



MIDLAKE MONTHLY

April 2022

Hot Water Heaters – Please check the install date of your hot water heater. The average life span for the heater is between 10 and 15 years, however, this can vary depending upon use, water quality and maintenance. A leaky water heater can cause significant damage to your property and if you are a 2nd or 3rd floor unit, damage to your neighbors below.

Spring Clean-up – April 23, 2022 starting at 10 am, please consider coming out to help keep our community spotless doing light duties, all while meeting new friends! Please refer to the note from FSR regarding do's and don'ts of the dumpster, which will be on site from 10am-2pm, giving you the opportunity to dispose of those big items for a nominal fee. No cash, checks only or we can bill your account, see volunteers at the dumpster to complete a drop off form.

Midlake Board Election - The annual Midlake Homeowners' meeting will be May 21, 2022. This meeting gives all homeowners an opportunity to vote for board candidates, as well as, the yearly budget. FirstService Residential will send a notice of board candidacy to each homeowner. There are two open positions which are for a two-year term. Homeowners are urged to consider running for a position on the board. If you are not sure what's involved, contact one of our current board members. If you are unable to attend this meeting, please be sure to mail in your proxy that will be mailed to you.

Elite Guardsmen – Patrolling will be provided by Elite Guardsmen and will be a shared service with Blue Heron, Laurel Woods I & II, Boulder Lake Village and Midlake Condominium Association. Elite Guardsman maintains a regular schedule patrolling our Midlake property grounds and building entrances. Please contact Elite Guardsmen for any reasonable issues that you feel need addressed. Reasonable issues would include parking issues, loud noises, and after hour issues. Additionally, homeowners are asked not to engage with fellow homeowners or guests with infractions.

Contact Elite Guardsmen at: 570-413-3524. Medical or other emergencies, please dial 911.

Pool house Update – Demolition has begun and over the next 10 days interior renovations and deck preparations will take place.

Arborist – The arborist will be returning April 11, 2022, to complete clean up and trimming. Completion is scheduled for the end of that week, weather permitting.

Paving project – L&M Paving started the week of April 5, 2022 with curb and landscaping replacement which will continue through the following week. Parking lot paving to start May 2, 2022. Weekly updates will be provided to include parking instructions.

EV Stations & Gates – Infrastructure for both EV Stations & Gates (underground electric) will begin in the next couple weeks with completion scheduled for the end of April.

Shed Update – Shed has been removed and site work is underway to be completed by April 8, 2022.



Dam Repairs – Please see Boulder Lake Club announcement below. As we learn more, we will be sure to relay to our Midlake Community! The letter sheds some light on the dam repair project and the time frame.

From Boulder Lake Club :

March 31, 2022

Dear Members of Boulder Lake Club:

The Pennsylvania Department of Environmental Protection (PADEP) requires annual inspections of the dams at Big Boulder Lake. Last year's inspection report noted that repairs of the dam's spillway are necessary. Under the dams' permitting requirements, this repair-work is mandated by PA DEP with the scope and extent determined by an engineering firm. To enable this repair, the lake level is being lowered approximately 4 feet, with a gradual drawdown which began last week. We expect the lake will be at the required level for repair by the end of this week.

Please note that this is a very unusual situation. The dams were built in the 1960's and have not required much work over the years, but periodically work is required for safety reasons. It has been many years since the lake levels were lowered, and work done to the dams.

Given the number of variables, largely due to weather, it is impossible to provide specific timelines. Weather permitting, the repair work is expected to take approximately six weeks to complete. We are hoping to complete the work by mid-May. The lake level will then be allowed to return to normal and is expected to reach normal levels over the following weeks. It is difficult to determine when the lake will reach normal levels.

We will schedule putting pontoon boats in when we have visibility into completion of the project. You should be able to launch kayaks, and we will try to make some boats available during construction.

We will keep you updated as to the repairs and the lake club progress to open the lake. We appreciate your patience and understanding.

Please do not go near the dam or the lake during this time, as it is an active construction site.

Sincerely,
Boulder Lake Club Management Team
Office: 570-722-0133
Cell: 570.242.7336
Email: boulderlakeclub@brreco.com
Website: www.boulderlakeclub.com

Upcoming Midlake Happenings

***** All dates and times are subject to change. Please check your email and/or www.MidlakeBB.com for details - all events are poolside unless specified *****

April 23, 2022 – Spring cleanup / Bulk Furniture Pickup

May 7, 2022 – Cinco de Mayo / Mexican Night

May 21, 2022 – Annual Homeowner’s Meeting

May 28, 2022 – Pool Opens Weekends and Memorial Day / Live Music – 5-8 pm – John Negron

May 29, 2022 – Annual Homeowner’s Cookout / Covered Dish

June 4, 2022 – Movie Night

June 10, 2022 – Pool Opens for the Season; Sunday – Thursday 10am to 6pm;
Friday & Saturday 10am to 8pm

June 16 – August 25, 2022 - Every Thursday - Adult Swim 7 – 9pm – Homeowners Only

June 18, 2022 – Live Music / 5-8 pm – DJ Bingo Tunes Prizes & Restaurant Gift Cards; Raffle Drawing

June 25, 2022 – Live Music / 5-8 pm – Dave Joyce

July 4, 2022 – Independence Day Cookout

July 8, 2022 – Live Music / 6-8 pm – Mark Bernstein (Midlake Homeowner)

July 9, 2022 – Live Music / 5-8 pm – Eddie Appnel

July 16, 2022 – Movie Night

July 23, 2022 – Live Music / Time 5 - 8 pm – Tom Fitz

August 6, 2022 – Movie Night

August 13, 2022 – Live Music 5-8 pm

August 27, 2022 – Live Music 5-8 pm - DJ Bingo Tunes Prizes & Restaurant Gift Cards

September 3, 2022 – Open Board Meeting

September 4, 2022 – Labor Day Cookout – Covered Dish

September 10, 2022 – Italian Dinner - Covered Dish

September 17, 2022 – Live Music 5-8 pm – Erin McClelland (End of Summer Gathering)

October 1, 2022 - Diwali

October 29, 2022 – Halloween Costume Party

December 17, 2022 – Holiday Party December 31, 2022 – New Year’s Eve – Information to follow.