quorum requirements for voting on Ballots, which would include a combination count of Ballot Votes along with In Person Votes.

PROPOSED TEXT CHANGES:

Section 2.6 ANNUAL & GENERAL MEMBERSHIP MEETINGS

The Annual meeting of the membership shall be held on the second Saturday of June at 11:00 A.M. and the General Membership Meeting shall be held on the first Saturday in October of each year, at 11:00 A.M.

(A) The combination of 150 Members in good standing, either in person or by authorized mail-in ballots, shall constitute a quorum for the purpose of voting on Ballot issues for the Annual and General Membership meetings (in accordance with By-Laws Section 2.10 B by those entitled to vote.) For the purpose of Quorum for all other business that may come before the membership that is not included on a Ballot, a Quorum of not less than 150 members in good standing in attendance at the start of the meeting, and providing one hundred (100) members in good standing remain present, then all other business may be transacted. The majority of votes cast shall be sufficient to adopt or reject any resolution or business which comes before the meetings, unless otherwise provided by law or in these By-Laws.

(B) At the June Annual Meeting, the membership shall conduct the election of the Board of Directors, and other important business, including By-Laws changes, in accordance with Section 2.6 A above. At the October General Membership Meeting, votes shall be taken upon Capital Budgets proposed by the Board of Directors, and other business, including By-Laws changes, in accordance with Section 2.6 A above.

(C) Notice of the Annual & General meetings shall be published in the official publication at least (30) days prior to the date of said meetings, using first class mail.

(D) [Remove subsection (D) and move text to the end of subsection A] The majority of the votes cast shall be sufficient to adopt or reject any resolution or business which comes before the meetings, unless otherwise provided by law or in these By-Laws.

YES ☐ NO ☐

----- (Complete other side) -----

In-Person Ballot 2026 Annual Membership Meeting
Membership Petition Ballots
Meeting Date: June 13, 2026
Location: 116 Wilson Hill Rd, Dingmans Ferry, PA 18328
Time: Doors open at 10:00AM – Meeting Begins at 11:00AM

#2 ARTICLE 2. MEMBERSHIP Section 2.10 VOTING RIGHTS OF MEMBERS

Justification: Modify language in last sentence of Section 2.10 (B) to be compliant with Sections 2.6, 2.7, and 8.2.

PROPOSED TEXT CHANGE:

Section 2.10 (B) VOTING RIGHTS OF MEMBERS

(B) Voting by Absentee Ballot. Every Official Absentee Ballot shall be executed by the member and filed with the WALPOA Office. To be filed and considered valid, an Official Absentee Ballot(s) shall be delivered, in person or by a deeded member of that property or via US Mail to the WALPOA Office. An Official Absentee Ballot will be delivered no later than 4 p.m. EST of the Wednesday before the meeting, at which the vote will be cast. Official Absentee Ballots may not be counted as constituting an amendment to the By-Laws pursuant to section 2.6, 2.7, and 8.2 of the By-Laws.

YES ☐ NO ☐

#3 ARTICLE 3. DIRECTORS, Section 3.1 DUTIES, Subsection (N)

Justification: To protect the removal of an Amenity by less than two thirds votes of a minimum requirement of 100 people.

PROPOSED TEXT CHANGES:

Section 3.1 DUTIES, Subsection (N)

(N) Exercise the specific powers conferred by the certificate of incorporation and the general powers of the Association prescribed in Title 15, Section 5502 of the Pennsylvania Statutes provided, however, that the Directors may not dispose of any of the amenities or facilities of the Association or grant rights or easements therein, other than to utilities, unless approved by two thirds of a combination of In Person and Ballot votes cast in accordance with Section 2.6 A, a quorum being present, at the annual or general membership meetings, or a special membership meeting called for that purpose. Nothing herein contained shall be deemed to preclude or prohibit the disposition of any property or properties, either real or personal of the Association.

YES ☐ NO ☐

#4 ARTICLE 11. MISCELLANEOUS, Subsection (F)

Justification: Remove unnecessary wording as Quorum is already being defined in Section 2.6A.

PROPOSED TEXT CHANGE:

ARTICLE 11. MISCELLANEOUS, Subsection (F)

(F) Meetings. Only those members in good standing who are present shall count for quorum purposes. Also, a Quorum is not necessary to discuss any matters at a meeting.

YES ☐ NO ☐

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#5 Section 3.2 NUMBER OF DIRECTORS: TERMS: QUALIFICATIONS

Justification: 1) Reduce the number of Board of Directors needed to optimize board size and increase individual accountability. 2) Impose term limits to encourage rotation and foster fresh perspectives. 3) Restrict number of family members from being seated on the board at the same time to prevent an unfair coalition building.

PROPOSED TEXT CHANGES:

Section 3.2 NUMBER OF DIRECTORS: TERMS: QUALIFICATIONS

A) There shall be seven (7) Directors who shall be elected at the annual meeting of the membership and shall serve in such capacity without compensation. Their term shall commence at the next regular meeting of the Board of Directors after the meeting of membership at which time the Board of Directors are elected. Each Director shall hold office until his/her successor is elected or appointed as provided for in these By-Laws unless he/she sooner dies, resigns or is removed from office. Each Director shall be over the age of eighteen (18), shall be a member in good standing of the association and shall be free from any conflict of interest, as provided for in Section 3.6 of these By-Laws. All Directors shall be elected for a three (3) year term. A director may only serve two consecutive three year terms and are unable to serve again until a full year has elapsed. All members of the Board must pass a criminal background check.

B) Two people from the same family or household may not serve on the Board of Directors at the same time.

Section 3.3 eliminated do to the revision of the By-Laws 2008 voting.

YES ☐ NO ☐

----- (Complete other side) -----

In-Person Ballot 2026 Annual Membership Meeting
Membership Petition Ballots
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#6 ARTICLE 8. AMENDMENTS

Justification: Clarify language associated with Sections 2.6 and 2.7

PROPOSED TEXT CHANGES:

Section 8.1 AUTHORIZATION

These By-Laws may be amended by the members at the Annual or General meeting as prescribed in Section 2.6, or at a special meeting in accordance with the procedures prescribed in this Article and in Section 2.7, excluding 2.7 (A).

Section 8.2 PROCEDURE

An amendment may be presented for action at a membership meeting by a petition signed by two thirds (2/3) of the full Board of Directors or by a petition signed by not less than one hundred (100) members in good standing. The petition shall contain the full text of the proposed amendment and a statement explaining the need for the amendment. The petition shall be filed with the Association's Secretary at least fifteen (15) days prior to the time of notice of the meeting at which time the petition shall be considered by the membership.

If the petition is to be considered at the Annual or General meeting, the contents thereof shall be published in the official publication of the Association in which notice of the Annual or General meeting is given. If the petition is to be considered at a special meeting of the Association, copies of the said petition shall be sent to all members along with the notice of the special meeting.

No amendments shall be valid until adopted by two thirds (2/3), but not less than one hundred (100), of the affirmative votes cast. No amendment may be voted upon unless twenty one (21) days have elapsed from the date of notice thereof to the membership. All votes must be cast in person (this last sentence in red will be deleted).

YES ☐ NO ☐

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Scrap Metal: Free

Not accepted:

Furniture

Electronics

Appliances

Hazardous waste [paint, oil, cleaning products, etc.]

Construction debris



WALPOA HOURS

MONDAY-

9AM - 4PM

TUESDAY-

9AM - 4PM

WEDNESDAY-

9AM - 4PM

THURSDAY

9AM - 4PM

FRIDAY-

9AM - 4PM

SATURDAY-

9AM - 1230PM



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 **WILD ACRES**
World

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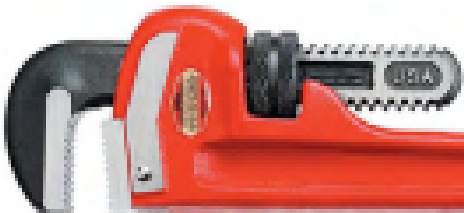
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Events Around Town

DELAWARE TOWNSHIP

MAY 2- 10AM-12PM KIDS SNACK & CRAFT

JUNE 6- 10AM-12PM KIDS SNACK AND CRAFT

SHAWNEE PLAYHOUSE

MAY 2-MAY 7 SHEAR MADNESS-MURDER IN THE
HAIR(COMEDY)

JUNE 13- JUNE 05 ANNIE GET YOUR GUN

JUNE 22 FINDING NEMO (JR SUMMER INTENSIVE)

MILFORD THEATER

MAY 02	Sat • 7:00 PM Musical: Fiddler on the Roof	Find Tickets >
MAY 03	Sun • 2:00 PM Musical: Fiddler on the Roof	Find Tickets >
MAY 08	Fri • 7:00 PM Musical: Fiddler on the Roof	Find Tickets >
MAY 09	Sat • 7:00 PM Musical: Fiddler on the Roof	Find Tickets >
MAY 10	Sun • 2:00 PM Musical: Fiddler on the Roof	Find Tickets >
MAY 16	Sat • 8:00 PM ⓘ David Clark's All About Joel: Billy Joel Tribute	Find Tickets >
MAY 23	Sat • 8:00 PM Comedian/Magician Andy Gross: Are You Kidding Me?	Find Tickets >
MAY 30	Sat • 8:00 PM Dancing Dream: ABBA Tribute Band	Find Tickets >

Community Corner

Happy Birthday!

MAY 3 Micki Dolan
MAY 4 Troy Staughton
MAY 5 Argy Bonzo
MAY 7 David Miller
MAY 8 Robert Defour
MAY 8 Lincoln Miller
MAY 9 Victoria Zanca
MAY 12 Argy Michelle
MAY 13 Joyce Snadecky
MAY 15 Ashley Luna
MAY 16 Jimmy Marsilia
MAY 16 Dot Sladicka
MAY 17 Ann Sarchapone
MAY 20 Kenny Blair
MAY 22 Devin Cielinski
MAY 22 Jacqueline Giannini
MAY 23 Chelsea Opalka
MAY 24 Leo Silverstein
MAY 30 Tina Myers
JUNE 1 Jenn D'Arc Locurto
JUNE 1 Jeanna Mascla
JUNE 2 Elizabeth Zanca
JUNE 2 Abigaille Zanca
JUNE 4 Jeff Dorner
JUNE 6 Taylor Tracy
JUNE 6 Mike Carr
JUNE 11 Michelle Di Pillo



JUNE 12 Melanie Cimiluca
JUNE 14 Vincent King
JUNE 15 Lucas Pauley
JUNE 17 Allyson Dorner
JUNE 20 Taylor Miller
JUNE 20 Katie Sladicka
JUNE 20 Linny Luna
JUNE 21 Vincent Evers
JUNE 22 Dana Hayes- Alvarez
JUNE 23 Fernando Suarez
JUNE 23 Alexander Villig
JUNE 25 Roe Cardino-Dettling
JUNE 26 Cindy Luna

Happy Anniversary

MAY 5 Rich & Kelly Rivera
MAY 16 John & Dot Sladicka
MAY 24 Joe & Bernice Jala (55th)
JUNE 5 Joe Jr. & Cindy Luna
JUNE 12 Jackie & David Giannini

Send your birthday and anniversary dates to admin@wildacreslakes.org

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Wild Acres New Website

We have updated the old site and added some great new features!

<https://WildAcresLakesPOA.org>

When navigating the website, please notice at the top right-hand corner of your screen there will be three [3] bars – this is your website menu.

Do Not Feed the Animals

They are cute and fuzzy and sweet and we naturally want to feed them and get close to them but it's unlawful to feed wild or non-domesticated animals within the community.

Non-domesticated animals are those that are born in the wild and will not or cannot live in a house safely with people. This applies to wild "feral" cats and kittens, deer, bear, raccoons, squirrels, skunks, etc.

So, what will happen? What will they eat if you don't feed them? Wild animals eat mice, small birds, baby rabbits, trash (not healthy but the bear and raccoon seem delighted by it), berries, grasses, etc.

As I researched for facts regarding the hazards of feeding wild animals, I was overwhelmed with the amount of information that I received. This is a major issue in many states not just Wild Acres.

By living in our beautiful, forested community, we are committed to living in harmony with nature and interfering with the life cycle and feeding cycle of wild animals goes completely against this vision.

"When people and wildlife interact, wildlife often ends up losing. Always enjoy wildlife from a distance!" ~Anne Muraski~



Important Contact Information

Wild Acres Administration Office	570-828-7511
Wild Acres Public Safety (Non-Emergency)	570-828-9052
Wild Acres Public Safety (EMERGENCY)	570-828-9700
Wild Acres Website	www.wildacreslakes.org
Wild Acres Administration Email	admin@wildacreslakes.org
Delaware Township Volunteer Ambulance	570-828-2345
Delaware Township Fire Department	570-828-2223
Delaware Township Offices	570-828-2347
Dingmans Ferry Post Office	570-828-2812
Verizon	800-483-5000
Met-Ed Electric	800-545-7741
Penn American Water Company	800-565-7292
Blue Ridge Cable Company	570-296-8200

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MARCH/APRIL EVENTS!!!

ST. PATTY'S DAY



EASTER



RECIPE CORNER

Tomato Cucumber Salad (Fresh And Easy)

Ingredients

- 1 pint grape tomatoes – sliced in half
- 1 English cucumber – sliced
- ½ medium red onion – thinly sliced

Dressing

- ½ cup olive oil
- ¼ cup balsamic vinegar
- 1 tablespoon lemon juice
- 1 teaspoon sugar
- 1 teaspoon Italian seasoning
- 1 tablespoon minced garlic
- 1 teaspoon kosher salt
- ½ teaspoon cracked pepper

Instructions

Place tomatoes, cucumbers and onions in a large bowl, set aside. oil, balsamic vinegar, lemon juice, sugar, Italian seasoning, garlic, salt and pepper. Using a whisk, blend until well mixed. Pour dressing over tomatoes, cucumbers and onions. Toss salad.



Nutrition

Serving: 1 • Calories: 104kcal •
Carbohydrates: 6g • Protein: 1g • Fat: 14g •
Saturated Fat: 2g • Polyunsaturated Fat: 1g •
Monounsaturated Fat: 10g • Sodium: 297mg •
Potassium: 214mg • Fiber: 1g • Sugar: 4g •
Vitamin A: 537IU • Vitamin C: 10mg •
Calcium: 20mg • Iron: 1mg



Nutrition

Serving: 1gCalories:
486kcalCarbohydrates: 85gProtein:
8gFat: 13gSaturated Fat:
8gPolyunsaturated Fat:
1gMonounsaturated Fat: 3gCholesterol:
16mgSodium: 679mgPotassium:
351mgFiber: 2gSugar: 57gVitamin A:
229IUCalcium: 208mgIron: 2mg

Ingredients

- 1x2x3x
- 3.9 oz
- 2 cup milk
- 6 oz whipped topping divided
- ¼ cup
- 1 ¼ cup crushed
- 1 ½ cup
- 4 pieces for garnish
- 4 pieces for garnish

Instructions

Blend pudding mix and milk until smooth. Refrigerate for 5 minutes to thicken.
3.9 oz instant chocolate pudding,2 cup milk
Combine half the pudding with 4 ounces of Cool Whip.
6 oz whipped topping
Distribute half the crushed graham crackers evenly among the serving cups.
1 ¼ cup graham crackers
Spoon Cool Whip and pudding mixture into each cup.
Top with remaining graham crackers and half the marshmallows.
1 ½ cup mini marshmallows
Layer leftover pudding over marshmallows.
Stir marshmallow fluff with remaining Cool Whip and top each cup.
¼ cup Marshmallow Fluff
Refrigerate until serving.
Add final marshmallows, a piece of Hershey’s chocolate, and a graham cracker as garnish. Enjoy!

Open Agenda Item (ii) a.

WALPOA Open BOD Meeting Minutes
January 10, 2026
Delaware Township Municipal Building

- Meeting called to order by COB at 10:17 AM

Agenda (i) -

<i>Roll Call:</i>	JEN	BILL S	AUDRA	STEVE	REKHA	ANDREA	TERASA	ANDREY	JEFF	BILL F	JOAN
PRESENT	x		x	x		x	x	x	x	x	x
PHONE		x			x						
ABSENT											

- There were 17 community members in attendance, and 5 members were on Zoom

Agenda (ii) -

- Motion by Audra Muscari (2nd by Steve Demmo) to accept Open BOD Meeting Minutes from December 20, 2025

	AUDRA	BILL S	STEVE	REKHA	ANDREA	TERASA	ANDREY	JEFF	BILL F	JOAN	CHAIR	TOTAL
YES	x	x	x	x	x	x	x	x	x	x		10
NO												
ABSTAIN												
ABSENT												

Motion Passes

Non-Agenda Motion – justification: to appoint a Treasurer

- Motion by Steve Demmo (2nd by Terasa Tarquini) to Appoint Bill Fells as Treasurer

	AUDRA	BILL S	STEVE	REKHA	ANDREA	TERASA	ANDREY	JEFF	BILL F	JOAN	CHAIR	TOTAL
YES	x	x	x	x	x	x	x	x		x		9
NO												
ABSTAIN									x			1
ABSENT												

Motion Passes

Non-Agenda Motion – justification: to appoint an assistant to the treasurer for support

- Motion by Terasa Tarquini (2nd by Audra Muscari) to Appoint Joan Pelleteri as Assistant to the Treasurer

	AUDRA	BILL S	STEVE	REKHA	ANDREA	TERASA	ANDREY	JEFF	BILL F	JOAN	CHAIR	TOTAL
YES	x	x	x	x	x	x	x	x	x			9
NO												
ABSTAIN										x		1
ABSENT												

Motion Passes

Non-Agenda Discussion Summary: Although this was not requested to be put on the Open Meeting Agenda, a Board Member asked to discuss why the monthly meeting minutes were no longer being put in the WALPOA Publication as they had been in the past. Another Board Member brought up the fact that in our By-Law 3.13 there was no directive stating that the meeting minutes are to be posted and that there was concern that we could be in violation of this By-Law by posting of the minutes. (For reference By-Law 3.13 reads...The Directors shall cause a complete record to be kept of all of their meetings, the meetings of committees and the votes, acts and meetings of the members. Said records, except Executive Session minutes, shall be kept in the office and available to the membership at their request and expense). The original Board Member expressed that as

Open Agenda Item (ii) a.

Agenda item (iii) – Announcement of Emergency BOD Meeting on 2/26/26 at 2PM in the Administration Office for the Clubhouse Bid Opening in accordance with the bid contract.

Agenda item (iv) - Request for Volunteers needed for the June 2026 Election Committee. One member offered to spreadhead the committee.

Agenda item (v):

- The DOO report was read by Sean Friel
- Collections report was read by Jen Cittadino
- Maintenance report was read by Sean Friel
- Public Safety report was read by Sean Friel
- Recreation report was read by Audra Muscari

Agenda (vi) – a. Treasurers Report

- Motion Audra Muscari (2nd by Terasa Tarquini) to Accept the December 2025 Financial Report

	AUDRA	BILL S	STEVE	REKHA	ANDREA	TERASA	ANDREY	JEFF	BILL F	JOAN	CHAIR	TOTAL
YES	x	x	x	x	x	x	x	x		x		9
NO												
ABSTAIN									x			1
ABSENT												

Motion Passes

Agenda item (vii) - Committee Reports:

- Budget & Finance – Nothing new to report
- Public Safety – Steve Demmo had nothing new to report
- Recreation – Audra Muscari already covered under the DOO Report
- Environmental/Architectural – Rekha Muscari had nothing new to report
- Capital Improvement/Maintenance – Andrey reported on his committee meeting
- By-Laws – Nothing new to Report
- Communications – Andrea had nothing new to report
- Beautification – Audra had nothing new to report
- Rules & Regulations – Bill Sarro had nothing new to report

Agenda item (viii) – Awarding of Contracts/Bids

- Motion by Joan Pelleteri (2nd by Audra Muscari) to approve Awarding of Contract to Wayco to begin work on One (1) North Lake Dam Culvert

	AUDRA	BILL S	STEVE	REKHA	ANDREA	TERASA	ANDREY	JEFF	BILL F	JOAN	CHAIR	TOTAL
YES	x	x	x	x	x	x	x	x	x	x		10
NO												
ABSTAIN												
ABSENT												

Motion Passes

Agenda Item (ix) – Hearing upon adoption or amendment of Proposed Changes to R&R or policies on Second reading (0)

Agenda Item (x) – Old Business

- Sean updated on the status of the anticipated Clubhouse Bid
- Sean updated on the awarding of the Wayco North Lake Dan Culvert contract

Open Agenda Item (ii) a.

Agenda item (iii) – Announcement of Emergency BOD Meeting on 2/26/26 at 2PM in the Administration Office for the Clubhouse Bid Opening in accordance with the bid contract.

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- Recreation report was read by Audra Muscari

Agenda (vi) – a. Treasurers Report

- Motion Audra Muscari (2nd by Terasa Tarquini) to Accept the December 2025 Financial Report

	AUDRA	BILL S	STEVE	REKHA	ANDREA	TERASA	ANDREY	JEFF	BILL F	JOAN	CHAIR	TOTAL
YES	x	x	x	x	x	x	x	x		x		9
NO												
ABSTAIN									x			1
ABSENT												

Motion Passes

Agenda item (vii) - Committee Reports:

- Budget & Finance – Nothing new to report
- Public Safety – Steve Demmo had nothing new to report
- Recreation – Audra Muscari already covered under the DOO Report
- Environmental/Architectural – Rekha Muscari had nothing new to report
- Capital Improvement/Maintenance – Andrey reported on his committee meeting
- By-Laws – Nothing new to Report
- Communications – Andrea had nothing new to report
- Beautification – Audra had nothing new to report
- Rules & Regulations – Bill Sarro had nothing new to report

Agenda item (viii) – Awarding of Contracts/Bids

- Motion by Joan Pelleteri (2nd by Audra Muscari) to approve Awarding of Contract to Wayco to begin work on One (1) North Lake Dam Culvert

	AUDRA	BILL S	STEVE	REKHA	ANDREA	TERASA	ANDREY	JEFF	BILL F	JOAN	CHAIR	TOTAL
YES	x	x	x	x	x	x	x	x	x	x		10
NO												
ABSTAIN												
ABSENT												

Motion Passes

Agenda Item (ix) – Hearing upon adoption or amendment of Proposed Changes to R&R or policies on Second reading (0)

Agenda Item (x) – Old Business

- Sean updated on the status of the anticipated Clubhouse Bid
- Sean updated on the awarding of the Wayco North Lake Dan Culvert contract

JANUARY 2026
MEETING
MINUTES

Open Agenda Item (ii) a.

Agenda Item (xi) – New Business

- December 2025 Write Offs (0)
- Discuss possible newsletter changes
- Discuss the start of revisions to the Employee Handbook
- Fiscal Year 2025-2026 G/L Transfers (0)

Agenda Item (xii) – Proposed changes to the R&R and policies on First Reading (0)

Agenda Item (xiii) – Communications (a) written and (b) oral petitions, hearing, and comments by members (0)

Agenda item (xiv) - Membership Q&A/Open Discussions:

- Obligations and functions of the Treasurer and the Assistant to the Treasurer

- Discussion regarding the possibility of eliminating the mailing of the Newsletter and only posting it on the Website. The By-Laws specifically state that the Newsletter must be mailed out to the membership, and until such time as the By-Laws are changed, mailing elimination is not possible. (For reference: Newsletter By-Law 6.6 stipulates the requirements of WALPOA's official publication)

- Discussed the possibility of eliminating our Newspaper publisher entirely and taking on the responsibility ourselves. Points considered: who would reach out to advertisers, who would prepare and print the Newsletter, who would be responsible for advertiser negotiation/contract preparation, and who would monitor payments.

- Zoom link postings on the Website. Concern was expressed that our meeting Zoom Links posted on our Website or on our Facebook Page could allow outsiders access to our meetings. A suggestion was that the passcode does not have to be posted in an effort to deter outsiders.

- Expressed frustration over the loss of our amenities without dues compensation.

- It was brought up that our Capital Improvement Committee could proactively look into assessments regarding future infrastructure projects, however, as our past and current board have previously expressed we cannot proactively seek out assessments without knowing what the costs involved per project would be.

- Can we consolidate the old websites and their links into the new Website. We cannot effectively eliminate the old websites for continuity reasons.

- Alternatives to booking the Township Hall for our monthly board meetings. Alternatives were already being researched. As a side note, one of our membership came forward and advised that the Firehouse had a meeting room that they rented out that could be a possible option.

- Closing out the open discussion session of the meeting the Board Chairperson went on record and expressed her concern about posting our Meeting Minutes in the Newsletter (which is not called out in our By-laws) and how the Board members do not have the right to individually, or as a whole, interpret the By-Laws meaning regardless of what has been "past practice". She expressed concern that this could lead to a precedent for future By-Laws interpretations.

Open Agenda Item (ii) a.

Agenda item (xv) - Adjournment
Motion by Terasa Tarquini (2nd by Audra Muscari) to Adjourn Meeting
10 Yea's 0 Nay's
Motion Passes

Meeting Adjourned: 12:13 PM

FEBRUARY 2026

MEETING MINUTES

Agenda Item (ii) b.

WALPOA Open BOD Meeting Minutes
February 21, 2026
Delaware Township Municipal Building

- Meeting called to order by COB at 10:17 AM

Agenda Item (i) -

Roll Call:	JEN	BILL S	AUDRA	STEVE	REKHA	ANDREA	TERASA	ANDREY	JEFF	BILL F	JOAN
PRESENT	x		x	x		x	x	x	x	x	x
PHONE		x			x						
ABSENT											

- There were 18 community members in attendance, and 6 members were on Zoom

Agenda Item (ii) -

- Motion by Joan Pelleteri (2nd by Audra Muscari) to accept Open BOD Meeting Minutes from January 10, 2026

	AUDRA	BILL S	STEVE	REKHA	ANDREA	TERASA	ANDREY	JEFF	BILL F	JOAN	CHAIR	TOTAL
YES				x						x		2
NO	x		x		x	x	x		x			6
ABSTAIN		x										1
ABSENT							x					1

Motion Fails

- Motion by Terasa Tarquini (2nd by Audra Muscari) to table the 1/10/2026 meeting minutes for corrections

	AUDRA	BILL S	STEVE	REKHA	ANDREA	TERASA	ANDREY	JEFF	BILL F	JOAN	CHAIR	TOTAL
YES	x	x	x	x	x	x	x		x			8
NO										x		1
ABSTAIN												
ABSENT							x					1

Motion Passes

Agenda Item (iii) – Announcement of Emergency BOD Meeting on 2/26/26 at 2PM in the Administration Office for the Clubhouse Bid Opening in accordance with the bid contract.

Agenda Item (iv) – Request for Volunteers needed for the June 2026 Election Committee. One member offered to spreadhead the committee. Candidates need to submit resumes/letter of interest by 4PM on March 20, 2026.

Agenda Item (v):

- The DOD report was read by Sean Friel
- Collections report was read by Jen Cittadino
- Maintenance report was read by Sean Friel
- Public Safety report was read by Sean Friel
- Recreation report was read by Audra Muscari

Agenda Item (ii) b.

Agenda Item (vi) – a. Treasurers Report

- Motion by Bill Fells (2nd by Terasa Tarquini) to Accept the January 2026 Financial Report

	AUDRA	BILL S	STEVE	REKHA	ANDREA	TERASA	ANDREY	JEFF	BILL F	JOAN	CHAIR	TOTAL
YES	x		x			x	x		x	x		6
NO					x							1
ABSTAIN		x		x								2
ABSENT								x				1

Motion Passes

Non-Agenda Motion – Justification: to assist the Treasurer with the financials

- Motion by Bill Fells (2nd by Steve Demmo) to request access of Treasurer Bill Fells as an authorized representative to all WALPOA bank accounts

	AUDRA	BILL S	STEVE	REKHA	ANDREA	TERASA	ANDREY	JEFF	BILL F	JOAN	CHAIR	TOTAL
YES	x	x	x	x	x	x	x			x		8
NO												
ABSTAIN									x			1
ABSENT								x				1

Motion Passes

Agenda Item (vii) - Committee Reports:

- Budget & Finance – Bill Fells had nothing new to report
- Public Safety – Steve had nothing new to report
- Recreation – Audra already covered under the DOD Report
- Environmental/Architectural – Rekha had nothing new to report
- Capital Improvement/Maintenance – Andrey reported on his committee meeting and made the following motion.

- Motion Andrey Grishin (2nd by Terasa Tarquini) to add to the June Ballot to move the existing \$115,000 Coping Repair funding into the Pool 1 Project funding

	AUDRA	BILL S	STEVE	REKHA	ANDREA	TERASA	ANDREY	JEFF	BILL F	JOAN	CHAIR	TOTAL
YES	x	x	x	x	x	x	x			x		8
NO												
ABSTAIN									x			1
ABSENT								x				1

Motion Passes

- By-Laws – Joan announced that there was a By-Laws Committee Meeting set up for Saturday 2/28/26.
- Communications – Andrea reported that the current Newsletter editor has stepped down and a new one was needed or the office would have to assume the responsibility.
- Beautification – Audra reported that a specific tree, to honor former BOD member Bettye White, was decided on for planting at memorial park.
- Rules & Regulations – Bill Sarro had nothing new to report.

Agenda Item (viii) – Awarding of Contracts/Bids (0)

Agenda Item (ix) – Hearing upon adoption or amendment of Proposed Changes to R&R or policies on Second reading (0)

Agenda Item (x) – Old Business (0)

Agenda Item (ii) b.

Agenda Item (xi) – New Business

- January 2026 Write Offs (0)
- Inhouse Landscaping – Sean advised that we would need to hire two (2) seasonal employees and possibly purchase another zero turn mower.
- Research into Accounting Software Appfolio replacement – Sean gave a breakdown of different software he researched. A majority of the Board agreed that it was a good idea to replace the current Appfolio software and proceed with procuring Enumerate (Motion Follows).

- Motion Joan Pelleteri (2nd by Audra Muscari) to replace our existing Appfolio Software, based on negotiated pricing, with Enumerate (formerly known as Topps).

	AUDRA	BILL S	STEVE	REKHA	ANDREA	TERASA	ANDREY	JEFF	BILL F	JOAN	CHAIR	TOTAL
YES	x	x	x	x	x	x	x		x	x		8
NO									x			1
ABSTAIN												
ABSENT								x				1

Motion Passes

- Lake Treatment options – Sean advised that he was looking into our Lake Treatment options.
- Fiscal Year 2025-2026 G/L Transfers (0)

Agenda Item (xii) – Proposed changes to the R&R and policies on First Reading (0)

Agenda Item (xiii) – Communications (a) written and (b) oral petitions, hearing, and comments by members (0)

Agenda Item (xiv) Membership Q&A/Open Discussions:

- Sewer system progression: almost completed

Agenda Item (xv) - Adjournment

Motion by Audra Muscari (2nd by Andrey Grishin) to Adjourn Meeting
10 Yea's 0 Nay's
Motion Passes

Meeting Adjourned: 1:00 PM



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ACROSS ➡

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Friends

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- FRIENDS
- CENTRAL PERK
- ANISTON
- RACHEL GREEN
- COURTENAY COX
- ROSS
- MONICA
- GELLER
- LISA KUDROW
- GUNTHER
- PHOEBE
- BUFFAY
- MATT LEBLANC
- APARTMENT
- JOEY
- BING

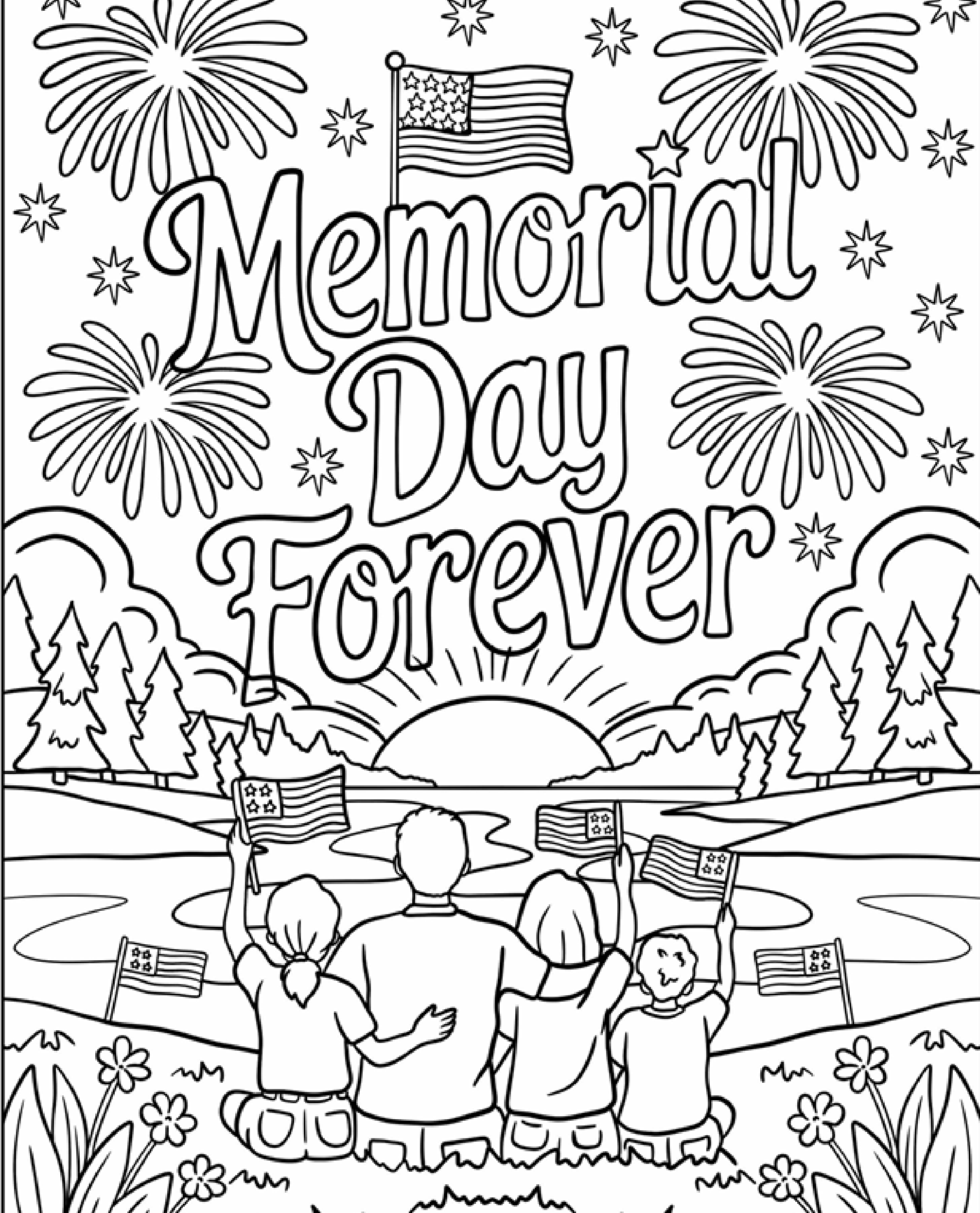


MEMORIAL

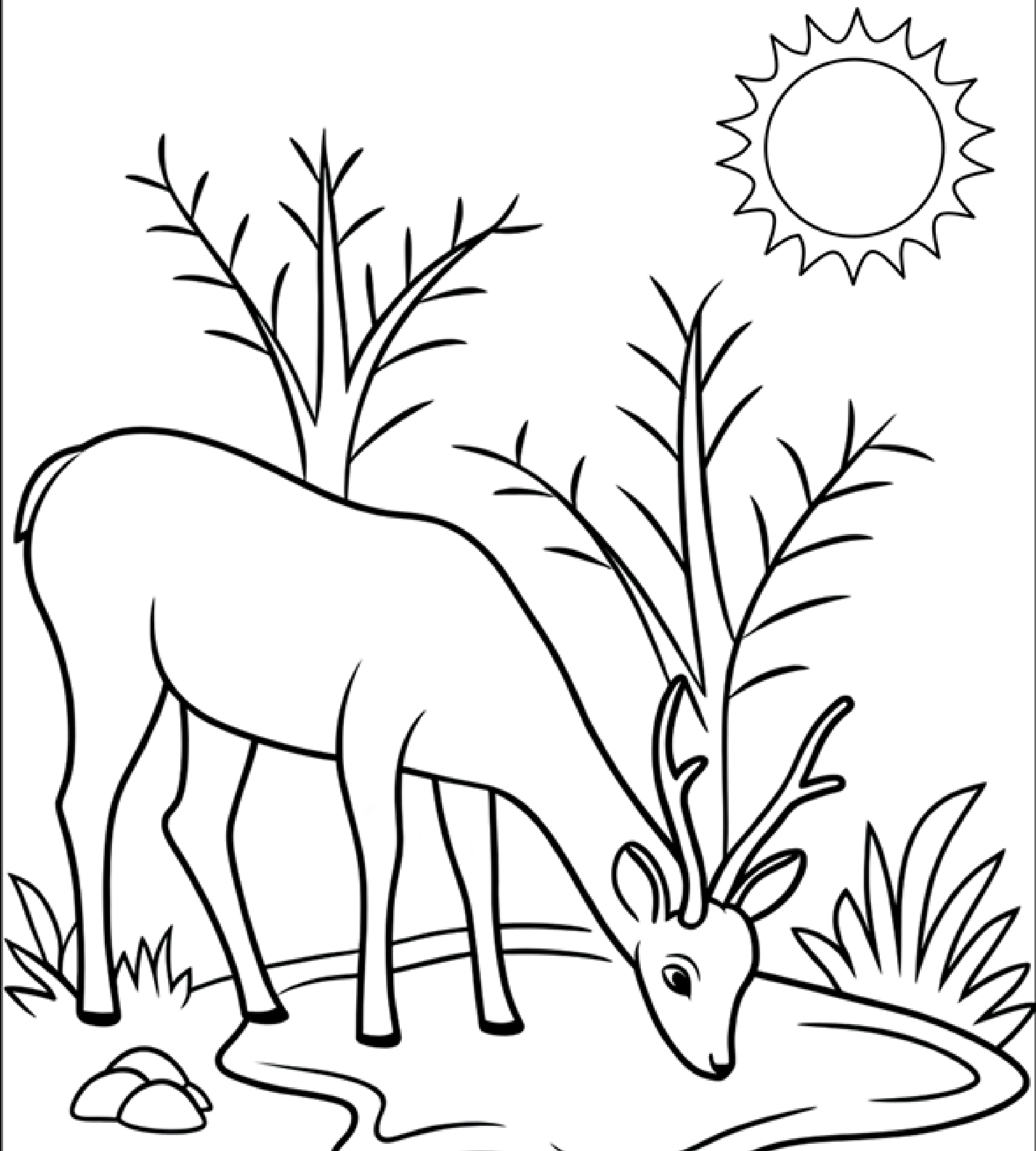
DAY



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In WILD ACRES

Sold for the Estate of Cattone



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Sold for the Fulgeris



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