The HideAbout

Life is better in a GOLD STAR *Community*

NOVEMBER 2026 • hideoutassoc.com • VOLUME 45 • ISSUE 11



2026 - 2027 POA Board of Directors

(pictured from left to right)

Carleen Coffin	Edward Esposito	Lisa McKenna	Michael Handbury	Dennis Harvey	Maureen DiGiovanni	William Wagner
Director	*Vice President*	*Director*	*Secretary*	*Treasurer*	*Chair*	*President*

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Gather at The Hideout.



$1,200,000
1206 Lakeview Drive W



$850,000
552 Lakeview Drive E



$519,000
180 N Fairway Drive



$439,900
26 Chestnuthill Drive



$429,000
93 Brookfield Road



$399,900
89 Northwood Terrace



$399,900
290 Chestnuthill Drive



$369,000
2616 Boulder Court



$335,000
23 S Fairway Drive



$329,000
3935 Chip Court



$319,900
16 Highpoint Drive



$259,000
95 Brookfield Road

Make your Hideout home the one your family comes back to, year after year. Buy this fall, and you could be celebrating the holidays in it by Christmas. There's a fit at every price point – Let's talk!

RE/MAX Best *Let's talk!*

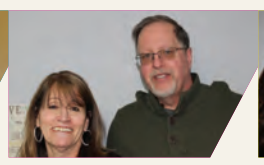
REMAX Best. Thankful to be your Hideout neighbors.



Tim & Heather Meagher
BROKER/OWNERS



Maggie



Linda & Bob



Daisy



Dave & Marie



Donna



Shailin



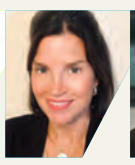
Ellen



Cyndi



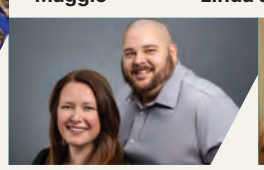
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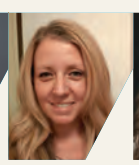
Andrea



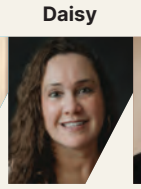
Chaz



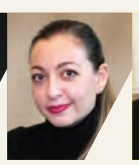
Meghan & Sean



Maureen



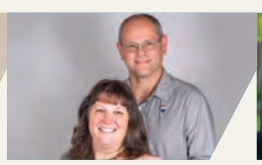
Brenda



Eleonora



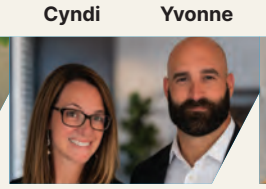
Claudia



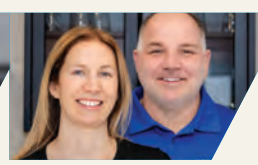
Jennifer & Mark



Rahmieneh



Justine & Phil



Jessica & Mario

1200 Hamlin Highway | HideoutRealEstate.com | 570•698•7299

#1 Status is based on total transaction sides closed in Pike/Wayne MLS for all RE/MAX offices for period of 1/1/2024-12/31/2024. If you have a contract with another real estate broker please disregard this ad.



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C21SelectGroup.net

(570)689-2111 c21SelectGroup.net

Thankful for Home, Grateful for You

What's MY Home Worth!

November's
Featured Listings



78 Grandview
$570,000



33 Forest
$265,000



64 Glenwood
$266,000



185 S Fairway
$299,999



55 N Fairway
$265,000

Board of Directors' Message

As we are writing this, forecasts are calling for freezing temperatures this coming weekend. Most of the leaves have fallen and many of our snowbird friends and neighbors have already headed south.

If you attended our October annual meeting, you heard that two of our current board members were reelected. You also heard that our finances are moving in the right direction and we are looking forward to finishing out the year on a very favorable note.

The 2027 proposed budget will be circulating this month and we will be scheduling a special meeting for member comments and Board vote on or about December 6th.

Sadly, it has been a year since our beloved Public Safety Officer Jose Duran was tragically killed and our community honored his memory by recognizing those members who assisted in helping those who were injured that day, along with other members of our Public Safety Department.

Most of our summer outdoor amenities have been shut down for the season and winterized and our staff is preparing for our busy winter season. We are looking forward to another successful year at our Ski Hill operation with the cooperation of Mother Nature.

November is the month that we practice gratitude for the blessings we have and to thank those people who make a difference in our lives. Please remember to check on your neighbors, especially those who are elderly and those who may need assistance.

Our next scheduled Board of Directors meeting is Saturday, November 14th at the lodge. Please make an effort to attend.

We wish you all a very Happy Thanksgiving!

POA BOARD OFFICERS

William Wagner, President
Edward Esposito, Vice President
Maureen DiGiovanni, Chair
Dennis Harvey, Treasurer
Michael Hanbury, Secretary
Carleen Coffin, Director
Lisa McKenna, Director
Dennis Polhamus, Assistant Secretary

FROM DENNIS POLHAMUS

Community Manager's Message



With the leaves falling and the weather getting crisp, The Hideout management team has been preparing for the winter months ahead. Maintenance has been preparing all our snow removal equipment and ensuring our salt shed is full prior to the start of the snowy months. F&B has continued to schedule more events, and our F&B manager, Joe Infante, is preparing his staff for training through the winter months, updating our Jonas system to eliminate errors, and developing a winter menu. Recreation is planning our tree lighting ceremony, winter carnival, and other fun winter activities for our members to enjoy.

Public safety continues to perform training and work with staff on our Rules and Regulations to help better relay information to our members. We plan on removing the two sheds at North Gate this winter and plan on relocating power lines and IT equipment. Human Resources continues to work with all departments to hire staff, and train and retain employees. We are also preparing for our new payroll platform, which will be effective January 2027. The Golf Course underwent some much-needed improvements this year to the course. Erik and Mike have been identifying some turf and equipment issues and have made strides to correct and plan for prevention next season. The Ski Hill inspection is scheduled in December, and the team has been going through each piece of equipment and all rental items to gear up for opening season. The Ski Hill will open once we have enough snow and Mother Nature does her thing.

We have completed the new roof on the Clubhouse and are working on getting the roof at Recreation completed before winter. The roof on the Clubhouse was budgeted for 2026, and the roof at Recreation was unbudgeted. Due to some leaks over the summer and an inspection from a roofing company, the Recreation roof was identified as needing to be replaced and the Board agrees. We are working on getting this done before the snow starts. Storm water management continues to be a priority, and we have completed multiple projects this year. We will continue to inspect and schedule storm water remediation as we try to be proactive in preventing future issues.

With the new Pizzeria and Mini Golf showing great success, we are preparing for more updates and upgrades to all of our amenities and working with all department managers and committees to identify our next steps. 2026 has been a great year for all of us, and we want to keep this momentum moving forward in a positive direction for our members. The culture within The Hideout staff has changed drastically in a positive way, and employees are working more closely with management and are being heard. We have gone through a lot of changes this year, and I want to thank all of The Hideout staff for their dedication, commitment, and teamwork as we continue to build for success.

BOARD OF DIRECTORS ★ MEETING ★

Saturday, November 14, 2026, 9:00 AM,
Main Lodge & on Zoom

FROM JOE INFANTE

Food and Beverage Corner

Our Food and Beverage team would like to thank the membership for their continued support and patronage of our amenities through the fall. Usually, we start to see a steep decline after the summer months, but we continue to stay busy, and we are grateful for that.



November, we still have a lot going on in our department.

- November 6th: Echoed Hearts at the Clubhouse
- November 7th: Kartune at the Lodge
- November 13th: Mr. Jones and Me at the Clubhouse
- November 14th: A Taste of Native America at the Clubhouse
- November 18th: Friendsgiving Potluck at the Clubhouse 5-9 PM
- November 19th: Wine Tasting at the Lodge Featuring Local Wines and Northeast Pennsylvania Cuisine
- November 20th: DJ Billy at the Clubhouse
- November 21st: Comedy Night at the Lodge
- November 27th: Wandring Aloud at the Clubhouse

With another month of fun planned in the Food and Beverage Department, we will be giving our staff time off to spend with their families on Thanksgiving Day. A much-deserved holiday spent away from work. On November 18th, we will have our Friendsgiving Eve Potluck at the Clubhouse. A tradition that goes back as far as I can remember. The only change is we will be doing it a week earlier than usual. I ask you to please come out and support our tradition this year if you can attend. Of course, the bar will be open, and if you would like to sign up to bring a dish or a dessert, please email Vionette Bourne: vbourne@thehideout.us.

FROM JEFF BEHNKE, PUBLIC SAFETY MANAGER

Public Safety Corner

On Sunday, October 4th, at the close of our annual Board meeting, the Board, led by William Wagner and Community Manager Dennis Polhamus, paid tribute to Officer Jose Duran, who lost his life in the line of duty protecting our community on September 28th, 2025. Further recognition was given to Officers Jedidah Jones, Matt Cook, Jason Slatcoff, Michael Botjer, Jeffrey Behnke Jr., Alex Rivera, Nicole Shradnick, Dispatcher Sara Katz, Dispatch Lead Sam Schaffer, and myself.

The Board acknowledged the D'Adamo and Boyle families for their courage in sheltering and protecting the parents of the shooter, who were the victims in this tragedy until help arrived. Jose's loss will never be forgotten, nor will the officers and community that stood up to protect the victims of this shooting.

Finally, I would like to again thank the Board and Dennis Polhamus for their continued support of Pubic Safety's mission to protect and serve our community, and to the entire membership of this community for the cards, meals, and words of comfort that came to us over the days and weeks that followed our loss, and their continued support today.



In closing, I read an officer's prayer at our remembrance of Jose at our Annual Board meeting which I would like to share again with the entire membership:

"Lord, I ask for courage,
Courage to face and conquer my own fears,
Courage to take me where others will not go.
I ask for strength,
Strength of body to protect others,
Strength of spirit to lead other.
I ask for dedication,
Dedication to my job to do it well,
Dedication to my community to keep it safe.
Give me, Lord, concern for others who trust me,
And compassion for those who need me.
And please, Lord, through it all, be at my side."



POA Office Hours:

Tuesday - Saturday
8:00 AM - 4:00 PM
Sunday and Monday
CLOSED

Association of Property Owners of The Hideout, Inc.

MANAGEMENT TEAM

Dennis Polhamus – Community Manager
(570) 698-4100, ext. 103 dpolhamus@thehideout.us

Jill Metschulat - Assistant Community Manager and Finance
(570) 698-4100, ext. 109 jmetschulat@thehideout.us

Cyndi Turner – Human Resources Manager
(570) 698-4100, ext. 105 cturner@thehideout.us

Maryellen Burns – Community Relations Manager
(570) 698-4100, ext. 116 meburns@thehideout.us

Jeff Behnke – Public Safety Manager
(570) 698-4100, ext. 147 jsbehnke@thehideout.us

Joe Infante – Food & Beverage Manager
(570) 698-4100, ext. 159 jinfante@thehideout.us

Shawn Spencer – Environmental Manager
(570) 698-4100, ext. 120 sspencer@thehideout.us

Mike Burns – Facilities Manager
(570) 698-4100, ext. 136 mburns@thehideout.us

Fallon Valentin – Recreation Manager
(570) 698-4100, ext. 163 fvalentin@thehideout.us

Jackie Brostoski – Registration Manager
(570) 698-4100, ext. 106 jbrostoski@thehideout.us

Donald Yocum – IT Manager
(570) 698-4100, ext. 110 dyocum@thehideout.us

READ IN DIGITAL? SCAN HERE ↓

FROM MARYELLEN BURNS, COMMUNITY RELATIONS MANAGER

Communications Corner



October has been a busy month here at The Hideout! With the beautiful fall colors, cooler temperatures, fall cleanup, winterizing, and a calendar filled with Halloween festivities and seasonal activities. There has been plenty for members to enjoy and be thankful for as we make our way through autumn. It's wonderful to see our members, families, and friends coming together to celebrate the season and make lasting memories.

I personally would like to extend a heartfelt thank-you to George Gott for stepping up and keeping the Community Relations Department running smoothly during my unexpected absence. His dedication, hard work, and willingness to take on the department's many responsibilities have been truly appreciated.

This month has given me an opportunity to experience, on a very personal level, what makes The Hideout such a special community. Beyond our beautiful surroundings, wonderful amenities, and countless activities, it is the people who truly make the difference. The kindness, compassion, and genuine connections found here remind us that The Hideout is so much more than a place to live. It's a community that cares, and I am especially grateful to be part of it.

As we look ahead to November and the upcoming holiday season, I look forward to continuing to share the events, stories, and moments that bring our community together.





FROM FALLON VALENTIN, REGISTRATION MANAGER

Recreation Corner



Gather, Give Thanks, and Celebrate!

November is here, and the Recreation Department has two great events planned to bring our community together as we head into the holiday season!

As we said goodbye to October, our Mini Golf season also ended. Thank you to everyone who visited the course and participated in our Mini Golf events throughout the season. We enjoyed seeing members, families, and friends spending time together on the course. Mini Golf will reopen next year, and we look forward to welcoming everyone back for another fun season!

We are excited to introduce Teen Basketball Nights, giving teens a place to play basketball, stay active, and spend time with friends. Our first two nights will be held on Saturday, November 7th, and Saturday, November 21st, 5 PM -7 PM Registration with Recreation is required, and all participants must have a current amenity badge. Please watch for Recreation announcements and flyers for additional details.

Join us on Friday, November 20th, for Night at the Races at the Main Lodge, featuring DJ Billy MC. Doors open at 5:30 PM Come out and enjoy a fun evening with friends and neighbors while experiencing all the excitement of the races. Reservations are required, so make sure to sign up early.

We will close out the month on Saturday, November 28th, with our Holiday Craft Fair at the Main Lodge from 10 AM - 3 PM Stop by to browse a variety of handmade crafts and unique items. This is a great opportunity to get an early start on your holiday shopping while supporting our talented vendors.

As Thanksgiving approaches, we would like to thank our members for continuing to support and participate in our Recreation programs and events. Your involvement helps make these activities successful and enjoyable for our entire community.

Please continue to watch for Recreation Department announcements, flyers, and weekly emails for additional information and reservation details.

We wish everyone a safe, happy, and enjoyable Thanksgiving!

Additional Reminders

As always, our Recreation team is here to help. Feel free to reach out with any questions or for assistance at (570)698-4100 ext. 161, Monday-Saturday 8 AM - 8 PM, Sundays 8 AM - 3 PM

CHECK OUT OUR RECREATION PAGES ON 16-19, 31, 33, 57 TO STAY IN THE LOOP WITH ALL THE LATEST PROGRAMS

Trash & Recycling Area Hours

Mondays through Fridays.....6:00 AM to 8:00 PM

Saturdays & Sundays.....8:00 AM to 8:00 PM

Bulk Garbage Hours *at the Maintenance Building*

Monday-Wednesday-Friday-Saturday

11:00 AM to 12:30 PM

FROM MIKE BURNS

Pro Shop Corner

Reflecting on Another Incredible Season:

The Hideout Golf Course in 2026

As the leaves fall and the crisp autumn air settles over the greens, we look back on a spectacular 2026 golf season at The Hideout Golf Course. This year brought fabulous community connections and unforgettable days on the course.

Here is a look back at what made 2026 a year to remember, and what lies ahead for our Hideout Golf Course family.

Premier Course Conditions & Growing Course Conveniences

Following our highly anticipated mid-April opening, our dedicated maintenance crew kept the greens and fairways in pristine, championship-ready condition all season long.

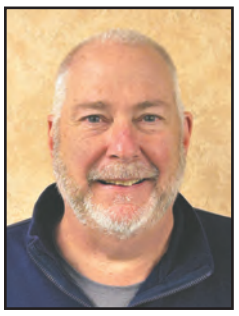
- The Driving Range: Now in its second full season, the driving range has become a staple for our members, serving as the go-to spot for pre-round warm-ups and skill refinement.
- Online Tee Time System: Our digital reservation system grew massively in popularity this year, seeing widespread adoption across the community. Booking a round from anywhere is now easier than ever, giving members quick, convenient access to the course.

Thriving Leagues & Community Connection

Our golf leagues reached new heights this year, driven by robust participation and friendly competition:

- Women's Leagues: Fostered exceptional camaraderie and grew in membership.
- Men's Leagues: Delivered a spirited, competitive environment each week.
- Social Leagues: Perfectly blended sport and socialization, proving once again to be a community favorite for a relaxed day out.

A massive thank you goes out to all of our league managers and players for your unwavering enthusiasm and dedication.



Impactful Golf Outings & Youth Development

Our annual charity and community golf outings were a resounding success, raising critical support for local causes while strengthening neighborly bonds.

This year, we were thrilled to expand our calendar by adding the Tenth Hole Outing, which turned out to be a massive success. We also introduced our highly popular Nine and Dine event, perfectly pairing a Sunday afternoon round with a great meal at the clubhouse. Due to its overwhelming popularity, we are already looking to add more Nine and Dine dates to our calendar for the 2027 season!

Alongside these adult events, we hosted another phenomenal Kids Golf Camp. Watching our youngest golfers learn the fundamentals, practice sportsmanship, and form lasting friendships on the course reminds us that the future of golf at The Hideout is incredibly bright.

A Heartfelt Thank You

An exceptional season requires an exceptional team. We extend our deepest gratitude to our hard-working golf maintenance crew, rangers, and pro shop staff who ensured the course looked its absolute best every single day.

Most importantly, thank you to our members and community. Your passion and support make The Hideout Golf Course a truly special place. While the clubs are being packed away for the winter, we are already hard at work preparing for next year.

We can't wait to welcome you back to the greens in Spring 2027!

Members and guests of members, 7 years of age and older, MUST possess and display a current amenity badge at ALL times while at ANY of The Hideout amenities.
MEMBERS only may substitute a mobile picture of their amenity badge clearly displaying the front of their amenity badge which, includes the current year sticker, name, photograph, and lot number.

FROM JACKIE BROSTOSKI

Registration Corner

Stay Connected

If you're not receiving email updates about events or important community news, please check in with the POA Office. If your email address has changed, let us know so we can update your records.

Accidentally unsubscribed? Email our Community Relations Department at media@thehideout.us, and we'll help get you back on track.

Member Photo ID Badges

Member ID badges must be updated every four years for individuals ages 12 and over, and every two years for individuals ages 7 to 12. Stop by the POA Office during business hours to have your photo taken.

Bulk Garbage Passes

To save time, please call ahead to arrange for your bulk garbage passes.

Keep Your Records Up to Date

If you've updated your billing or personal details, sign in to your online account portal. Click the dropdown menu next to your name and select "Roster" to make the necessary changes.

Prefer not to update your information online? Please provide changes in writing to the Registration Department.

If there have been changes to your deed or property ownership, please make sure our office has the updated documents. Find the necessary forms at hideoutassoc.com/Resources/Documents_Forms.



Pet Registration



All pets must be registered with the POA Office, even if they don't need a dog park tag. Registration helps us identify pets and reunite them with their owners if they get lost.

Holiday Gift Cards

The holiday season is right around the corner! Make it extra special by surprising your loved ones with a Hideout gift card. Gift cards can be used at all our amenities, making them a perfect present for friends and family.

Purchase gift cards at the POA Registration Office, the Clubhouse, or the Recreation Center.

Looking for Information?

For The Hideabout, EXTRA, upcoming events, permits, or membership documents, your first stop should be our website: hideoutassoc.com. The Resources tab has everything you need.

If you need personal assistance, the Registration Department is available Tuesday through Saturday, 8:00 a.m. to 4:00 p.m. Call (570) 698-4100, extension 0.

A Thank-You to Donald, Augustina, and Debbie

A big shout-out to the incredible team in the Registration Office, Donald, Augustina, and Debbie. Your dedication and hard work make a real difference in our community every day. We're so grateful for all you do!



FROM SHAWN SPENCER, ENVIRONMENTAL MANAGER

ENVIRONMENTAL/MAINTENANCE CORNER



Leaves are down and hopefully you are keeping them cleaned up on your property. Temperatures are dropping and daylight savings time is kicking in.

Here are some Reminders

When having that fall campfire at the house; please ensure that all use of fire pits complies with state and Hideout rules in regards to burning.

- As a community with many part-time residents and seniors, it's important that we continue to look out for one another. Whether it's helping clear fallen branches and debris, checking on neighbors during power outages, winter weather, or simply spreading some holiday cheer. A little kindness and communication can go a long way.
- As you are cleaning up your property up from lawn mowing and leaf fall etc. Please remember; for you and your contractors, DO NOT blow the debris into the swales at the front of your property or into any of our Lakes, Ponds, Streams or Community Roadways.
- With all the new building going on throughout the Community, please remember to have sediment and erosion control protections in place on your projects and/or make sure your contractors have the proper protections in place. This is critical to protect our waterways and avoids getting a citation as well.
- As the weather gets colder, while many birds take flight and migrate, many will stick around as well as the mammals that are part of our Community. If you find animals (bear/ beaver/ fox etc.) that are denning for the winter, please leave them alone so they have a good chance to be with us in the spring.

National Wildlife Federation (NWF)

- We have received our official certification from the National Wildlife Federation as a Community Wildlife Habitat. This designation shows that we are a Community that cares not only about its human residents but about our wildlife as well.
- We always welcome additional members to sign on, as it strengthens our position and recertification ability.
- To register, please email the Environmental/Facilities Manager (sspencer@thehideout.us) for a link providing online registration, or stop by the POA office for a paper application!
- For any questions regarding certifying property as NWF wildlife habitat please reach out to the Environmental/Facilities Manager via the email address provided above as well.

FROM THE FACILITIES OFFICE

"The Maintenance Minute for November"

With Fall arriving, the Facilities and Housekeeping teams have been prepping the Community for colder weather.

Docks have been removed and repairs are being done on the Main Dam Spillway for gate and wall work. The winter draw down has been completed. The first loads of salt and anti-skid are in with more on order.

The Dry Dock at the Campground is ready to receive your watercraft and trailers. Please make sure to reserve your space through the Recreation Dept. The seasonal buildings are now closed and have been winterized.

The team is also working diligently with the Ski Hill crew to get the winter sports area cleaned up/painted, the lift inspected and more so that we are ready when Old Man Winter brings the snow.

Winter tends to bring with it storms, so making sure our storm water systems are working properly remains a high priority and all of your help with drainage swales and culvert pipes will go a long way to keeping the system in good shape, thereby reducing the potential for impacts to your property or The Hideout property. Plows and spreaders are being prepped and mounted to make sure we are ready to clear anything *Old Man Winter* has for us.

As always when you see the team (Maintenance or Custodial) out working, please stop and say thanks.

If you see something that may need to be addressed please Contact the Environmental/ Facilities Manager at Environmental@thehideout.us or 570-698-4100 ext. 120.

IN THE CORNER

Permits and Notices of Violation (N.O.V):

You might have likely noticed the tremendous amount of work being done by members across the Community. This is keeping our office busy reviewing and issuing permits as well as N.O.V.'s.

In the month of September, 282 Notice of Violations have been issued covering nearly 450 correctable conditions including: lot /E-numbers, debris on lots, hazardous trees, objects attached to trees, unmasked propane tanks, overgrown vegetation and Stop Work orders.

Of these 166 Notice of Violations, they have been cleared with no fine, 55 were not cleared and received fines and 61 were still in their compliance or extension period.

FOR PERMITS IN SEPT.

1) NEW HOMES	2
2) HOME IMPROVEMENTS	42
3) HOME ADDITIONS/ STRUCTURES	7
4) GENERAL MAINTENANCE & REPAIRS	46
5) LOT IMPROVEMENTS & LANDSCAPING	30
6) TREE REMOVAL/ REPLACEMENT	48
7) PERMIT EXTENSIONS:	1
TOTAL	176





HIDEOUT PHONE NUMBERS

(570) 630-3700	Front Desk
(570) 630-3703	Dennis Polhamus, Community Manager
(570) 630-3724	Abbi Snyder, Executive Assistant
(570) 630-3704	Gina Colazingari, HR Generalist
(570) 630-3705	Cindy Turner, Human Resources Manager
(570) 630-3706	Jackie Brostoski, Registration Manager
(570) 630-3707	Maryellen Burns, Community Relations Manager
(570) 630-3708	Tina Fairfax, Permitting Admin Assistant
(570) 630-3710	IT Department
(570) 630-3711	Katrina Wehrmann, Accounts Payable
(570) 630-3712	Francine Spinelli, Revenue Auditor
(570) 630-3720	Jeff Behnke, Public Safety Manager
(570) 630-3721	Fallon Valentin, Recreation Manager
(570) 630-3722	Maintenance
(570) 630-3709	Jill Metschulat, Asst. Community Manager & Finance
(570) 630-3725	Shawn Spencer, Environmental Manager
(570) 630-3726	Joe Infante, Food & Beverage Manager
(570) 630-3728	Public Safety Patrol Room
(570) 630-3717	Mike Burns, Facilities Manager
(570) 630-3730	Clubhouse Bar
(570) 630-3731	Clubhouse Hostess
(570) 630-3000	Pizzeria
(570) 630-3732	Brett Schumacher, Main Lodge
(570) 630-3733	Recreation Main Desk
(570) 630-3734	Ceramics Area Nubia Malkin Art Center
(570) 630-3735	Fitness Center
(570) 698-4086	Miniature Golf
(570) 630-3736	Golf Pro Shop Desk
(570) 630-3737	North Gate
(570) 630-3738	Main Gate

THE HIDEOUT

2027 Board of Directors Meeting Schedule

Day	Date	Description	Time	Location
Friday	January 8	Board Workshop	1 PM	POA
Saturday	January 16	Board Meeting	9 AM	Main Lodge
Friday	March 12	Board Workshop	1 PM	POA
Saturday	March 20	Board Meeting	9 AM	Main Lodge
Friday	May 14	Board Workshop	1 PM	POA
Saturday	May 22	Board Meeting	9 AM	Main Lodge
Friday	July 9	Board Workshop	1 PM	POA
Saturday	July 17	Board Meeting	9 AM	Main Lodge
Friday	August 6	Closed 2028 Board Budget Review	10 PM	POA
Friday	September 10	Board Workshop	1 PM	POA
Saturday	September 18	Community Budget Review / Board Budget Vote	9 AM	Main Lodge
Sunday	October 17	Annual Meeting *(election vote count more than 10 days prior with election lasting 30 days)*	10 AM	Main Lodge
Friday	November 5	Board Workshop *Move to 10/28?*	1 PM	POA
Saturday	November 13	Board Meeting	10 AM	Main Lodge

Reminder:
All members and guests must show a valid Hideout badge.
*Guests must have physical card (no photo) to use community amenities. This applies to all locations.

The Hideout No Longer Accepts American Express

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-We apologize for any inconvenience-

CALL FOR CANDIDATES

2027 BOARD ELECTION

Any Hideout Member in Good Standing who is interested in running for the Board of Directors may submit their election filing package beginning immediately after the Annual Meeting on October 4, 2026, but no later than April 15, 2027, 4:00 pm EST.

Filing Deadline: April 15, 2027, 4:00 pm EST

The election filing package must include:

1. A Personal Statement of Candidacy (dated and signed letter stating you wish to run for the Board),
2. A notarized Affidavit,
3. A completed Authorization for Background Release (background check), and
4. A completed Board of Directors Code of Ethics and Conduct policy agreement.

Director Duties include but are not limited to:

- Act as an advocate and ambassador for the Association.
- Maintain a fiduciary relationship with the Association, acting in good faith for the collective benefit of the Association.
- Maintain a high level of understanding of the Association's Governing Documents and Financial Statements.
- Actively participate in Board Workshops and Board Meetings.
- Actively participate as a non-voting liaison on one or more Committees.
- Perform the additional duties of a Board Officer, if so elected.

For Additional Information

Please contact Abbi Snyder, Executive Assistant
(570) 698-4100 Ext. 124
asynder@thehideout.us

Required forms are available through The Hideout website.

BOD MEETING MINUTES, SEPTEMBER 19, 2026

Board Directors Present:
Edward Esposito, Vice President Maureen DiGiovanni, Chair Lisa McKenna, Treasurer Michael Hanbury, Secretary Dennis Harvey, Director Carleen Coffin, Director

Absent: William Wagner, President

POA Staff Present:
Dennis Polhamus, Community Manager Jill Metschulat, Asst. Comm. Manager Donald Yocum, IT Manager, Jackie Brostoski, Registration Manager Fallon Valentin, Recreation Manager Abbi Snyder, Executive Assistant, Jeff Behnke, Public Safety Manager, Shawn Spencer, Environmental & Facilities Manager

Members stood for The Pledge of Allegiance. The meeting was called to order at 9:00 a.m. by Maureen DiGiovanni, Chair, in the Main Lodge and via Zoom. Mrs. DiGiovanni confirmed a quorum. President William Wagner was not present at the meeting. Secretary Michael Hanbury voted on behalf of Mr. Wagner via proxy.

1. AGENDA APPROVAL
26-123
MOTION: RESOLVED TO approve the September 19, 2026 Board Meeting Agenda as amended to include Motion 26-159, amendment of the Amenity Fee Guide, and Motion 26-160, reappointment of Alex Grohol to the Golf Committee. Motioned by Edward Esposito. Seconded by Michael Hanbury. Passed 7-0.

2.FINANCIAL REPORT
a. Presentation from Jack Boselli, Sr.: Vice President of Client Accounting

Mr. Boselli provided an overview of the firm's role in preparing the Association's financial statements. The financial report presented reflected activity through July 31, 2026. Total cash was reported at $10,258,000, consisting of approximately $5 million in operating cash, $727,000 in capital reserves, $319,000 in new capital funds, and $4.2 million in long-term investments.

The Association collected 97.5% of the annual assessments billed. Collections represented 3,558 of the 3,650 homes budgeted, leaving approximately 92 homes to be collected to meet the budgeted amount.

Year-to-date operating revenue was just under $7.5 million, with expenses of just under $7.2 million, resulting in an operating surplus of $321,000. Reserve and new capital revenue totaled $1,049,000, with expenses of $800,000, resulting in a surplus of $249,000. Combined revenue through July was approximately $8.5 million, with approximately $8 million in expenses, resulting in a total year-to-date surplus of $570,000.

Using actual results from January through July and budgeted figures from August through December, the Association is projected to end the year with a combined surplus of approximately $436,000. It was noted that actual results may fluctuate during the remainder of the year.

The importance of maintaining separate operating and reserve fund performance was discussed. The Association's capital reserve study is scheduled to be updated in 2027 and will evaluate the useful life and replacement costs of its assets. Updated Fannie Mae and Freddie Mac guidelines were also discussed, including the expectation that reserve studies be updated every three years and that homeowner associations maintain adequate reserve funding. The Association was reported to be in a strong reserve funding position and does not carry bond debt or related loans.

b: Presentation from Jill Metschulat: Assistant Community Manager of Finance

Ms. Metschulat reported the following financial highlights through July 31, 2026:

- Total year-to-date revenue was $8,541,910, compared to the budgeted amount of $7,561,131, resulting in a favorable variance of $980,779.
- Year-to-date cost of sales was $841,676, compared to the budgeted amount of $835,801, resulting in an unfavorable variance of $5,875.
- Salaries, wages, and benefits totaled $3,871,973, compared to the budgeted amount of $4,047,381, resulting in a favorable variance of $175,408.
- Operating expenses totaled $1,107,506, compared to the budgeted amount of $1,257,411, resulting in a favorable variance of $149,905.
- Administrative expenses totaled $2,150,333, compared to the budgeted amount of $2,424,921, resulting in a favorable variance of $274,588.

The Clubhouse pizzeria contributed to the favorable revenue results. The equipment required an initial investment of approximately $38,000 and has generated approximately $95,000 in revenue to date, with 5,480 pizzas sold.

Fifty-two lots made partial payments toward their 2026 assessments. As of July 31, the Association had collected $132,916 in delinquent dues, exceeding the budgeted amount of $80,000. Additionally, 166 lots had credits toward their 2027 assessments totaling $144,301.

As of August 31, account balances were reported as follows:

- Operating accounts totaled $541,373.33, consisting of $309,915.22 in NBT checking, $13,366.67 in M&T miscellaneous checking, and $218,091.44 in M&T Wealth investments.
- New capital accounts totaled $476,081.83, consisting of $3,125.62 in M&T checking and approximately
- $472,956.21 in M&T Wealth investments.
- Capital reserve accounts totaled $5,667,813.14, consisting of $34,991.02 in M&T checking, $2,367,581.62 in M&T Wealth investments, and $3,265,240.50 in Fisher/UBS investments.

As of August 31, the miniature golf course recorded 2,982 plays and generated $20,692.68 in revenue, more than double the activity generated by the previous course. A free teen pizza night and free adult night were also held and were well attended.

The Clubhouse had generated $485,638 in year-to-date revenue against a budgeted amount of $778,000. Year-to-date expenses totaled $718,192, compared to the annual expense budget of $1,477,595. The Clubhouse was originally budgeted to require a subsidy of $669,595; current projections indicate that the subsidy may be reduced by approximately half.

Comments, Questions/Answers:

John Barcarola, 4039:
Mr. Barcarola thanked the financial representatives for meeting with him to discuss his concerns and for the presentation, which addressed the questions he had previously submitted to the Board. He emphasized the importance of financial forecasting in helping management identify necessary corrective actions and supporting the budget process. He also stressed the importance of an accurate reserve study that captures all Association assets, noting that reserve funding decisions may affect future dues. The member questioned whether the Association's current capital reserve funding is sufficient to meet its anticipated financial needs over the next 25 to 30 years. Mr. Boselli explained that his company is primarily responsible for accounting and reconciliation. He offered to assist management and the Board in completing a full forecast. Moving forward, the forecast report will be presented by Community Manager Dennis Polhamus.

Mr. Barcarola asked whether a copy was available of a comprehensive review of the Association's financial procedures and policies conducted approximately 10 to 12 years ago. It was explained that the document was no longer available. Mr. Barcarola then asked Mr. Boselli how the Association's practices compare with those of other communities. Mr. Boselli cited cooperation among the Board, management, and Finance Committee; attention to maintaining the Association's assets and reserves; and the detailed review of each line item during the 2027 budget process as strengths.

Jay Rohr, 1199:
Mr. Rohr asked whether the transition from an in-house Finance Manager to FirstService Residential had shifted costs from salaries and benefits to operating expenses, and whether that change was reflected in the budget. It was explained that the change is reflected in the current financial results. The member also observed that increases in material costs over the past four years could substantially affect the replacement costs in the upcoming reserve study.

Rick Yocum, 1284:
Mr. Yocum asked who was performing the 2025 audit and was informed that Riley & Company was completing it. It was explained that the audit had been delayed due to the change in auditing firms. Mr. Yocum had understood from an earlier exchange that Riley & Company was also providing the Association's accounting services; it was clarified that those services are provided by FirstService Residential.

3.Community Manager Dennis Polhamus reported on the following:

- The summer season was successful, including the Fourth of July weekend and concerts held at the Ski Hill, Main Lodge, Tiki Bar, and Clubhouse. He thanked the staff and department managers for their efforts throughout the season.

BOD MEETING MINUTES, SEPTEMBER 19, 2026 - CONT'D.

- Enforcement of ECC Rules and Regulations has increased to help protect members' property values and the community as a whole. ECC representatives and staff have been working with members to address matters such as overgrown vegetation and blocked culverts. Members were reminded of their responsibility to maintain their properties.
- The pools will be winterized and covered shortly. Staff are working to locate a water leak at the Main Pool, after which the necessary repairs will begin.
- Marina dock slips are scheduled to be removed on October 20. Members were reminded to remove their boats before the lake drawdown begins. The lake will be lowered five feet below pool level to reduce shoreline ice buildup and erosion and to allow work on the outlet structure, which is scheduled for the end of September.
- A new fairway mower was purchased for the golf course, and the course was recently aerated. The golf course team continues working to improve course conditions.
- Wi-Fi hotspots have been installed throughout the community, with additional improvements underway. Connectivity will be expanded at North Beach and the Main Beach to provide greater access to Wi-Fi and Wi-Fi calling by next summer.
- Phase 1 of the Laurel Park project, which included expansion of the dry-dock storage area, has been completed. The storage area has more than doubled in size and now contains approximately 87 spaces; however, a waiting list remains. Phase 2, planned for next year, will increase the electrical and water supply. Phase 3 will include additional site improvements intended to create a more functional campground, increase revenue, and expand members' use of the amenity.
- The 2025 audit remains underway and is expected to be completed by mid-October. Management is working with the new auditing firm to address CIRA compliance requirements and complete the asset list, including the proper division of assets between the Association and property owners.
- The Ski Hill state inspection is scheduled for October. Staff and contractors are preparing the facility by painting lift posts, inspecting the ropeway, tightening the lift grips, and completing other safety preparations.
- Management continues to evaluate opportunities to reduce departmental subsidies and generate revenue that can be reinvested into the community. The pizzeria generated more than $95,000 in revenue and sold more than 5,000 pizzas during its first five months. The renovated miniature golf course generated approximately
- $20,000 more than in previous years.
- Following guidance issued by the Pennsylvania State Police Bureau of Liquor Control Enforcement concerning a June 15, 2026 Pennsylvania Supreme Court decision, the skill games at the Clubhouse were determined to be classified as slot machines. Because the Association does not hold a gambling license, the games will be removed to protect the Clubhouse liquor license.

Comments, Questions/Answers:

John Barcarola, 4039:
Mr. Barcarola commended the success of the pizzeria and asked whether the Association was considering incentives to reward employees and managers for improving cost efficiency. Community Manager Dennis Polhamus said discussions were underway.

Mr. Barcarola also raised concerns about cellular service dead spots and asked who was working to address them. Mr. Polhamus said he was working with the Board, the Fire Chief, state representatives, and the IT Manager on the issue. He noted that Wi-Fi access is being expanded to help with connectivity and that cellular dead spots affect other areas of Wayne County as well.

Rick Yocum, 1284:
Mr. Yocum commented that the smell of pizza in the Clubhouse dining area affected their enjoyment of a meal from the restaurant side. Mr. Yocum said the ventilation fan was off when their group arrived and was turned on after they asked. He stated that the smell really interferes with the enjoyment of the non-pizza meals. Community Manager Dennis Polhamus said he would discuss the concern with the Food and Beverage Department.

4.Public Safety Manager Jeff Behnke reported the following:
Public Safety patrol operations are fully staffed. The two newest officers are completing firearms and Taser training and are expected to begin field operations within approximately one week. Both officers have EMS backgrounds, bringing the department to approximately five qualified EMS personnel.

- The Board and Community Manager authorized the hiring of three full-time and two part-time access officers for gate and dispatch operations. The additional staffing is intended to reduce overtime and address increased gate traffic.
- Since the previous Board Meeting, Public Safety responded to 171 calls, including 15 alarms, 10 animal complaints, 14 boating calls, seven domestic disputes, one employee injury, 66 medical calls, nine motor vehicle accidents, six noise complaints, eight suspicious-person calls, seven traffic complaints, 12 miscellaneous calls, and 11 welfare checks. More than 637 reportable incidents have been recorded year to date.
- More than 21,000 gate passes were issued since the previous Board Meeting. Increased staffing will help manage the high volume of traffic, particularly at the Main and North Gates. Patrol officers assist at the North Gate when traffic backs up onto the adjacent roadway, creating a potential safety hazard.
- New pass readers have been installed at the gates to improve traffic flow and access control. Passes can be activated for a specific period and deactivated upon expiration, preventing them from being reused without authorization.
- Public Safety operates 24 hours a day and rotates its patrol vehicles in 12-hour shifts to reduce wear and maintenance costs. Average fleet mileage is approximately 75,000 miles. A fleet study is underway to evaluate vehicles based on mileage, reliability, performance, and lifecycle costs. The findings will be presented to the Board and Community Manager to assist with future replacement planning.
- Public Safety continues to coordinate with ECC by sharing observed violations and assisting with enforcement matters, which expands both departments' coverage.
- Public Safety is also working with Registration to correct issues involving vehicle decals that were not properly linked to the corresponding properties in the system. The affected decals are being identified and corrected, and members were thanked for their cooperation.

Comments, Questions/Answers:

Sharon Spiese, 1221:
Mrs. Spiese reported difficulty scanning the new paper QR gate passes, particularly when or if the paper becomes wet, and expressed concern about delays for guests. Public Safety Manager Jeff Behnke acknowledged that members are still learning to use the readers and said an instructional diagram and assistance from IT may help. Community Manager Dennis Polhamus said the readers are currently too far from vehicles and will be moved to new mounts closer to car windows. Management will also examine whether lighting or a protective cover would improve scanning. Public Safety will assist gate staff if delays cause traffic backups. QR codes can also be displayed on phones, although improvements to the gate reader system are still underway.

Dawn Falcone, 175:
Ms. Falcone asked whether patrol officers provide their own firearms or whether the Association supplies them. Public Safety Manager Jeff Behnke confirmed that patrol officers provide their own firearms.

5.NEW BUSINESS:
26-124
MOTION: RESOLVED TO approve the July 18th, 2026 Board Meeting minutes as presented. Motioned by Michael Hanbury. Seconded by Carleen Coffin. Passed 7-0.

26-125
MOTION: RESOLVED TO approve the September 4th, 2026 Board Workshop minutes as presented Motioned by Lisa McKenna. Seconded by Edward Esposito. Passed 7-0.

26-126
MOTION: RESOLVED TO authorize adding Jill Metschulat, Assistant Community Manager and Finance Manager, as an authorized signer on all Association accounts held at NBT Bank.

BOD MEETING MINUTES, SEPTEMBER 19, 2026 - CONT'D.

Motioned by Dennis Harvey. Seconded by Michael Hanbury. Passed 7-0.

26-127
MOTION: RESOLVED TO ratify the September 10, 2026 poll vote approving the termination of the Association's services with ADP effective December 31, 2026. Motioned by Edward Esposito. Seconded by Carleen Coffin. Passed 7-0.

26-128
MOTION: RESOLVED TO approve engaging Paylocity to provide payroll services effective January 1, 2027. Motioned by Michael Hanbury. Seconded by Dennis Harvey. Passed 7-0.

26-129
MOTION: RESOLVED TO approve the Exception from Bid for the purchase of Jonas modules, licensing fees, training, and support at an initial expense of $22,680, plus $4,000 annually for ongoing support, with both expenses funded through the Operating Budget. The modules include online reservations, appointment booking, marina slip management, and online dining. Motioned by Dennis Harvey. Seconded by Edward Esposito. Passed 7-0.

26-130
MOTION: RESOLVED TO ratify the August 14, 2026 poll vote approving the Exception from Bid for the purchase of a Toro Reelmaster 3555-D Fairway Mower at an unbudgeted Reserve Capital expense of $71,550.00. Motioned by Michael Hanbury. Seconded by Edward Esposito. Passed 7-0.

26-131
MOTION: RESOLVED TO approve the Exception from Bid for the purchase of a replacement refrigerated prep unit at a budgeted Reserve Capital expense of $1,472.34, which is $6,606.66 below the original budgeted amount of $8,079.00. Motioned by Dennis Harvey. Seconded by Carleen Coffin. Passed 7-0.

26-132
MOTION: RESOLVED TO approve the bid from Crooked Ladder for the Clubhouse roof and gutters at a budgeted Capital Reserve expense of $55,665.00, which is $5,665.00 over the original budgeted amount of $50,000.00. Motioned by Dennis Harvey. Seconded by Michael Hanbury. Passed 7-0.

Bids Received:
Shingle Me - $50,000
Crooked Ladder - $55,665

26-134
MOTION: RESOLVED TO approve the appointment of Tom Novak to the Governing Documents Committee Motioned by Michael Hanbury. Seconded by Dennis Harvey. Passed 7-0.

26-135
MOTION: RESOLVED TO permit motors of up to 115 horsepower on 18-foot pontoon boats only, while maintaining the 90-horsepower limit for all other motorboats.
Motioned by Dennis Harvey. Seconded by Edward Esposito. Passed 6-1.

26-136
MOTION: RESOLVED TO approve increasing the permitted docking time at the jetty at The Lodge from 30 minutes to 90 minutes.
Motioned by Edward Esposito.
Seconded by Carleen Coffin. Passed 7-0.

26-137
MOTION: RESOLVED TO ratify the September 14, 2026 poll vote approving the following amendment to the Rules and Regulations:
Motioned by Dennis Harvey. Seconded by Edward Esposito. Passed 7-0.

3. Prohibition of Garage Sales, Yard Sales and Estate Sales. Individual garage sales, yard sales, estate sales, tag sales, and/or driveway-based commercial or secondhand sales are strictly prohibited within The Hideout. This restriction does not apply to the semi-annual "flea market" coordinated by the Recreation Department or any other specially designated occurrences that are organized with the approval of the Board of Directors. This restriction is not intended to prevent a member from having a guest or another member engage in a private sale that is otherwise not prohibited by law (i.e., sale of an item, vehicle or watercraft via an online platform).

26-138
MOTION: RESOLVED TO approve changing the terminology used for ECC citations. Moving forward, all ECC citations will be referred to as an "ECC Notice of Violation." Motioned by Dennis Harvey. Seconded by Michael Hanbury. Passed 7-0.

Public Safety Committee
The following CMRs were submitted by the Public Safety Committee for Board consideration:

26-139
MOTION: RESOLVED TO discontinue courtesy boat tows. Motioned by Lisa McKenna. Seconded by Carleen Coffin. Passed 6-1.

26-140
MOTION: RESOLVED TO appoint Angelo Morales to the Public Safety Committee for a three-year term. Motioned by Edward Esposito. Seconded by Dennis Harvey. Passed 7-0.

Communications Committee
The following CMR was submitted by the Communications Committee:

26-141
MOTION: RESOLVED TO approve increasing the annual delivery subscription fee for The Hideabout from $30 to $45. Motioned by Dennis Harvey. Seconded by Michael Hanbury. Passed 7-0.

Long Range Planning Committee
The following CMRs were submitted by the Long Range Planning Committee:

26-142
MOTION: RESOLVED TO consider creating a level, paved walking trail around the perimeter of the Antler Road Baseball Field. Motioned by Edward Esposito. Seconded by Carleen Coffin. Passed 7-0.

26-143
MOTION: RESOLVED TO consider both the development of an aquatic center at Aspen Point and, as part of the 2028 budget review, the inclusion of funding for an engineering feasibility study to determine the site's suitability.
*Approval of this motion only allows further consideration. It does not mean that an aquatic center will be built or that funding for the feasibility study will be available. Motioned by Edward Esposito. Seconded by Michael Hanbury. Passed 7-0.

26-144
MOTION: RESOLVED TO consider demolishing the handball court at the North Pool Complex and replacing it with a basketball court. Motioned by Edward Esposito. Seconded by Carleen Coffin. Passed 7-0.

26-145
MOTION: RESOLVED TO transfer discussions regarding the relocation of Harvester's Garden from the Long Range Planning Committee to the Recreation Committee. Motioned by Michael Hanbury. Seconded by Carleen Coffin. Passed 7-0.

Comments, Questions/Answers:

John Barcarola, 4039:
Mr. Barcarola provided historical context regarding Aspen Point, noting that the area had previously been considered as a possible location for the Association's trash and recycling operations. Community Manager Dennis Polhamus explained that Aspen Point was determined to be unsuitable because it is surrounded by homes, the operations would create noise, and nearby roads have 10-ton weight limits that could restrict access by waste-hauling vehicles. The member acknowledged that Aspen Point may be better suited for the proposed Aquatic Complex but asked that future planning also consider whether the current trash, recycling, and maintenance operations should remain near the lake due to their visibility and appearance. A concern regarding road-salt runoff was also raised. Mr. Polhamus explained that the salt shed has a concrete base designed to contain the salt and prevent runoff.

Lakes Committee
The following CMRs were submitted by the Lakes Committee:

26-146
MOTION: RESOLVED TO approve the installation of lake information and directional signage, including the possibility of using QR technology. Motioned by Edward Esposito. Seconded by Michael Hanbury. Passed 7-0.

26-147
MOTION: RESOLVED TO amend the Lakes Rules to permit Public Safety personnel to operate motors of up to 115 horsepower. Motioned by Edward Esposito. Seconded by Michael Hanbury. Passed 7-0.

26-148
TABLED ITEM — Pending confirmation from Wayne County
MOTION: RESOLVED TO approve adding three additional buoys to Roamingwood Lake at locations identified by Public Safety to reduce the distance between existing buoys and improve compliance with the 100-foot non-powered boat/no-wake zone.

26-149
MOTION: RESOLVED TO consider conducting a feasibility study to identify permanent access points to Big Spring Pond. Motioned by Edward Esposito. Seconded by Lisa McKenna. Passed 7-0.

26-150
MOTION: RESOLVED TO consider proposed improvements to the Windemere Lake access area. Motioned by Michael Hanbury. Seconded by Lisa McKenna. Passed 7-0.

26-151
MOTION: RESOLVED TO approve establishing a $300 bilge-pumping fee. This item was submitted separately by the Public Safety Committee and

BOD MEETING MINUTES, SEPTEMBER 19, 2026 - CONT'D.

the Environmental Control Committee, with proposed fees of $400 and $250, respectively. At the September 4, 2026 Board Workshop, the Board reached consensus to place a proposed fee of $300 on the Regular Board Meeting agenda. Motioned by Carleen Coffin. Seconded by Dennis Harvey. Passed 7-0.

26-152
MOTION REVISED:
ORIGINAL MOTION: RESOLVED TO approve amending the Marina Slip Application to replace the term "Renewal" with "Annual Application," clarify that applicants are not guaranteed the same marina slip previously assigned to them, and include the $300 bilge-pumping fee.
REVISED MOTION: RESOLVED TO approve amending the Marina Slip Application, effective January 1, 2027, to replace the term "Renewal" with "Annual Application" and clarify that applicants are not guaranteed the same marina slip previously assigned to them. In addition, the revised Marina Slip Application shall clearly establish the boat owner's obligations with respect to the rented slip, including, but not limited to, granting Public Safety prior consent to take necessary measures to prevent safety or environmental hazards to the lakes, such as pumping out boats in danger of sinking; remaining in good standing within the Community; and maintaining the boat, canopy, and rubber fenders in good repair. For the avoidance of doubt, the form shall indicate that Public Safety has the right to assist but is not obligated to do so. Motioned by Dennis Harvey. Seconded by Lisa McKenna. Passed 7-0.

Golf Committee
The following CMR was submitted by the Golf Committee:

26-153
MOTION: RESOLVED TO approve the reappointment of John Martino to the Golf Committee for a three-year term. Motioned by Michael Hanbury. Seconded by Dennis Harvey. Passed 7-0.

Environmental Control Committee
The following CMR was submitted by the Environmental Control Committee:

26-154
TABLED ITEM — Pending additional information **MOTION: RESOLVED TO** approve adopting a new vegetation protection plan applicable to new construction and major site work.

26-155
MOTION: RESOLVED TO ratify the August 18, 2026 poll vote approving the Tape Grass Treatment Plan at an Operating Budget expense of $31,722.00, which is $4,972.00 over the original budgeted amount of $26,750.00. Motioned by Michael Hanbury. Seconded by Dennis Harvey. Passed 7-0.

Public Works Committee
The following CMR was submitted by the Public Works Committee:

26-156
MOTION: RESOLVED TO approve the application of Pamela Andrews to the Public Works Committee. Motioned by Dennis Harvey. Seconded by Michael Hanbury. Passed 7-0.

26-157
MOTION: RESOLVED TO approve the bid from Pocono Spray Patch for road crack sealing at $0.80 per linear foot, for an estimated total of $42,240 for 10 miles, as an unbudgeted Reserve Capital expense.
Bids Received:
Bear Owens: $.65 per linear foot - $34,320 for 10 miles
Pocono Spray Patch: $.80 per linear foot - $42,240 for 10 miles. Motioned by Michael Hanbury. Seconded by Edward Esposito. Passed 7-0.

26-158
MOTION: RESOLVED TO approve the bid from V&V Striping in the amount of $36,706 for road line striping, as an unbudgeted Reserve Capital expense. Motioned by Dennis Harvey. Seconded by Carleen Coffin. Passed 7-0.

Bids Received:
Bear Owens: $63,126.54
V&V Striping: $36,706
Roadsafe Traffic Systems: $44,370

26-159
MOTION: RESOLVED TO approve amending the amenity fee guide, effective January 1, 2027, to add a $300 bilge pumping fee to cover the cost and labor associated with Public Safety personnel pumping out boats in danger of sinking to prevent safety or environmental hazards to the lake. Motioned by Edward Esposito.Seconded by Carleen Coffin. Passed 7-0.

26-160
MOTION: RESOLVED TO reappoint Alex Grohol to the Golf Committee for a three-year term and reaffirm his position as Chair for the 2027 season. Motioned by Michael Hanbury. Seconded by Carleen Coffin. Passed 7-0.

6.MEMBER QUESTIONS OR COMMENTS

Carol Afford, 1547:
Ms. Afford asked about the possibility of adding lines or a path alongside Ridgewood. She raised concerns about speeding vehicles and pedestrian safety along the narrow section of road near the Recycling Center and North Beach, noting that the area is frequently used by people walking around the lake. Management explained that road-width requirements and drainage along the opposite side may limit the ability to create a wider walking area. It was noted that the speed-monitoring camera is frequently deployed near the bottom of the hill. Management agreed to evaluate the area and consider additional safety-zone and caution signage.

Thomas DiGiovanni, 186:
Mr. DiGiovanni asked whether Motion 26-158 covered only the repainting of existing roadway markings or also included striping roads that are currently unmarked. Management clarified that the work includes existing yellow and white lines, crosswalks, stop bars, and other pedestrian markings. It was also explained that some community roads are not wide enough to accommodate center and edge lines without narrowing the travel lanes and creating a potential liability; therefore, some roads remain unstriped.

John Barcarola, 4039:
Mr. Barcarola expressed support for the continued implementation of and training for the Jonas system and asked whether the associated expense had been included in the financial forecast. It was confirmed that the Jonas expenses had been factored into the forecast. Mr. Barcarola also asked two Board members to explain their opposing votes on separate boating-related motions. Mrs. Coffin stated that she opposed increasing the horsepower limit for 18-foot pontoon boats because other boating concerns, including issues involving personal watercraft like jet skis, should be addressed first. Mr. Esposito stated that he opposed charging members for courtesy boat tows because the motion did not include an effective date or a corresponding amendment to the Amenity Fee Guide. He also believed that towing a stranded boat to shore is a basic safety service already supported by members through Public Safety staffing and should continue to be provided without an additional charge.

Rick Yocum, 1284:
Mr. Yocum expressed concern about allowing 115-horsepower motors on 18-foot pontoon boats, particularly in relation to kayakers and other smaller watercraft. It was explained that the increased horsepower is limited to 18-foot pontoons and is intended to help the boats reach plane when carrying passengers and equipment. Operating below plane may create a larger wake, contribute to shoreline erosion, and present safety concerns. It was also noted that the Lakes Committee had previously opposed allowing 18-foot pontoon boats and that the horsepower change was intended to address an issue resulting from their approval. Mr. Yocum asked about the implementation of Motion 26-22 concerning the timely publication of meeting agendas. It was reported that management had recently been contacted regarding the requirement and that progress was being made toward releasing agendas earlier, with further improvements anticipated before the November meeting. Mr. Yocum also asked about recruitment for the Nominating Committee and was advised that two members were being sought. The member also asked which Board positions would be open during the 2027 election. Three positions were identified, and it was noted that when Board members are appointed to fill vacancies, the minutes should identify the original seat and the remainder of the term being filled.

Linda Amos, 4017:
Mrs. Amos asked whether there were plans to renovate or improve the North Gate building, noting that the building and surrounding exterior need attention. It was explained that the Association will await the results of the new reserve study, which will evaluate the condition and remaining useful life of Association assets and help establish priorities for future improvements.

7. Motion to adjourn the meeting at 10:54 a.m.

Motioned by Edward Esposito. Seconded by Lisa McKenna. Passed 7-0.

BOD 2026 ANNUAL MEETING MINUTES, OCTOBER 4, 2026, DRAFT

FOR APPROVAL AT THE 2027 ANNUAL MEETING

Board of Directors

2026 ANNUAL MEETING MINUTES

October 4, 2026

Main Lodge & Zoom

DRAFT

1. CALL TO ORDER

The Annual Meeting of the Association was called to order at 10:02 a.m. by Maureen DiGiovanni, Chair, at the Main Lodge and via Zoom. Members stood for the Pledge of Allegiance and a moment of silence in memory of José Durán. The current Board of Directors was introduced: William Wagner, President; Edward Esposito, Vice President; Lisa McKenna, Treasurer; Maureen DiGiovanni, Chair; Michael Hanbury, Secretary; Dennis Harvey, Director; and Carleen Coffin, Director.

2. CONFIRMATION OF QUORUM AND PROXIES

Edward Hoffman, Esq., presented the quorum information. The Association had 3,527 Members in Good Standing,

requiring a quorum of 353. There were 1,071 qualified proxies, 53 members attending in person, and five members participating via Zoom, for a total of 1,129 members represented in person or by prox y. The required quorum was met. Five paper proxies and no electronic proxies were reported as disqualified.

The agenda listed the following individual proxy assignments for attendance verification:

5 proxies assigned to Edward Esposito, Lot 1145, by Catherine Garbarini, Lot 316; David Wilts, Lot 779;

Fernando Rendeiro, Lot 707; Lynn Sanson, Lot 639; Lance Vison, Lot 706.

2 proxies assigned to Lisa McKenna, Lot 4009, by Barbara Boyle, Lot 453; Dominick Rotindo, Lot 2016.

2 proxies assigned to Maureen DiGiovanni, Lot 186, by Michael Lamberson, Lot 190; Deneen Thompson, Lot144.

5 proxies assigned to Richard Yocum, Lot 1284, by Wendy Johnston, Lot 2031; Brian Carchedi, Lot 3436; Brian

Carchedi, Lot 3903; Joyce Antonucci, Lot 1787; Louis Delli Santi, Lot 3521.

1 proxy assigned to Margie Conlon, Lot 2226, by Rosanne Simmons, Lot 69.

1 proxy assigned to William Wagner, Lot 1010, by Douglass Morrissey, Lot 3239.

1 proxy assigned to Ann Keffel, Lot 354, by Barbara McNulty, Lot 269.

1 proxy assigned to Michael Romaniw, Lot 1842, by Valerie Romaniw, Lot 2222.

1 proxy assigned to Barry Kaplan, Lot 4146, by Barry Kaplan, Lot 4146.

1 proxy assigned to Peter Campbell, Lot 759, by Peter Campbell, Lot 759.

1 proxy assigned to Brian Andrews, Lot 1472, by Brian Andrews, Lot 1472.

3. AGENDA APPROVAL

MOTION: RESOLVED TO approve the October 4, 2026 Annual Meeting agenda as presented or amended Motioned by Jeff Halpern, Lot 106. Seconded by Dave Dimmick, Lot 1388. Passed with no votes against.

4. APPROVAL OF 2025 ANNUAL MEETING MINUTES

MOTION: RESOLVED TO waive the reading of the October 5, 2025 Annual Meeting minutes Motioned by John Martino, Lot 2202. Seconded by Rich Hadley, Lot 581. Passed with no votes against.

MOTION: RESOLVED TO approve the October 5, 2025 Annual Meeting minutes as presented or amended Motioned by Dave Dimmick, Lot 1388. Seconded by Jeff Halpern, Lot 106. Passed with no votes against.

5. PRESIDENT'S COMMENTS

William Wagner, President, thanked members for attending and for re-electing him and Lisa McKenna. He acknowledged the Board's teamwork and reviewed changes made during the past year, including Board and management appointments, financial management and accounting changes, a change in auditors, implementation of the community alert system, improvements to Food & Beverage, reorganization and hiring in Public Safety, equipment purchases, and committee appointments. Mr. Wagner expressed appreciation for employees' efforts and the Board's commitment to continued service and community improvements.

6. PRESENTATION TO FIRE AND RESCUE COMPANIES

Michael Hanbury, Secretary, and Dennis Harvey, Director, thanked the fire and rescue companies for their service and recognized the recipients. The donation amounts listed for the presentation were as follows:

Recipient Amount
Covington ALS $500.00
Hamlin Fire & Rescue $1,500.00
Lake Ariel Fire Company $10,000.00
Ledgedale Volunteer Fire Co. $1,000.00
Maplewood Fire & Rescue Co. $1,500.00
Lakeville Fire Company $500.00

Tafton Fire Company $250.00
Waymart Volunteer Fire Co. $250.00

TOTAL $15,500.00

7. LIFEGUARD RECOGNITION

Fallon Valentin, Recreation Manager, recognized Owen Tripp and Allie Mitchell for their successful lifeguard saves during the summer of 2026. Gift cards were presented in recognition of their actions. Ms. Valentin thanked the lifeguards for their bravery and dedication to the community.

8. INTRODUCTION OF MANAGERS AND SUPERVISORS

Edward Esposito, Vice President, introduced the following managers and supervisors and asked those present to raise their hands so members could recognize them:

Position Name

Community Manager Dennis Polhamus

Assistant Community & Financial Manager Jill Metschulat

Executive Assistant Abbi Snyder

Human Resources Manager Cyndi Turner

Public Safety Manager Jeffrey Behnke

Facilities & Environmental Manager Shawn Spencer

Position Name

Maintenance Supervisor Jimmy Aleckna

Food & Beverage Manager Joe Infante

Banquet Chef & Lodge Operations Manager Brett Schumacher

Recreation Manager Fallon Valentin

Golf, Pro Shop & Ski Hill Manager Mike Burns

Golf Course Manager Eric Caudullo

Registration Supervisor Jackie Brostoski

IT Manager Donald Yocum

Community Relations Manager Maryellen Burns

9. INTRODUCTION OF COMMITTEE CHAIRS

Maureen DiGiovanni, Chair, introduced the following committee chairs and asked those present to stand for recognition:

Committee Chair

Budget Richard Topp

Communication Barbara McNulty

Disciplinary Arnold Milidantri

Environmental Control Ronald Phelps

Food & Beverage Tom Morley

Golf Alex Grohol

Governing Documents Arnold Milidantri

Lakes Ingacio (Iggy) Rivera

Long Range Planning Mary Wilts

Nominating Lorraine Procopio

Parks & Recreation Joseph DeLissio

Public Safety Devon Delk

Public Works Tom Vranicar

Wildlife & Forestry Cathy Long

10. TREASURER'S REPORT

Lisa McKenna, Treasurer, reported that, as of August 31, 2026, the Association had a year-to-date operating surplus of approximately $648,000, compared with a budgeted operating loss of approximately $1.1 million. She reported a favorable variance of approximately $1.754 million. September had not yet closed.

Ms. McKenna focused on improvements to the Clubhouse Food & Beverage operation, which had been budgeted for a $669,000 loss in 2026. She described the March 23 hiring of Joe Infante as Food & Beverage Manager and an approximately two-week closure to deep clean the kitchen and equipment, discard outdated and spoiled food, address inventory, and reset operations. Under Mr. Infante and Community Manager Dennis Polhamus, the department placed greater emphasis on accountability, quality, cost control, and revenue. Year-to-date Food & Beverage revenue was reported at approximately $610,000 against a budget of approximately $518,000, with a reported favorable revenue variance of approximately $91,000. Expenses were approximately $77,000 below budget, producing a combined favorable variance of approximately $168,000. The pizzeria opened at the end of May 2026 following an approximately $38,000 investment in construction and equipment. Since opening, it had generated approximately $104,000 in revenue and sold more than 5,700 pizzas. Delivery service began August 10, with more than 200 deliveries completed. Ms. McKenna noted that revenue had reached approximately 2.7 times the initial capital investment. Ms. McKenna acknowledged that Food & Beverage continued to require a subsidy and that additional work remained. She credited management changes and operational discipline for the improved results and recognized Mr. Infante, the Food & Beverage team, and Mr. Polhamus for their efforts.

11. 2026 BOARD ELECTION RESULTS AND VERIFICATION

Dennis Polhamus, Community Manager, presented the 2026 election results. There were 670 qualified ballots, consisting of 439 electronic ballots and 231 paper ballots. Twenty paper ballots and no electronic ballots were disqualified. The Election Record included authorization signatures for Riley & Company, a Board Officer, the Community Manager, and the Public Safety Manager or Designee. Elected Director Votes Term expiration Lisa McKenna 604 October 2029 William Wagner 584 October 2029

12. NOMINATING COMMITTEE NOMINATIONS AND MEMBER VOTE: Two Nominating Committee positions were available. The following candidates were nominated and received the votes shown: Nominee and lot Nominated by Seconded by Votes Kathy Lebansky, Lot 3427 Michael Hanbury Marge Conlon, Lot 2226 29 Maryanne Davick, Lot 2506 Tom DiGiovanni, Lot 186 Carleen Coffin, Lot 1813 29

BOD 2026 ANNUAL MEETING MINUTES - CONTINUED , DRAFT

Pat Mazzone, Lot 3740 Lisa McKenna, Lot 4009 Edward Esposito, Lot 1145 34

A second vote was held to resolve the tie between Kathy Lebansky and Maryanne Davick. Ms. Davick received 32 votes and Ms. Lebansky received 29 votes. Pat Mazzone and Maryanne Davick were re-elected. The newly formed Committee was listed as follows: Committee member Term expiration

Catherine Lowman December 31, 2027
Pat Mazzone December 31, 2028

Ed Keffel December 31, 2027

Lorraine Procopio December 31, 2027

Maryanne Davick December 31, 2028

13. RECESS FOR ORGANIZATION MEETING

The Annual Meeting recessed at 10:39 a.m. for the Board's Organization Meeting to elect officers and appoint Assistant Secretaries. The Annual Meeting reconvened at 11:05 a.m.

14. INTRODUCTION OF NEWLY ORGANIZED BOARD OF DIRECTORS

Following the Organization Meeting, the newly organized Board of Directors was announced as follows:
Office Director
President William Wagner
Vice President Edward Esposito
Treasurer Dennis Harvey
Chair Maureen DiGiovanni
Secretary Michael Hanbury
Director Lisa McKenna
Director Carleen Coffin

15. INTRODUCTION OF ASSISTANT SECRETARIES TO THE BOARD

Dennis Polhamus, Jill Metschulat, and Abbi Snyder were announced as the appointed Assistant Secretaries to the Board.

16. OTHER BUSINESS

No other business was brought before the membership.



17. MEMBER QUESTIONS AND COMMENTS

Deborah Malvetti, Lot 1845: Ms. Malvetti asked whether pizza deliveries would continue through the winter. She was advised that they would. Richard Topp, Lot 1541: Mr. Topp, Budget Committee Chair, thanked the Board for all its hardwork. He acknowledged the time spent reviewing projects and budgets and meeting with department heads, including frequent meetings earlier in the year. Santiago Marrero, Lot 245: Mr. Marrero thanked the Board and Public Safety for their service.

18. 2027 BOARD NOMINATIONS

Nominations for the three open Board of Directors positions for 2027 were scheduled to be accepted immediately following the conclusion of the Annual Meeting.

19. ADJOURNMENT

MOTION: RESOLVED TO adjourn the 2026 Annual Meeting Motioned by Ken Procopio, Lot 4045. Seconded by Kathy Lebansky, Lot 3427. Passed with all votes in favor and none against. The meeting adjourned at 11:12 a.m. A memorial ceremony honoring José Durán was scheduled immediately following the Annual Meeting.

Respectfully submitted,

Abbi Snyder,Executive Assistant

The Hideout

Board of Directors Annual Meeting & PS Officer Jose Duran Memorial



Chris DiPierro receiving a $10,000 donation on behalf of Lake Ariel Fire Company from Michael Hanbury, Board Secretary



2026 - 2026 Board of Directors
(pictured from left to right)
Carleen Coffin, Director; Edward Esposito, Vice President; Lisa McKenna, Director; Michael Hanbury, Secretary; Dennis Harvey, Treasurer; Maureen DiGiovanni, Chair; William Wagner, President

Dennis Polhamus, Community Manager, and William Wagner, Board President present Paques to the people below recognizing for their service during the September 2025 PS Officer Jose Duran incident.



Jeff Behnke Sr.
Public Safety Manager



Jedidiah Jones
Public Safety Corporal



Jeff Behnke Sr., PS Manager
Accepting a plaque for fallen PS Officer Jose Duran's heroic service, is now displayed in the Public Safety Office



Richard and Barbara Boyle

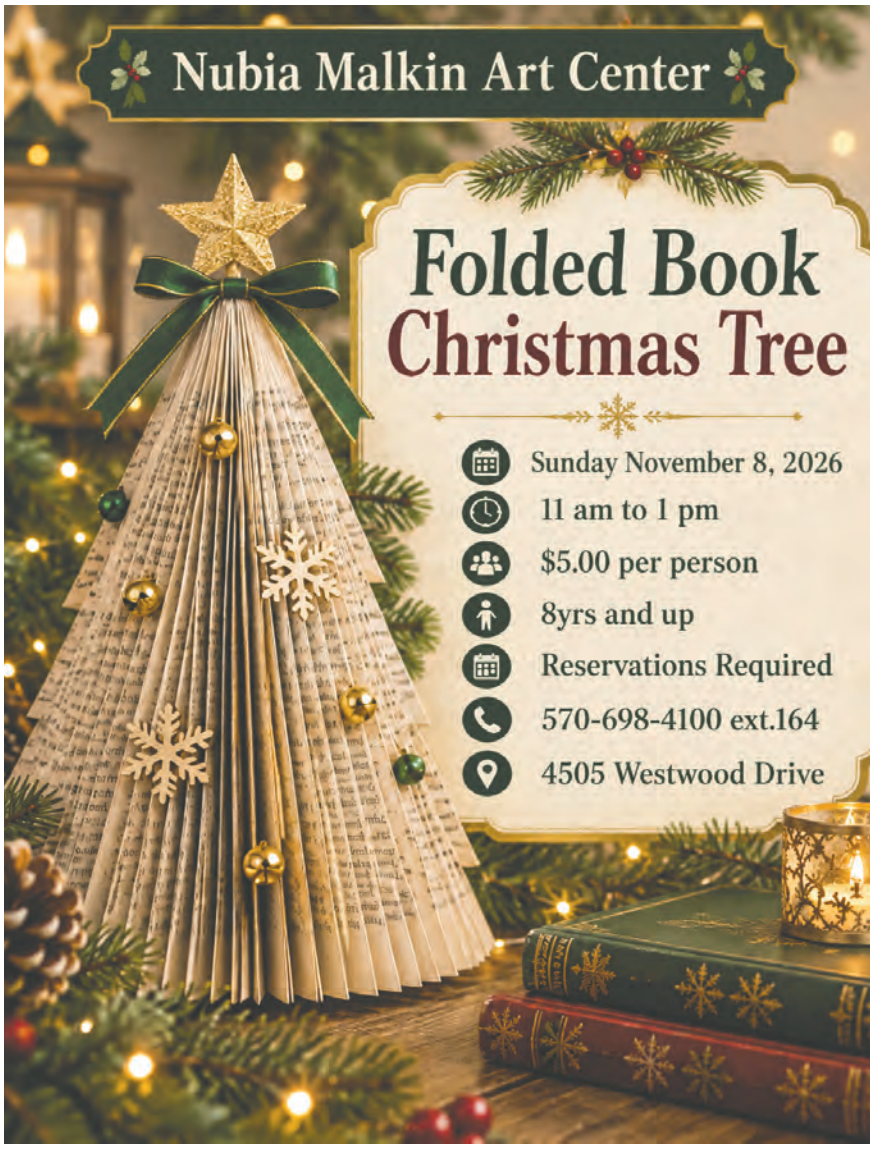


Florence and Marco D'Adamo



Public Safety Department at the Memorial
(left to right)
Joseph Cremona, PS Operations Supervisor; Paige Almquist, Executive Assistant; Sam Schaffer, Dispatch Communications Lead; Jeff Behnke Sr., Public Safety Manager; Jedidiah Jones, PS Corporal; Matt Cook, Patrol Officer.

NUBIA MALKIN ART CENTER










Ceramic & Sip
THE HIDEOUT
NUBIA MALKIN ART CENTER
Every Friday!
BYOB
6-9 pm
21+
4504 WESTWOOD DRIVE, LAKE ARIEL PA
LAST SEATING ONE HOUR BEFORE CLOSING


NUBIA MALKIN
ART CENTER
CERAMICS
FOR ALL AGES
FRIDAY 3PM - 9PM
SATURDAY 11AM - 5PM
SUNDAY 11AM - 3PM
4504 WESTWOOD DR, LAKE ARIEL, PA 18436
NO RESERVATIONS REQUIRED
LAST SEATING IS 1 HOUR BEFORE CLOSING


The Hideout
Nubia Malkin Art Center
Stained Glass Class
$20/ person ages 13+
FRIDAYS
6-9PM
SATURDAYS
1-4PM
570-698-4100 ext. 164
Reservations Required
4504 Westwood Dr, Lake Ariel, PA 18436


Christmas Cloche
Sunday November 22
11 am to 1 pm
$10.00 per person
12yrs and up
Reservations Required
570-698-4100 ext.164
4505 Westwood Drive


NUBIA MALKIN ART CENTER
WOOD BURNING
with Andy
EVERY 2ND AND 4TH SATURDAY OF THE MONTH!
11AM - 1PM
$20/ PERSON AGES 13+
RESERVATIONS:
mmorales@thehideout.us
or 570-698-4100 EXT. 164


CRAFTER MEET UP
PAINTING , DRAWING , KNITTING , CROCHET
FRIDAYS 6PM TO 8PM
B.Y.O.C
(BRING YOUR OWN CRAFT)
* MEET OTHER ARTIST
* WORK ON YOUR CRAFT
* MAKE NEW FRIENDS
NMAC ART CENTER
4504 WESTWOOD DRIVE
570 641 4100 EXT.164


The Hideout
WOODSHOP
Safety Training Class
Saturday, November 7th
9AM
with Chuck
PRE-PAY AT THE RECREATION OFFICE PRIOR TO THE CLASS
$50/YEAR - MEMBERS
$75/YEAR - GUESTS
ANNUAL MEMBERSHIP
SIGN UP:
CALL RECREATION
570-630-3733
PAYMENT REQUIRED PRIOR TO CLASS
AGES 18+
HIDEOUT WOODWORKERS "WOODY"
BECOME A HIDEOUT WOODWORKER!


The Hideout
NUBIA MALKIN
ART CENTER
FALL HOURS:
FRIDAYS 3pm - 9pm
SATURDAYS 11am - 5pm
SUNDAYS 11am - 3pm
Special events may be scheduled outside of these hours.
Last seating is 1 hour before closing.
4504 Westwood Drive, Lake Ariel PA
(570) 698 - 4100 ext. 164

RECREATION PROGRAMS











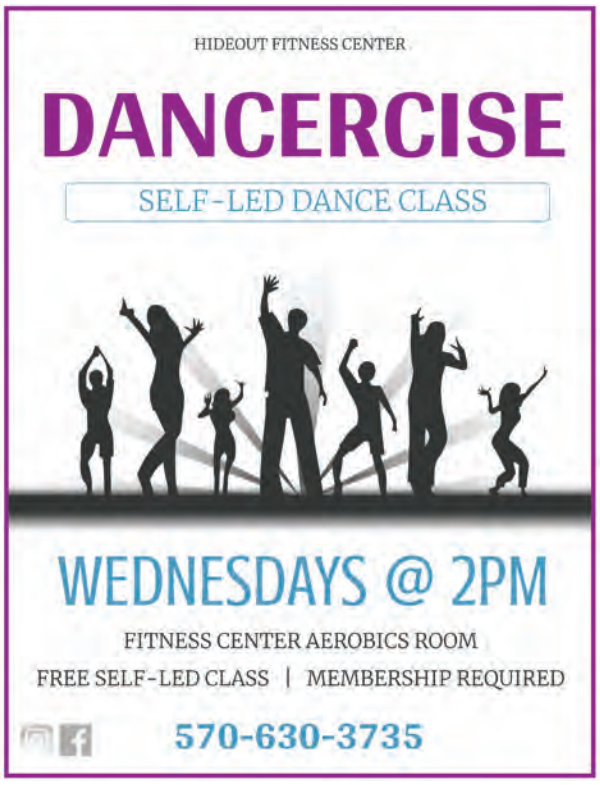






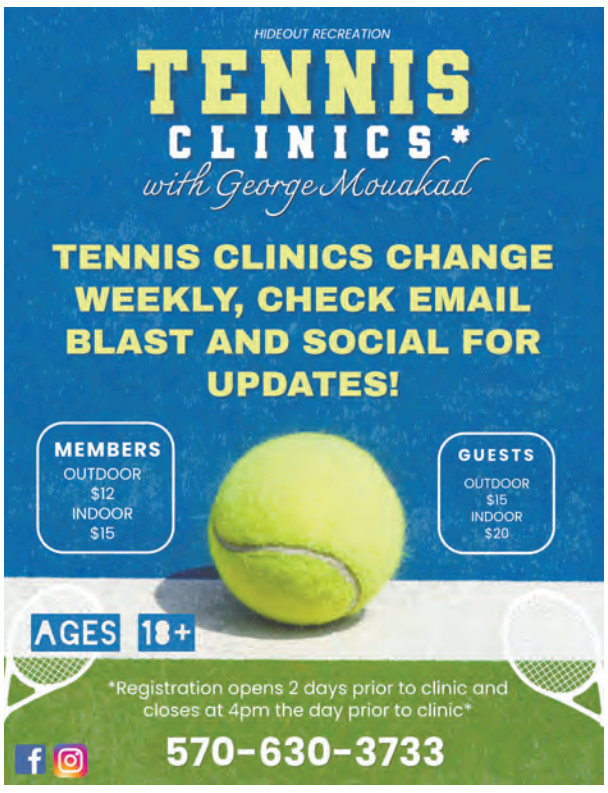


RECREATION PROGRAMS













CONTACT INFORMATION & HOURS

RECREATION DEPARTMENT
570-630-3733
recreation@thehideout.us

MONDAY - SATURDAY
8AM - 8PM

SUNDAY
8AM - 3PM

OR CALL 570-698-4100 & EXTENSION:

Recreation Main Desk:	ext. 160
Fitness Center:	ext. 165
NMAC:	ext. 164

FITNESS CENTER

MONDAY - FRIDAY	SATURDAY	SUNDAY
7AM - 7PM	7AM - 4PM	7AM - 3PM

ARCADE

MONDAY - SATURDAY	SUNDAY
11AM - 8PM	11AM - 3PM

NUBIA MALKIN ART CENTER (NMAC)

FRIDAY	SATURDAY	SUNDAY
3PM - 9PM	11AM - 5PM	11AM - 3PM

HIDEOUT POA, INC.
MEMBERSHIP BILLING & COLLECTIONS
AS OF AUGUST 31, 2026

	2026 BILLING	%	Billed 3945	Budget 3650
ANNUAL ASSESSMENT	8,343,675	90.773%	2,115	7,719,750
CAPITAL RESERVE	631,200	6.867%	160	584,000
NEW CAPITAL	98,625	1.073%	25	91,250
CONTINGENCY FUND REPLENISH	118,350	1.288%	30	109,500
TOTAL DUES BILLED	**9,191,850**	**100.00%**	**2,330**	**8,504,500**

	2026 AMOUNT COLLECTED		# LOTS PAID IN FULL		% OF $ PAID
JANUARY 1 - AUGUST 31	7,334,051	*	3,570	*	97.8%
	7,334,051		3,570		97.81%
YEAR TO DATE DUES COLLECTED	**7,334,051**		**3,570**		**97.81%**

YTD Dues Analysis: $7,334,051 collected through August 31, 2026; *Total includes member accounts that prepaid in full and credits toward 2026 dues from 2025.

2026 Actual Year End Dues Collections

	3650	COLLECTION PROJECTION	BUDGET 3650	VARIANCE FAV<UNFAV>	% of $ Budgeted
Current Projection					
YEAR END CURRENT DUES COLLECTIONS		**8,504,500**	**8,504,500**	**-**	**100.00%**

2026 Delinquent Dues Collections

	AMOUNT COLLECTED	AMOUNT BUDGETED	VARIANCE FAV<UNFAV>	% of $ Budgeted
YEAR TO DATE DELINQUENT DUES COLLECTED	**132,335**	**80,000**	**52,335**	**165%**

NOTE: These financials are internally prepared for the use of the Hideout POA Board Members and Management and are subject to audit adjustments.

THE HIDEOUT POA INC.
ACTUAL VS BUDGET - ACCRUAL BASIS
As of August 31, 2026

	OPERATING FUNDS (MONTH)					OPERATING FUNDS (YEAR TO DATE)				
	MONTH ACTUAL	MONTH BUDGET	VARIANCE FAV (UNF)	% FAV (UNF)	PRIOR YR ('25) ACTUAL	YTD ACTUAL	YTD BUDGET	VARIANCE FAV (UNF)	% FAV (UNF)	PRIOR YR ('25) ACTUAL
NON AMENITY INCOME:										
DUES REVENUE	782,715	695,130	87,585	12.6%	602,950	6,001,213	5,561,040	440,173	7.9%	4,868,597
BAD DEBT EXPENSE	51,818	51,817	1	0.0%	35,650	414,882	414,542	340	0.1%	285,200
LATE CHARGES	16,766	3,379	13,387	396.2%	21,779	116,922	27,033	89,889	332.5%	108,214
ADMIN/RESALE FEES	(8,000)	3,333	(11,333)	-340.0%	(1,250)	(8,634)	26,667	(35,301)	-132.4%	35,225
NET DUES RELATED INCOME	843,299	753,659	89,640	11.9%	659,129	6,524,383	6,029,282	495,101	8.2%	5,297,236
INVESTMENT INCOME	10,781	3,750	7,031	187.5%	118	57,916	30,000	27,916	93.1%	60,803
MISCELLANEOUS INCOME	927	-	927		25	20,311	-	20,311		200
TOTAL NON-AMENITY INCOME	855,007	757,409	97,598	12.9%	659,272	6,602,610	6,059,282	543,328	9.0%	5,358,239
AMENITY INCOME:										
PUBLIC SAFETY	13,121	9,781	3,340	34.1%	4,337	(3,432)	78,248	(81,680)	-104.4%	82,650
LAUREL PARK	1,048	1,733	(685)	-39.5%	1,912	25,417	13,867	11,550	83.3%	28,174
SKI HILL	-	-	-		-	214,595	190,000	24,595	12.9%	236,171
MARINA	6,130	18,333	(12,203)	-66.6%	5,740	273,695	146,667	127,028	86.6%	265,065
POOLS & BEACHES	3,949	8,332	(4,383)	-52.6%	510	84,613	73,500	11,113	15.1%	80,589
RECREATION COMPLEX	56,461	14,083	42,378	300.9%	15,697	222,163	112,667	109,496	97.2%	138,946
GOLF	20,437	35,000	(14,563)	-41.6%	60,098	169,720	170,000	(280)	-0.2%	231,046
ARTS & CRAFTS	5,312	3,042	2,270	74.6%	4,643	24,539	24,333	206	0.8%	26,374
MAINTENANCE	60	125	(65)	-52.0%	240	235	1,000	(765)	-76.5%	765
WOODSHOP	350	250	100	40.0%	(200)	3,550	2,000	1,550	77.5%	4,415
LAKES & ENVIRONMENTAL	14,755	3,725	11,030	296.1%	4,765	52,415	29,800	22,615	75.9%	38,603
ADMINISTRATION	15,329	40,392	(25,063)	-62.0%	14,341	233,688	323,133	(89,445)	-27.7%	212,068
COMMUNITY RELATIONS	13,246	16,479	(3,233)	-19.6%	11,891	95,202	131,833	(36,631)	-27.8%	104,209
CLUBHOUSE	124,511	64,833	59,678	92.0%	93,705	610,149	518,667	91,482	17.6%	566,446
TAB MASTER/LOTTERY	8,847	417	8,430	2021.6%	-	54,794	3,333	51,461	1544.0%	11,514
SNACK BARS	33,265	12,917	20,348	157.5%	28,682	133,598	103,333	30,265	29.3%	127,141
LODGE/TIKI BAR	98,299	34,000	(64,299)	-189.1%	109,665	328,338	6,827	321,511	4709.4%	314,742
TOTAL AMENITY INCOME	415,120	263,442	23,080	8.8%	356,026	2,523,279	1,929,208	594,071	30.8%	2,468,918
TOTAL INCOME	1,270,127	1,020,851	120,678	11.8%	1,015,298	9,125,889	7,988,490	1,137,399	14.2%	7,827,157
OPERATING EXPENSES:										
PUBLIC SAFETY	179,911	169,466	(10,445)	-6.2%	178,428	1,419,440	1,355,725	(63,715)	-4.7%	1,220,676
LAUREL PARK	1,387	1,518	131	8.6%	3,223	10,328	12,146	1,818	15.0%	13,294
SKI HILL	13,413	15,469	2,056	13.3%	23,385	364,097	343,259	(20,838)	-6.1%	330,180
MARINA	4,741	4,621	(120)	-2.6%	2,928	37,145	36,966	(179)	-0.5%	29,604
POOLS & BEACHES	57,302	40,844	(16,458)	-40.3%	52,821	196,507	191,835	(4,672)	-2.4%	211,964
RECREATION COMPLEX	66,733	47,104	(19,629)	-41.7%	49,025	436,462	376,835	(59,627)	-15.8%	386,017
GOLF	20,054	17,575	(2,479)	-14.1%	25,941	117,657	100,926	(16,731)	-16.6%	121,926
GOLF MAINTENANCE	33,520	46,760	13,240	28.3%	31,073	187,280	295,342	108,062	36.6%	233,847
ARTS & CRAFTS	9,116	9,035	(81)	-0.9%	9,991	59,367	72,277	12,910	17.9%	60,641
MAINTENANCE	166,723	163,011	(3,712)	-2.3%	161,300	1,332,732	1,374,091	41,359	3.0%	1,499,231
WOODSHOP	1,155	1,100	(55)	-5.0%	735	8,216	8,801	585	6.6%	7,580
LAKES & ENVIRONMENTAL	26,307	34,373	8,066	23.5%	29,281	203,144	274,982	71,838	26.1%	209,150
ADMINISTRATION	147,220	159,287	12,067	7.6%	186,960	1,189,045	1,274,293	85,248	6.7%	1,265,390
COMMUNITY RELATIONS	13,152	15,492	2,340	15.1%	9,248	98,792	123,936	25,144	20.3%	84,965
CLUBHOUSE	170,621	120,633	(49,988)	-41.4%	127,313	888,812	965,063	76,251	7.9%	890,728
TAB MASTER/LOTTERY	9,016	342	(8,674)	-2536.3%	371	42,136	2,733	(39,403)	-1441.7%	11,686
SNACK BARS	(9,175)	17,277	26,452	153.1%	23,071	141,035	138,213	(2,822)	-2.0%	134,347
LODGE/TIKI BAR	69,622	40,202	(29,420)	-73.2%	68,290	305,568	321,615	16,047	5.0%	340,099
TOTAL OPERATING EXPENSE	980,818	904,109	(76,709)	-8.5%	983,384	7,037,763	7,269,038	231,275	3.2%	7,051,325
EARNINGS BEFORE INTEREST, TAXES, DEPRECIATION & AMORTIZATION	289,309	116,742	43,969		1,015,231	2,088,126	719,452	1,368,674		558,119
ADMIN EXPENSE	36,375	2,000	(34,375)	-1718.8%	43	87,500	28,000	(59,500)	-212.5%	19,904
FEDERAL INCOME TAXES	-	2,083	2,083	100.0%	167	500	16,667	16,167	97.0%	1,333
DEPRECIATION	100,000	100,000	-	0.0%	100,000	800,000	800,000	-	0.0%	800,000
NET INCOME (LOSS)	152,934	12,659	11,677	-92.2%	915,021	1,200,126	(125,215)	1,412,007	1127.7%	(263,118)

	MONTH			YEAR TO DATE					Prior Year (2025)	
	ACTUAL	BUDGET	VARIANCE FAV (UNF)	AMENITY INCOME	OPERATING EXPENSES	SURPLUS/DEFICIT	BUDGET	VARIANCE FAV (UNF)	ACTUAL	VARIANCE FAV (UNF)
PUBLIC SAFETY	(166,790)	(159,685)	(7,105)	(3,432)	1,419,440	(1,422,872)	(1,277,477)	(145,395)	(1,138,026)	(284,846)
LAUREL PARK	(339)	215	(554)	25,417	10,328	15,089	1,721	13,368	14,880	209
SKI HILL	(13,413)	(15,469)	2,056	214,595	364,097	(149,502)	(153,259)	3,757	(94,009)	(55,493)
MARINA	1,389	13,712	(12,323)	273,695	37,145	236,550	109,701	126,849	235,461	1,089
POOLS & BEACHES	(53,353)	(32,512)	(20,841)	84,613	196,507	(111,894)	(118,335)	6,441	(131,375)	19,481
RECREATION COMPLEX	(10,272)	(33,021)	22,749	222,163	436,462	(214,299)	(264,168)	49,869	(247,071)	32,772
GOLF	383	-	383	169,720	117,657	52,063	69,074	(17,011)	109,120	(57,057)
GOLF MAINTENANCE	(33,520)	(46,760)	13,240	-	187,280	(187,280)	(295,342)	108,062	(233,847)	46,567
ARTS & CRAFTS	(3,804)	(5,993)	2,189	24,539	59,367	(34,828)	(47,944)	13,116	(34,267)	(561)
MAINTENANCE	(166,663)	(162,886)	(3,777)	235	1,332,732	(1,332,497)	(1,373,091)	40,594	(1,498,466)	165,969
LAKES & ENVIRONMENTAL	(11,552)	(30,648)	19,096	52,415	203,144	(150,729)	(245,182)	94,453	(170,547)	19,818
WOODSHOP	(805)	(850)	45	3,550	8,216	(4,666)	(6,801)	2,135	(3,165)	(1,501)
ADMINISTRATION	(131,891)	(118,895)	(12,996)	233,688	1,189,045	(955,357)	(951,160)	(4,197)	(1,053,322)	97,965
COMMUNITY RELATIONS	94	987	(893)	95,202	98,792	(3,590)	7,897	(11,487)	19,244	(22,834)
CLUBHOUSE	(46,110)	(55,800)	9,690	610,149	888,812	(278,663)	(446,396)	167,733	(324,282)	45,619
TAB MASTER	(169)	75	(244)	54,794	42,136	12,658	600	12,058	(172)	12,830
SNACK BARS	42,440	(4,360)	46,800	133,598	141,035	(7,437)	(34,880)	27,443	(7,206)	(231)
LODGE/TIKI	28,677	(6,202)	34,879	328,338	305,568	22,770	(314,788)	337,558	(25,357)	48,127
	(565,698)	(658,092)	92,394	2,523,279	7,037,763	(4,514,484)	(5,339,830)	825,346	(4,582,407)	67,923

NOTE: These financials are internally prepared for the use of the Hideout POA Board Members and Management and are subject to audit adjustments.

THE HIDEOUT P.O.A.

2026 CAPITAL PROJECTS BUDGET AUGUST 31, 2026
UNAUDITED

DEPT.	DESCRIPTION	Budget CAPITAL RESERVE	Spent to Date CAPITAL RESERVE	Future PROJECTED EXPENSE	PROJECTED BALANCE
		-			
Public Safety	Replace camera system at Rec Center	25,000		25,000	-
Public Safety	Replace camera system at Clubhouse	28,000	36,763	-	(8,763)
Public Safety	Replace and re-key all building locks at all amenities	6,500	7,125	-	(625)
Public Safety	Replace motor housing at Stockfarm, Campground, Main g	45,000	56,520	-	(11,520)
Recreation	Replace Gutters at Recreation BLDG (carry over 2025)	4,150	4,350	-	(200)
Recreation	TRF Funds FRM 2025 Tennis Court to Mini Golf	81,268	81,268	-	-
Recreation	Install New 18 Hole Mini Golf Course	190,000	207,120	-	(17,120)
Recreation	Matrix A50/XR Eliptical Replacement	5,200	5,019	-	181
Recreation	Ventilation System for Indoor Rec	36,000	29,365	-	6,635
Recreation	Laurel Park Improvement & Cleanup (phase one)	40,000	36,487	1,000	2,513
Recreation	Replace stone panel walls at RSC	35,000	27,500		7,500
Golf Maintenance	Replace Cart Path at Hole #4	60,000	48,009	-	11,991
Facilities Maintenance	Truck #24 Replacement	55,000	41,118	-	13,882
Facilities Maintenance	Two Replacement Mowers for grounds maint	22,000	19,308	-	2,692
Facilities Maintenance	Stormwater Maintenance Allocation (Various Jobs)	75,000	13,462	40,000	21,538
Facilities Maintenance	Vegetation management/tree removal	50,000	24,863	22,000	3,137
Facilities Maintenance	Used Exacavator	85,000	71,338	-	13,662
Facilities Maintenance	Replace all outdoor trash cans w/ cans with locking lids	24,000	24,863	-	(863)
Lakes & Environmental	Roamingwood Dam Outlet Structure Repair (Gate)	78,100		78,100	-
Lakes & Environmental	Replace bouys	3,000		3,000	-
Administration	Main Gate Project-permits/renewals	20,000	22,954	-	(2,954)
Administration	Cisco Meraki Switches for North & Main gate, Maint, Ski	20,000	15,674	-	4,326
Administration	Computer Inventory upgrade to Windows 11 & sever	30,000	21,873	8,000	127
Administration	Replace backup server	25,000		25,000	-
Clubhouse	Reshingle Clubhouse roof & install new gutters	50,000		55,665	(5,665)
Clubhouse	500 Gallon outside (buried) grease trap	8,500		-	8,500
Lodge	Remodel Lodge Bar (carryover 2025)	10,360	9,493	-	867
Ski Hill Grill	Permanent fix for hood exhust system for Shi Hill Grill	12,000		-	12,000
Unbudgeted Maintenanc	Road Crack Sealing	-		42,240	(42,240)
Unbudgeted Maintenanc	Line Striping on Roads	-		36,706	(36,706)
Unbudgeted Projects	Unbudgeted Projects (DSI Dam Outlet Repairs)	30,000	16,000	-	14,000
	TOTAL RESERVE CAPITAL	1,154,078	820,473	336,711	(3,106)

2026 NEW CAPITAL EXPENDITURES - AS OF AUGUST 31, 2026

DEPT.	DESCRIPTION	Budget NEW CAPITAL	Spent to Date NEW CAPITAL	Future PROJECTED EXPENSE	PROJECTED BALANCE
Public Safety	Axon Tasers (PMT 4 of 5)	5,000	4,908	-	92
Public Safety	Axon Body Cameras (PMT 4 of 5)	10,000		9,944	56
Public Safety	Add'l stands, printers, laptops, for car computers	3,500		3,500	-
Public Safety	LPR License Plate readers (completes gate project)	25,500	4,716	27,692	(6,908)
Recreation	Hack Squat Machine	6,000	4,528	-	1,472
Lakes & Environmental	Cyano Flour handheld HAP indicator	8,000	7,963	-	37
Clubhouse	Walk-in cooler for Clubhouse with shelving	12,600	6,052	-	6,548
Ski Hill Grill	Bain Marie for Ski Hill Grill	3,000		-	3,000
Unbudgeted Projects	Unbudgeted Projects (Pizzeria)	30,000	36,593	-	(6,593)
	TOTAL NEW CAPITAL	103,600	64,759	41,136	(2,295)

THE HIDEOUT POA, INC.
ACCRUAL BASIS - OPERATING FUND

ACTUAL vs. BUDGET	OPERATING FUNDS (MONTH)						
FOR THE MONTH ENDED: AUGUST 31, 2026	MONTH ACTUAL		MONTH BUDGET		VARIANCE FAV (UNF)	% FAV (UNF)	PRIOR YR (2025) ACTUAL
TOTAL NON AMENITY INCOME:	855,007	A	757,409	B	97,598	12.9%	659,272
TOTAL AMENITY/OPERATING INCOME	415,120		263,442		151,678	57.6%	356,026
TOTAL INCOME	1,270,127		1,020,851		249,276	24.4%	1,015,298
TOTAL AMENITY/OPERATING EXPENSE	980,818		904,109		(76,709)	-8.5%	983,384
EARNINGS BEFORE INTEREST, TAXES, DEPRECIATION & AMORTIZATION	289,309		116,742		172,567		31,914
DEPRECIATION & FEDERAL TAXES	100,000		102,083		2,083	2.0%	100,167
NET INCOME (LOSS)	189,309		14,659		174,650	-1191.4%	(68,253)

ACTUAL vs. BUDGET	OPERATING FUNDS (YEAR TO DATE)				
YTD PERIOD ENDED: AUGUST 31, 2026	YTD ACTUAL	YTD BUDGET	VARIANCE FAV (UNF)	% FAV (UNF)	PRIOR YR (2025) ACTUAL
TOTAL NON AMENITY INCOME:	6,602,610	6,059,282	543,328	9.0%	5,358,239
TOTAL AMENITY/OPERATING INCOME	2,523,279	1,929,208	594,071	30.8%	2,468,918
TOTAL INCOME	9,125,889	7,988,490	1,137,399	14.2%	7,827,157
TOTAL AMENITY/OPERATING EXPENSE	7,037,763	7,269,038	231,275	3.2%	7,051,325
EARNINGS BEFORE INTEREST, TAXES, DEPRECIATION & AMORTIZATION	2,088,126	719,452	1,368,674	190.2%	775,832
DEPRECIATION & FEDERAL TAXES	800,500	816,667	16,167	2.0%	801,333
NET INCOME (LOSS)	1,287,626	(97,215)	1,384,841	1424.5%	(25,501)

CURRENT YE PROJECTED SURPLUS (DEFICIT)	OPERATING FORECAST (YEAR ENDED DECEMBER 31)					
AS OF AUGUST 31, 2026	ADJUSTED FORECAST		TOTAL BUDGET	VARIANCE FAV (UNF)	% FAV (UNF)	
TOTAL NON AMENITY INCOME:	8,670,445		8,467,110	203,335	2.40%	
TOTAL AMENITY/OPERATING INCOME	3,216,319	D	3,157,322	58,997	1.87%	
TOTAL INCOME	11,886,764		11,624,432	262,332	2.26%	
TOTAL AMENITY/OPERATING EXPENSE	10,219,452	D	10,702,028	482,576	4.51%	
EARNINGS BEFORE INTEREST, TAXES, DEPRECIATION & AMORTIZATION	1,667,312		922,404	744,908	-81%	
DEPRECIATION & FEDERAL TAXES	1,884,810		1,846,810		0.0%	
NET INCOME (LOSS)	(217,498)		(924,406)	744,908		

NOTE: These financials are internally prepared for the use of the Hideout POA Board Members and Management and are subject to audit adjustments.

Footnote Explanations

A: Dues Related Income stated on an Accrual Basis.
B: Dues Related Income Budget based upon 2025 Actual Dues Billings less Allowance for Bad Debt.
C: Current Year to Date Surplus (Deficit) 2025
D: 2025. Forecast projection based upon actual results achieved
E: Forecasted Surplus (Deficit) for 2025

Forecast Adjustments

Amenity projections were adjusted to conform to expectations

Hideout P.O.A. 2027 Proposed Budget
Assessment & Fund Balance Report

HISTORY OF ASSESSMENTS

Description	2021	2022	2023	2024	2025	2026	2027
Annual Assessment	1,410	1,515	1,585	1,730	1,860	2,115	2,283
Capital Reserve	340	350	330	280	235	160	114
New Capital Reserve	100	35	55	60	35	25	26
Contingency Fund Replenish	0	0	0	0	30	30	0
TOTAL	1,850	1,900	1,970	2,070	2,160	2,330	2,423
$ Increase	1,850	50	70	100	90	170	93
% Increase	2.5%	2.7%	3.7%	5.3%	4.3%	7.9%	4.0%
Budgeted Lots to Pay	3635	3625	3640	3650	3660	3660	3938

OPERATIONS

Revenues		Expenses	
Assessment x 3,938 Lots	$ 8,990,454	Amenity Expenses	$ 12,393,518
Carry Forward Surplus (Deficit)	(436,836)		
Investment Income	45,000		
Other Income	-		
Late Charges	40,550		
Administration Fees	-		
Amenity Income	3,754,350	Total	$ 12,393,518
Prior Year Collections	-		
Total	$ 12,393,518		$ 0
		Taxes & Fees	$ 25,000

CAPITAL RESERVE

Revenues		Expenses			
				4,672,208	12/31/2026 Estimate
Assessment x 3,938 Lots	$ 448,932	Reserve Projects	$ 1,375,235		
Investment Income	45,000	Fees	$ 38,000		
Transfer Fees	400,000	Taxes	$ 20,000		
Prior Year Collections	-	Doubtful Assessments	$ 32,832		12/31/2027 Estimate
Total	$ 893,932	Inc (Reduction) of Reserve	$ (572,135)	4,100,073	Balance

NEW CAPITAL RESERVE

Revenues		Expenses			
				281,665	12/31/2026 Estimate
Assessment x 3,938 Lots	$ 102,388	New Capital Projects	$ 212,685		
Investment Income	10,000	Taxes & Fees	-		
Prior Year Collections	0	Doubtful Assessments	$ 7,488		12/31/2027 Estimate
Total	$ 112,388	Inc (Reduction) of Reserve	$ (107,785)	286,268	Balance

TOTAL BUDGET - OPERATIONS & RESERVES

Revenues		Expenses	
Assessment x 3,938 Lots	$ 9,541,774	Amenity Expenses	$ 12,393,518
Administration & Late Charges	40,550		
Investment Income	100,000	Reserve Project Expenditures	1,587,920
Transfer Fees	400,000	Taxes & Fees	45,000
Amenity Income	3,754,350	Doubtful Assessments	$ 40,320
Total	$ 13,836,674	Inc (Reduction)	$ (230,084)

Notes:
Dues increase of $93 for the year equates to $1.79/week

THE HIDEOUT P.O.A.

2027 Proposed Operational Budget

Annual Total Comparison

Account Description	2027 BUDGET	2026 BUDGET	VARIANCE	% CHANGE
COST - FOOD	405,500	453,000	(47,500)	-10.5%
COST - BEER/LIQUOR	140,000	145,000	(5,000)	-3.4%
RESALE MERCHANDISE	68,200	49,350	18,850	38.2%
SPECIAL EVENTS	99,500	78,000	21,500	27.6%
INDEPENDENT CONTRACTOR	23,600	19,000	4,600	24.2%
SALARIES & WAGES	5,594,338	5,299,344	294,994	5.6%
PAYROLL TAXES	665,916	582,928	82,988	14.2%
EMPLOYEE BENEFITS	741,693	775,047	(33,354)	-4.3%
WORKERS COMPENSATION	231,304	111,623	119,681	107.2%
ADMINISTRATIVE	113,971	60,460	53,511	88.5%
AUDIT	28,500	28,200	300	1.1%
BANK & CREDIT CARD CHARGES	78,000	78,000	-	0.0%
BOARD / COMMITTEE	25,000	35,000	(10,000)	-28.6%
CHEMICAL SUPPLIES	40,000	31,000	9,000	29.0%
COLLECTIONS	25,000	20,000	5,000	25.0%
CONFERENCES / MEETINGS	3,000	3,000	-	0.0%
DONATIONS / EMERGENCY SERVICES	11,500	11,500	-	0.0%
DUES / SUBSCRIPTIONS	3,800	3,500	300	8.6%
ENVIRONMENTAL CONTROL	84,000	78,000	6,000	7.7%
FUEL / TRAVEL	165,200	151,500	13,700	9.0%
INSURANCE	704,000	524,568	179,432	34.2%
IRRIGATION SYSTEM	4,500	1,500	3,000	200.0%
IT EXPENSE / HR System	253,150	228,967	24,183	10.6%
LANDSCAPING	17,000	8,500	8,500	100.0%
LAKES MANAGEMENT	175,000	172,000	3,000	1.7%
LEGAL & PROFESSIONAL	120,000	60,000	60,000	100.0%
LICENSES	18,865	17,250	1,615	9.4%
MEMBERSHIP MATERIAL	14,500	17,113	(2,613)	-15.3%
OFFICE & OPERATING SUPPLIES	202,750	247,460	(44,710)	-18.1%
OIL, GAS, & ELECTRIC	320,513	297,031	23,482	7.9%
OUTSIDE MAINTENANCE	28,500	8,500	20,000	235.3%
POSTAGE	24,500	19,350	5,150	26.6%
PRINTING	85,000	83,000	2,000	2.4%
REPAIRS & MAINTENANCE	230,000	225,852	4,148	1.8%
ROAD REPAIRS	23,071	12,500	10,571	84.6%
SAND	16,500	14,500	2,000	13.8%
SNOW REMOVAL	109,817	100,000	9,817	9.8%
SOLID WASTE REMOVAL	320,000	330,000	(10,000)	-3.0%
TAB MASTER	5,000	4,100	900	22.0%
TELEPHONE	42,950	41,362	1,588	3.8%
TOOL REPLACEMENT	15,000	11,800	3,200	27.1%
TRAINING MATERIAL	22,000	11,400	10,600	93.0%
TROPHIES	2,400	2,900	(500)	-17.2%
UNIFORMS	38,500	37,300	1,200	3.2%
VEHICLE MAINTENANCE	110,901	110,901	-	0.0%
VEHICLE / EQUIPMENT / GOLF CART	75,575	20,320	55,255	271.9%
UNBUDGETED OPERATIONAL	100,000	-	100,000	100.0%
Taxes	25,000	-	25,000	100.0%
DOUBTFUL 2027 ASSESSMENTS	657,504	-	657,504	100.0%
WATER & SEWER	83,000	79,902	3,098	3.9%
SUBTOTAL	12,393,518	10,701,528	1,691,990	15.8%
BOARD CONTINGENCY & OTHER	-	45,000	(45,000)	-100.0%
FEDERAL INCOME TAXES		25,000	(25,000)	-100.0%
TOTAL EXPENSES	12,393,518	10,771,528	1,621,990	15.1%
AMENITY INCOME	3,754,350	3,157,322	597,028	18.9%
ANNUAL ASSESS x 3938 ($2,423/$93 Incr)	8,990,454	7,719,750	1,270,704	16.5%
BUDGET SURPLUS/LOSS CARRY FORWARD	(436,836)	(311,094)	(125,742)	40.4%
PRIOR YEAR COLLECTIONS	-	80,000	(80,000)	-100.0%
LATE CHARGES	40,550	40,550	-	0.0%
ADMINISTRATION FEES	-	40,000	(40,000)	-100.0%
INVESTMENT INCOME	45,000	45,000	-	0.0%
MISCELLANEOUS	-	-	-	
TOTAL REVENUES	12,393,518	10,771,528	1,621,990	15.1%
BALANCED BUDGET	-	-	-	

THE HIDEOUT P.O.A.

2027 Proposed Operational Budget

Departmental Itemization

Account Description	PUBLIC SAFETY	LAUREL PARK	SKI HILL	MARINA	POOLS & BEACHES	RECREATION	GOLF OPERATIONS	GOLF MAINTENANCE	ARTS & CRAFTS	FACILITIES MANAGEMENT	WOOD SHOP	LAKES & ENVIRONMENTAL	ADMINISTRATION	COMMUNITY RELATIONS	CLUBHOUSE	TAB MASTER	LODGE & SKI SNACKBARS	LODGE & TIKI BAR	TOTALS
Cost - Food	-	-	-	-	-	-	-	-	-	-	-	-	-	-	262,500	-	58,000	85,000	405,50
Cost - Beer/Liquor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	92,000	-	-	48,000	140,00
Resale Merchandise	-	-	-	-	200	25,000	25,000	-	15,500	-	-	-	-	-	-	-	-	2,500	68,20
Special Events	-	-	-	-	-	32,000	-	-	2,500	-	-	-	-	-	30,000	-	-	35,000	99,50
Independent Contractor	-	-	-	-	-	22,000	-	-	1,600	-	-	-	-	-	-	-	-	-	23,60
Salaries & Wages	1,670,919	-	270,790	-	218,797	281,714	279,122	-	53,121	910,605	-	176,133	814,243	111,625	600,000	-	103,467	103,802	5,594,33
Payroll Taxes	159,900	-	26,522	-	14,350	35,363	28,538	-	55,001	115,876	-	14,248	97,375	12,300	78,000	-	12,812	15,631	665,91
Employee Benefits	255,000	-	6,180	-	-	19,500	52,006	-	250	92,000	-	8,100	227,657	5,600	72,000	-	1,200	2,200	741,69
Workers Compensation	56,290	-	8,529	-	10,803	11,940	10,234	-	2,388	44,919	-	10,803	44,012	2,843	16,489	-	5,458	6,596	231,30
Administrative	22,000	-	3,975	-	6,500	5,000	3,325	-	-	4,000	-	500	62,371	500	5,800	-	-	-	113,97
Audit	-	-	-	-	-	-	-	-	-	-	-	-	28,500	-	-	-	-	-	28,50
Bank & Credit Card Charges	-	-	-	-	-	-	-	-	-	-	-	-	78,000	-	-	-	-	-	78,00
Board / Committee	-	-	-	-	-	-	-	-	-	-	-	-	25,000	-	-	-	-	-	25,00
Chemical Supplies	-	-	-	-	18,460	-	21,540	-	-	-	-	-	-	-	-	-	-	-	40,00
Collections	-	-	-	-	-	-	-	-	-	-	-	-	25,000	-	-	-	-	-	25,00
Conferences / Meetings	-	-	-	-	-	-	-	-	-	-	-	-	2,500	500	-	-	-	-	3,00
Donations / Emergency Services	-	-	-	-	-	-	-	-	-	-	-	-	11,500	-	-	-	-	-	11,50
Dues / Subscriptions	-	-	-	-	-	-	-	-	-	-	-	-	3,800	-	-	-	-	-	3,80
Environmental Control	-	-	-	-	-	-	-	-	-	-	-	84,000	-	-	-	-	-	-	84,00
Fuel / Travel	55,557	-	8,841	-	-	537	10,526	-	-	84,410	-	1,289	2,694	810	537	-	-	-	165,20
Insurance	130,801	7,340	62,163	45,872	17,038	32,110	22,805	-	17,038	62,502	953	-	196,595	3,277	68,153	-	-	37,353	704,00
Irrigation System	-	-	-	-	-	-	4,500	-	-	-	-	-	-	-	-	-	-	-	4,50
IT Expense / HR System	44,650	-	-	-	-	-	-	-	-	1,700	-	-	205,000	1,800	-	-	-	-	253,15
Landscaping	-	-	-	-	-	-	-	-	-	17,000	-	-	-	-	-	-	-	-	17,00
Lakes Management	-	-	-	-	-	-	-	-	-	-	-	175,000	-	-	-	-	-	-	175,00
Legal & Professional	-	-	-	-	-	-	-	-	-	-	-	-	120,000	-	-	-	-	-	120,00
Licenses	1,300	-	3,500	-	500	500	315	-	-	4,250	-	4,800	-	-	2,200	-	-	1,500	18,86
Membership Material	-	-	-	-	-	-	-	-	-	-	-	-	14,500	-	-	-	-	-	14,50
Office & Operating Supplies	28,000	500	10,000	7,500	6,000	18,500	7,500	-	3,500	28,500	1,500	2,250	28,500	3,500	45,000	-	3,500	8,500	202,75
Oil, Gas, & Electric	15,000	4,300	44,453	2,100	15,000	42,500	9,160	-	8,950	32,250	4,300	-	23,000	-	65,000	-	-	54,500	320,51
Outside Maintenance	-	-	-	-	-	-	-	-	-	28,500	-	-	-	-	-	-	-	-	28,50
Postage	-	-	-	-	-	-	-	-	-	-	-	-	21,000	3,500	-	-	-	-	24,50
Printing	-	-	-	-	-	-	-	-	-	-	-	-	31,000	54,000	-	-	-	-	85,00
Repairs & Maintenance	19,283	3,857	58,919	12,855	13,926	13,391	27,531	-	1,071	37,494	3,642	1,607	5,356	-	19,283	-	2,678	9,106	230,00
Road Repairs	-	-	-	-	-	-	-	-	-	23,071	-	-	-	-	-	-	-	-	23,07
Sand	-	-	-	-	11,000	2,000	3,500	-	-	-	-	-	-	-	-	-	-	-	16,50
Snow Removal	-	-	-	-	-	-	-	-	-	109,817	-	-	-	-	-	-	-	-	109,81
Solid Waste Removal	-	-	-	-	-	-	-	-	-	320,000	-	-	-	-	-	-	-	-	320,00
Doubtful Assessments for 2027	-	-	-	-	-	-	-	-	-	-	-	-	657,504	-	-	-	-	-	657,50
Tab Master	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	-	-	5,00
Telephone	3,900	-	800	-	-	1,600	900	-	-	3,500	-	850	25,100	2,100	4,200	-	-	-	42,95
Tool Replacement	-	-	-	-	-	-	-	-	-	6,667	3,333	-	-	-	-	-	833	4,167	15,00
Training Material	15,000	-	-	-	-	-	2,000	-	-	1,000	-	1,500	-	700	1,800	-	-	-	22,00
Trophies	-	-	-	-	500	1,500	400	-	-	-	-	-	-	-	-	-	-	-	2,40
Uniforms	14,500	-	400	-	1,000	800	500	-	-	15,000	-	400	500	-	4,200	-	-	1,200	38,50
Vehicle Maintenance	32,029	-	11,439	-	-	915	858	-	-	62,914	-	458	915	-	1,373	-	-	-	110,90
Vehicle/Equipment/Golf Cart/Snow Cat	-	-	65,000	-	1,000	5,000	4,575	-	-	-	-	-	-	-	-	-	-	-	75,57
Water & Sewer	4,800	4,800	5,500	-	4,800	9,500	9,000	-	4,800	8,700	4,800	-	8,800	-	8,800	-	-	8,700	83,00
Unbudgeted Operation	-	-	-	-	-	-	-	-	-	-	-	-	100,000	-	-	-	-	-	100,00
Taxes	-	-	-	-	-	-	-	-	-	-	-	-	25,000	-	-	-	-	-	25,00
SUBTOTAL	2,528,929	20,796	587,012	68,327	339,875	561,370	523,835	-	165,719	2,014,675	18,529	481,937	2,885,422	203,054	1,377,334	5,000	187,948	423,754	12,393,51
TOTAL EXPENSES	2,528,929	20,796	587,012	68,327	339,875	561,370	523,835	-	165,719	2,014,675	18,529	481,937	2,885,422	203,054	1,377,334	5,000	187,948	423,754	12,393,51
AMENITY INCOME	122,500	26,500	225,000	265,000	98,500	209,000	256,000		42,000	1,500	5,200	56,000	752,500	157,750	899,900	5,000	185,000	447,000	3,754,35
TOTAL REVENUES	122,500	26,500	225,000	265,000	98,500	209,000	256,000	-	42,000	1,500	5,200	56,000	752,500	157,750	899,900	5,000	185,000	447,000	3,754,35
SUBTOTAL	(2,406,429)	5,704	(362,012)	196,673	(241,375)	(352,370)	(267,835)	-	(123,719)	(2,013,175)	(13,329)	(425,937)	(2,132,922)	(45,304)	(477,434)	-	(2,948)	23,246	(8,639,16

THE HIDEOUT P.O.A.

2027 PROPOSED CAPITAL PROJECTS BUDGET

DEPT.	DESCRIPTION	Expenditures NEW CAPITAL	Expenditures CAPITAL RESERVE
Administration	Mailboxes (4)	-	
Administration	Awning for POA Lower Level Entrance	-	
Administration	Network Upgrade Switches and Access Point	5,000	
Administration	Firewall Upgrade	7,000	
Clubhouse	Patio Furniture and Fireplaces	20,000	
Clubhouse	Open Air Merchandiser Refrigerator	5,000	
Clubhouse	Menu TVs (2)	3,000	
Lakes/Environmental	Portable Aerator for Lakes	10,000	
Lakes/Environmental	Environmental Test Kits (soil & water)	4,000	
Public Safety	Axon Taser (payment 5 of 5)	5,000	
Public Safety	Axon BWC (payment 5 of 5)	10,000	
Public Safety	Cameras (New Laurel Park, Driving Range, etc.)	10,000	
Public Safety	Speed Camera (2)	15,000	
Ski Hill	Techno Alpin or SMI Model Snow Gun (1)	55,000	
Ski Hill Grill	Open Air Merchandiser Refrigerator	5,000	
Snack Shop	Deli Slicer	1,200	
Administration	Computer Inventory Replace & Upgrade		15,000
Administration	APC Rec Center Battery and Backup Replacement		6,000
Clubhouse	5-Pan Steam Table with Cutting Board		5,000
Golf Operations	Refurbish Pro Shop		-
Golf Operations	Fairway Mower		75,000
Golf Operations	Irrigation System Repair		25,000
Golf Operations	Refurbish Pump Station		133,364
Lakes/Environmental	Dam Repairs		215,000
Main Lodge	Replacement Banquet Tables		7,000
Maintenance	2 Trucks		-
Maintenance	Road Paving		175,000
Maintenance	Parking Lot Paving		175,000
Maintenance	Line Striping		-
Maintenance	Shop Garage Door Repairs (4)		35,000
Maintenance	9' Straight Plow		8,000
Maintenance	10' Straight Plow		12,000
Maintenance	Stormwater Allocation		75,000
Maintenance	Vegetation Management		25,000
Maintenance	2 Salt Spreaders		15,000
Maintenance	Main Lodge Patio Concrete		25,000
Public Safety	Gate Upgrades		25,000
Public Safety	Cameras (Golf Maint, Ski Hill, Woodhsop, etc)		33,000
Recreation	Matrix Fitness Equipment		38,874
Recreation	Golf Simulator Upgrade		10,000
Recreation	POA Multi-Purpose Court		80,000
Recreation	Laurel Park, Phase II		-
Recreation	POA Multi-Purpose Field		15,000
Ski Hill	Overhaul 6 Snow Guns		24,000
Ski Hill	Ski Hill Rental Equipment		40,000
Woodshop	Router Table		3,253
Uncollectible Assessments		7,485	49,744
Unbudgeted Capital	to be determined	50,000	30,000
SUBTOTAL of EXPENDITURES PLANNED - New Capital & Capital Reserves		212,685	1,375,235
	GRAND TOTAL		1,587,920

Local Township News

Lake Township: Board of Supervisors Meeting Minutes - September 1, 2026

The regular monthly meeting of the Lake Township Board of Supervisors was held at the Lake Township municipal building on September 1st, 2026. The Meeting was called to order by the Chairman. The Pledge of Allegiance was then recited. Supervisors Scottie Swingle, Robert Batzel, and Timothy Jaggars were present.

T. Jaggars moved to approve the minutes of the regular monthly meeting held on August 4th, 2026, carried 3-0.

R. Batzel moved to approve the August 2026 treasury report, carried 3-0.

Public Comment: Tom Yatsonsky spoke and provided more information, including an article for the Supervisors with information on the noise levels of Data Centers for review.

Subdivisions: 1) Ferrannini lot consolidation was reviewed with Mr. Harsch representing. T. Jaggars moved to approve; carried 3-0.

2) The Marhevka family subdivision and lot consolidation was reviewed and R. Batzel moved to approve; carried 3-0.

Correspondence: 1) Lake Ariel Fire Department provided their Activity report for August 2026, noting 37 incidents; they held 5 trainings, 5 meetings, 3 work details, and 1 fundraiser. 2) Maplewood Fire Company wrote the Township and provided their August Activity report showing 52 calls; they held 5 trainings for the month. They advised of a fundraiser Barbecue on September 5th.

Roadmaster's Report: S. Swingle reported that the lawns at both Township parks were mowed in August. Worked at the Lake School property. Did brush and tree clean-up as needed. Serviced the mowing tractor and is out mowing now.

Old Business: 1) Lake School property and concession stand update. Park concession stand concrete in pavilion installed. Shirk Construction came out and installed the ceiling, closed walls, so now the interior work can continue. Met with JHA Engineers and the Wayne County Conservation with regard to the NPDES and the need for renewal and modification. 2) White Goods recycling to be scheduled for October 3rd and October 17th, 2026 from 9 am until 1 pm reminder. 3) The Western Wayne childcare after-school program was discussed. The Township sent a letter to note concerns over residents having issues with childcare and conflicting information between the school and daycare. This service is important to the community it assists working families that need after-school care. This service also allowed for assistance in homework for the kids while they were waiting for their parent or guardian to pick them up. The Township spoke with Senator Brown, and she is in contact with the district Superintendent. Both Senator Brown and Representative Olsommer sent letters to the school also to help resolve and show support for a program that has been in existence for 40-plus years.

New Business: 1) The pension minimum municipal obligation was noted. As a requirement, T. Jaggars moved to include in the budget to fund 2027, carried 3-0. 2) Truck upgrade: S. Swingle noted that the Township tries to maintain a 10-year rotation on the plow trucks. Will start looking at different options and probably would be a year before ordered and received. S. Swingle moved to look at purchasing a new truck, carried 3-0.

Additional Public Comment: Public comment on the invasion of knotweed and if the township had any plans to try and remove. T. Jaggars advised to speak with Wayne Conservation District, and those areas are under the property owner's control. Wendy Cole of the Hamlin Community Library spoke, asking the Supervisors if they received negative information about a study noting cost-effective consolidation; she also said some libraries are against.

S. Swingle moved to pay the bills and approve the payroll, and to adjourn the meeting, carried 3-0.

Jennifer Wargo, Secretary

Area Worship

ST. THOMAS MORE CATHOLIC CHURCH, 105 Gravity Road, Lake Ariel, PA 18436. Mass Saturday 6pm; Sunday 8am & 11am Father Stephen Bosomafi. (570) 698-5584.

ST. MARY'S CATHOLIC CHURCH
334 Saint Mary's Church Road, Lake Ariel, PA 18436. Mass Saturday at 4pm; Sunday at 9:30am Father Stephen Bosomafi. (570) 698-5584.

SALEM COMMUNITY CHURCH
(United Methodist Congregation)
613 Hamlin Highway, Hamlin, PA 18428. Sunday Service 9am Reverend Dr. Jeff Rarich & Pastor Jane McCarthy (570) 689-6011.

HAWLEY UNITED METHODIST CHURCH
315 Church Street, Hawley. Sunday Service 11:30am Reverend Rebecca Holland. (570) 226-3875

LAKEVILLE UNITED METHODIST CHURCH
431 Purdytown Turnpike, Lakeville, PA 18438. Sunday Service 10am Pastor Don Gillchrist (570) 226-6713.

ST JOHN'S EPISCOPAL CHURCH
564 Easton Turnpike, Hamlin, PA 18427. Services of Holy Communion Sunday 10am In person and on Zoom. Reverend Ronald R. Miller, Ph.D. (570) 689-9260.

FIRST PRESBYTERIAN CHURCH
815 Church Street, Hawley, PA 1828. Sunday Service 10am Pastor Mark Juengel.(570) 226-4835.

GRACE RIDGE CHURCH, Evangelical Presbyterian
Sunday Service 9 a.m. and 10am 761 Terrace Street, Honesdale, PA 18431. Reverend Michael Lyle. (570) 253-5451.

CROSS ROAD ASSEMBLY OF GOD, Pentecostal Christian
803 Route 435, Elmhurst Township, PA 18444. Sunday Service 10am Communion on first Sunday of the month. Pastor Aaron Schappell. (570) 842-1454.

FIRST ASSEMBLY OF GOD, Pentecostal Christian
1606 Route 507, Greentown, PA 18426. Sunday Service 10:30am Reverend Chè Weber. (570) 676-5861

HAMLIN ASSEMBLY OF GOD, Pentecostal Christian (Charismatic) 613 Easton Turnpike, Lake Ariel, PA 18436. Sunday Service 10:30am Pastor Kenneth Claflin (570) 689-2630.

NEWFOUNDLAND MORAVIAN CHURCH,
985 Main Street, Newfoundland, PA 18445. Sunday Service 10:45am Pastor Mark Newman.
(570) 676-8201.

TEMPLE BETH ISRAEL
615 Court Street, Honesdale, PA 18431. Every other Friday Service 7:30pm Rabbi Elliott Kleinman. (570) 253-2222.

TEMPLE HESED
1 Knox Road, Scranton, PA 18505. First Friday of the month Service 6pm, all other Fridays Service 8pm Rabbi Daniel Swartz. (570) 344-7201.

ST. PAUL'S EVANGELICAL LUTHERAN CHURCH
405 Church Street, Hawley, PA 18428.Sunday worship at 11am Reverend Adam Reinhardt
(570) 226-2411 Email: spelc@ptd.net

CANAAN BIBLE CHAPEL, Independent, Non-Denominational Conservative Christian Church
30 Hemlock Road, Lake Ariel, PA 18436. Sunday Service 10am and 6pm Pastor Daniel Henwood. 9 a.m. Sunday School (570) 937-4848. Home of Canaan Christian Academy.

LIGHT OF CHRIST CHURCH
2071 Moosic Lake Rd, Route 247, Mount Cobb, PA. Saturday Worship 6pm and Sunday Worship 10am. (570) 689-4335.

Local Township News - cont'd.

Salem Township: Board of Supervisors Meeting Minutes - September 8, 2026

The regular monthly meeting of th e Salem Township Board of Supervisors was held on September 8th, 2026. The meeting was called to order by the Chairman at 6:30PM with all members present, and the Pledge of Allegiance was then recited.

Minutes of the August 11th, 2026 meeting were approved as presented with no comments or corrections on a motion made by Vincent Rivezzi 2nd by Robert Wittenbrader with all in favor.

The minutes of the CDBG public hearing held on September 9th, 2026 were approved as presented on a motion made by Vincent Rivezzi 2nd by Robert Wittenbrader with all in favor.

There was no planning commission meeting.

Sub-divisions: The Gadomski sub-division was extended until the October meeting.

New Business: 2026 CDBG discussion. The Township will put out a request for proposal for engineering service for the 2026 CDBG to be reviewed at the October meeting. Motion to advertise RFP made by Vincent Rivezzi 2nd by Robert Wittenbrader with all in favor. Road Study speed request to Penn-Dot discussed. The speed zone along 191 just north of the 196 split is not clear, the 35 MPH stops then a 25MPH suggestion through the Advent Road intersection then posted 55MPH. Many incidents have occurred in this area. Motion to write letter for request of road study made by Merel Swingle 2nd by Vincent Rivezzi with all in favor. The Pension MMO (minimum municipal obligation) was noted, this is an annual discussion noting the intent for the Township to approve its 2027 funding for the pension. Merel Swingle moved to approve 2nd by Vincent Rivezzi with all in favor.

Old Business: The Supervisors noted that the after School L.E.A.P. program that was removed from the Evergreen School, Administration had advised they didn't have room. Comments were addressed during the meeting that the administration does not have the ability to make those decisions the elected School Board Directors are to make those decisions. The meeting was with Representative Olsommer, a representative from Senator Rosemary Brown's office, as well as a few District Administrators, and School Board officials and Supervisors from Lake, Salem and Sterling Township met to review and discuss the importance of this program and try to get it reopened. Dr. Barrett Superintendent of the Western Wayne School noted during the meeting that they possibly would make an offer. Discussion was held during the Township meeting about allowing use of the Township Senior Center from 3pm until 5pm. Concern over the traffic and busing as well as some Senior Events that would overlap, no playground is available. The Supervisors voted if needed the Township would allow a temporary use on a motion made by Vincent Rivezzi 2nd by Merel Swingle with all in favor. The hope is the school reviews the situation and realizes that this program that has been in place for 40 plus years is needed and the school belongs to the taxpayer as the Administration is caretakers of the buildings, and the school is there for the children, noting that the children need these services to continue. It was noted also during the meeting that a mobile class room could be provided by the state for this use, but the Administration didn't except this offer. Public comments noted that this service belongs in the school not the Township, and they need to provide for the students and working families in the district as they are the ones paying for the buildings, teachers and administration. The comments noted that the School Board also needs to be more involved in the decisions as that is their job and not rubber stamp Administrations recommendations on all items of voting. Further comment noted that children were using the pavilion at the Hamlin Church during the summer recess, which was also previously held at the Evergreen School and during a rainy weather day they were witnessed huddled together trying to stay out of rain and wind it was believed for them to stay warm. Hopefully this will be updated or another special meeting for review held.

Correspondence: Real Estate Transfer Tax for the month of August received in the amount of $22,252.61. Lake Ariel Fire Company provided its Activity report for August.

Maplewood Fire Co provided its activity report for August.

Bills were reviewed and with no comments or corrections a motion to approve and pay was made by Vincent Rivezzi 2nd by Robert Wittenbrader with all in favor.

Attorney Updates: None

Public time: Hamlin Community Library noted a Thank you to the Supervisors for the update to the back area of the library parking area.

With no other business or comments, a motion to adjourn was made by Vincent Rivezzi 2nd by Merel Swingle with all in favor.

Jennifer Wargo, Secretary/ Treasurer





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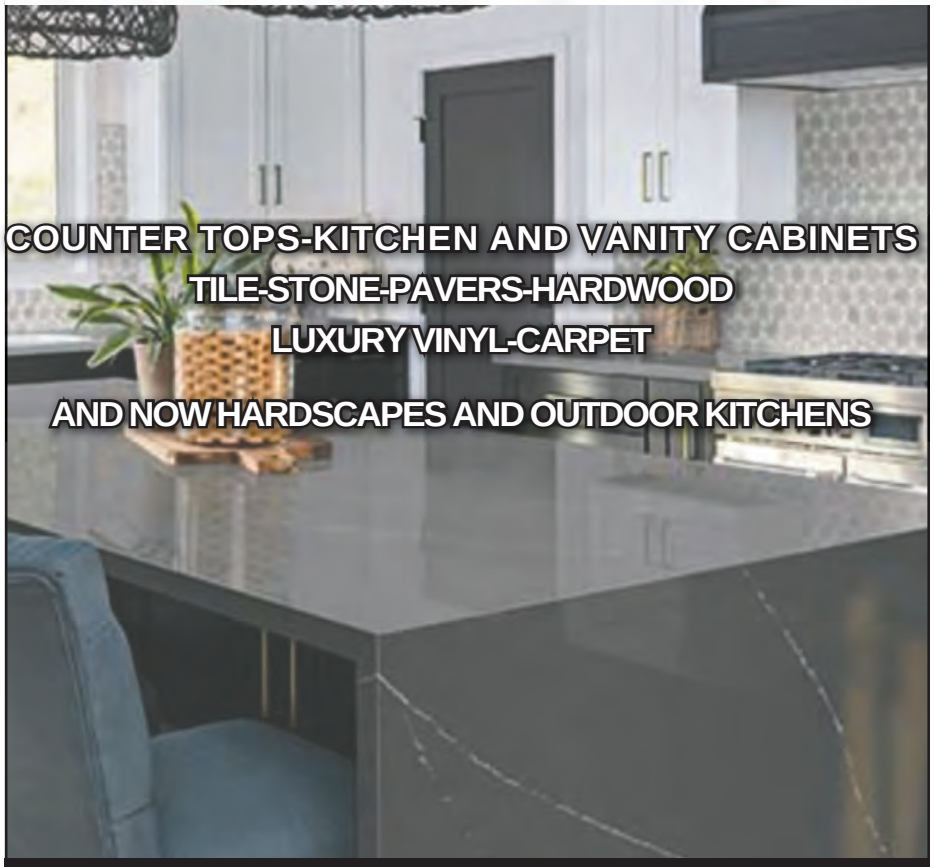
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- Fires are permitted only in **approved** outdoor fire pits or fireplaces.
- **Do not burn** leaves, brush, trash, construction materials, or household waste.
- Keep a garden hose, bucket of water, or fire extinguisher **readily available**.
- **Do not use** fire pits during dry, windy, hazardous conditions, or burn restrictions.
- Fires must be **completely extinguished** before leaving the area.
- **Property owners** are responsible for ensuring their family members and guests comply with these regulations.

Help protect our community. Follow the fire pit regulations and enjoy safely.

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WEDNESDAY	CLOSED
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FRIDAY	KITCHEN 12PM - 10PM BAR 12PM - 12AM
SATURDAY	KITCHEN 12PM - 10PM BAR 12PM - 12AM
SUNDAY	KITCHEN 12PM - 8PM BAR 12PM - 12AM

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Fried egg sandwich with choice of meat on a roll or bagel, hash brown patty, 12oz cup of coffee.

2 Eggs Any Style* $8.00
Served with Homefries, Toast & Choice of Bacon or Sausage & Coffee

Pancakes (2) $4.50

French Toast (3) $6.00

Lunch

Hot Dog Combo $8.50
Hot Dog with fries.
Add chili or sauerkraut $1

Chicken Nugget Combo $10.00
Chicken nuggets with fries.

Sausage and Peppers $8.00

BLT $7.50

Grilled Cheese $5.25
Add bacon 2 Add Tomato .50

Hamburger Combo* $10.00
Hamburger with fries.
Add Cheese $1.00 Add Bacon $2.00

Cheesesteak $8.00
Chicken or beef with mushrooms, onions, peppers, and American cheese.

Corndog $3.00

Chicken Salad $7.95
With lettuce and tomato.
Add cheese $1

Soup, Sides, and Snacks

Chili $7.25

Hash Browns $2.50

Mozzarella Sticks $8.00

Funnel Cake Fries (12) $5.95

Bowl of Soup $5.50

Bacon Or Sausage $5.00

Popcorn $3.00
Sweet or Salty

Grandmas Cookies $2.50

FRENCH FRIES $5.50
Add cheese 1.00 Add Chill 1.50

Pretzel Bites $5.25
Add Cheese 1

Lays Chips $2.00

Drinks

Coffee (Hot or Cold Brew) 12 oz $2.25 / 16 oz $2.75
New England brand

Juice $3.00
Apple or Orange

Hot Chocolate - 12 oz $2.50/ 16 oz $3.00
Seasonal Flavor.

Bottled Water $1.50

Peace Tea $3.00

Powerade $2.50

Soda Can $1.50

Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness







THE CLUBHOUSE

GOOD FOOD. GREAT COMPANY.

APPETIZERS

CAPRESE 10
CALKINS CREAMERY MOO MOZZARELLA, FRESH SLICED TOMATOES, FRESH BASIL, BALSAMIC REDUCTION AND OLIVE OIL.

ROASTED RED PEPPER HUMMUS 12
ROASTED RED PEPPER HUMMUS SERVED WITH, CRACKERS, CARROT, AND CELERY STICKS.

CHEESE CURDS 12
CALKINS CREAMERY CHEESE CURDS DIPPED IN IPA FLOUR, BREADED AND FRIED. SERVED WITH GREEN GODDESS.

TRUFFLE FRIES 13
FRIES TOSSED IN TRUFFLE OIL WITH PARMESAN CHEESE, AND PARSLEY. TOPPED WITH BALSAMIC GLAZE AND SERVED WITH GARLIC AIOLI.

POUTINE FRIES 13
FRIES LOADED WITH GRAVY, CALKINS CREAMERY CHEESE CURDS AND PARSLEY.

MOZZARELLA STICKS 10
5 SERVED WITH MARINARA.

FRIED PICKLES 9
BREADED PICKLE SPEARS SERVED WITH GREEN GODDESS.

PIEROGIES 10
POTATO AND CHEESE DUMPLINGS SAUTÉED WITH BUTTER, ONION, AND BACON. SERVED WITH SOUR CREAM.

PRETZELS STICKS 10
THREE PRETZEL STICKS SERVED WITH CHEESE SAUCE AND HONEY MUSTARD.

CHICKEN TENDER PLATTER 15
SERVED WITH FRIES.

LOADED NACHOS 13
TORTILLA CHIPS, CHILI, CHEESE SAUCE, SHREDDED LETTUCE, ONION AND TOMATO. SERVED WITH SALSA AND SOUR CREAM.

QUESADILLA 8
ADD CHICKEN $4.

WINGS

SERVED WITH CELERY AND BLUE CHEESE.

BONE IN WINGS 5: $8 10: $14
HOT, MILD, TERIYAKI, GARLIC PARMESAN, HONEY MUSTARD, SWEET CHILI. SERVED WITH CELERY AND BLUE CHEESE.

BONELESS WINGS HALF: $7 FULL: $13
HOT, MILD, TERIYAKI, GARLIC PARMESAN, HONEY MUSTARD, SWEET CHILI. SERVED WITH CELERY AND BLUE CHEESE.

SALADS AND SOUP

ADD SALMON $10, ADD GRILLED CHICKEN $4, ADD CHICKEN CUTLET $5, ADD HUMMUS $4, ADD SHRIMP $5, ADD SIRLOIN STEAK $19

FRESH TOMATO AND MOZZARELLA SALAD FULL: $12 HALF: $7
ROMAINE LETTUCE, FRESH TOMATO, CALKINS CREAMERY MOO MOZZARELLA, BASIL, BALSAMIC GLAZE AND CROUTONS.

CAESAR SALAD FULL: $10 HALF: $6
ROMAINE, PARMESAN CHEESE, CAESAR, AND CROUTONS.

GARDEN SALAD FULL: $9 HALF: $5
ROMAINE, TOMATOES, RED ONION AND CUCUMBER. CHOICE OF DRESSING.

HOUSE MADE CHILI 7
SERVED WITH CHIPS.

SOUP DU JOUR 5
EVER ROTATING SOUP DU JOUR.



*CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH, OR EGGS MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS, ESPECIALLY IF YOU HAVE CERTAIN MEDICAL CONDITIONS.

THE CLUBHOUSE

GOOD FOOD. GREAT COMPANY.

BURGERS

ALL BURGERS ARE SERVED ON A BRIOCHE ROLL AND COME WITH FRIES.

THE CLUBHOUSE BURGER * 17
BARBECUE SAUCE, ARUGULA, CHEDDAR CHEESE, BACON, AND CARAMELIZED ONIONS.

VAMPIRE SLAYER BURGER * 17
GARLIC AIOLI, ARUGULA, CALKINS CREAMERY VAMPIRE SLAYER (GARLIC INFUSED CHEDDAR), AND CARAMELIZED ONIONS.

CLASSIC BURGER * 16
LETTUCE, TOMATO, ONION, AND CHOICE OF CHEESE, (CHEDDAR, PROVOLONE, AMERICAN, OR SWISS)
ADD VAMPIRE SLAYER $1

BLACK BEAN BURGER 13
LETTUCE, TOMATO, ONION, GREEN GOODESS. CHOICE OF CHEESE ON A BRIOCHE ROLL.

SANDWICHES AND WRAPS

ALL SANDWICHES SERVED WITH FRIES.

GREEN GODDESS WRAP 16
CRISPY FRIED CHICKEN TENDERS, LETTUCE, TOMATO, ONION, GREEN GOODESS, BACON AND SHREDDED CHEDDAR.

CHICKEN CAESAR WRAP 15
GRILLED CHICKEN, ROMAINE LETTUCE, PARMESAN CHEESE & CAESAR DRESSING.

HUMMUS WRAP * 12
ARUGULA, ROASTED RED PEPPERS, TOMATO, AND ONION IN A WRAP.

CAPRESE WRAP 14
CALKINS CREAMERY MOO MOZZ, ARUGULA, TOMATO, BASIL, OLIVE OIL, AND BALSAMIC REDUCTION IN A WRAP.

CHICKEN CUTLET AND BROCCOLI RABE HERO 16
FRESH FRIED CHICKEN CUTLET, BROCCOLI RABE, PROVOLONE, ARUGULA, AND BALSAMIC REDUCTION ON A TOASTED HERO ROLL.

EGGPLANT PARM HERO 13
CRISPY FRIED EGGPLANT, MARINARA SAUCE, AND MOZZARELLA CHEESE ON A TOASTED HERO ROLL.

CHICKEN PARM HERO 16
BREADED CHICKEN CUTLET TOPPED WITH MARINARA, AND SHREDDED MOZZARELLA CHEESE ON A TOASTED HERO ROLL.

HORSERADISH CHEDDAR ROAST BEEF MELT 14
THIN SLICED ROAST BEEF, CARAMELIZED ONIONS, HORSERADISH AIOLI, ARUGULA, AND CHEDDAR CHEESE ON A BRIOCHE ROLL.

BLT 9
BACON, MAYO, LETTUCE AND TOMATO

REUBEN 14
THIN SLICED CORNED BEEF PILED HIGH WITH MELTED SWISS CHEESE, TANGY SAUERKRAUT, AND CREAMY RUSSIAN DRESSING. GRILLED BETWEEN 2 SLICES OF BUTTERY RYE BREAD UNTIL GOLDEN AND CRISP.

SIDES

FRENCH FRIES 5
ADD CHEESE $1.00

ONION RINGS 7

SWEET FRIES 7

WILD RICE 4

LINGUINE WITH MARINARA 5

CHEF'S CHOICE VEGETABLES 4

BROCCOLI RABE 5
WITH GARLIC AND LEMON JUICE.

*CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH, OR EGGS MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS, ESPECIALLY IF YOU HAVE CERTAIN MEDICAL CONDITIONS.

THE CLUBHOUSE

★ GOOD FOOD. GREAT COMPANY. ★

ENTRÉES

SERVED AFTER 4PM WITH SOUP OR HOUSE SALAD.

STEAK FRITES * 29
EIGHT OUNCE SIRLOIN STEAK COOKED TO YOUR DESIRED TEMPERATURE. SERVED WITH FRIES TOSSED IN TRUFFLE OIL AND PARMESAN, GARLIC AIOLI, AND MIXED SAUTÉED VEGETABLES.

BOURBON PORK CHOP 25
CENTER CUT BONE-IN PORK CHOP, GRILLED AND TOPPED IN A BOURBON STYLE GLAZE. SERVED WITH MIXED VEGETABLES AND FRIED POTATOES.

HONEY SRIRACHA SALMON * 26
EIGHT OUNCE SALMON FILET TOPPED WITH A HONEY SRIRACHA SAUCE WITH WILD RICE, AND MIXED VEGETABLES.

SHRIMP AND WILD RICE 23
10 SEASONED SHRIMP COOKED IN A BUTTERY, LEMON WINE AND GARLIC SAUCE. SERVED OVER A WILD RICE BLEND WITH CHEF'S CHOICE VEGETABLES.

CAPRESE GRILLED CHICKEN 24
GRILLED CHICKEN TOPPED WITH SLICED FRESH TOMATO, MOZZARELLA, FRESH BASIL, AND BALSAMIC GLAZE. SERVED OVER WILD RICE WITH CHEF'S CHOICE VEGETABLES.

CHICKEN PARMESAN 24
HAND-BREADED CHICKEN CUTLET TOPPED WITH MARINARA SAUCE & MOZZARELLA CHEESE. SERVED OVER LINGUINE.

EGGPLANT PARMESAN 19
2 PIECES OF BREADED EGGPLANT TOPPED WITH MARINARA SAUCE AND MOZZARELLA. SERVED OVER LINGUINE.

SPICY RIGATONI 19
SPICY, CREAMY VODKA SAUCE TOSSED WITH RIGATONI PASTA AND TOPPED WITH A FRIED CHICKEN CUTLET AND FRESH BASIL.

SAUSAGE AND BROCCOLI RABE RIGATONI 19
ITALIAN SAUSAGE, RIGATONI, STEAMED BROCCOLI RABE, OLIVE OIL, BUTTER, RED ONION, GARLIC, WHITE WINE, LEMON JUICE AND RED PEPPER FLAKES.

DESSERTS

BROWNIE ALA MODE 7
CHOCOLATE, OR VANILLA ICE CREAM WITH WHIPPED CREAM AND CHOCOLATE SAUCE.

ICE CREAM 5
VANILLA, OR CHOCOLATE. TOPPED WITH WHIPPED CREAM.



*CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH, OR EGGS MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS, ESPECIALLY IF YOU HAVE CERTAIN MEDICAL CONDITIONS.

SUNDAY Pizza Special



BUY 2 LARGE PIES GET A FREE 2-LITRE SODA



The HIDEOUT PIZZERIA

★ GOOD FOOD. GREAT COMPANY. ★

PIZZA

	SMALL 12"	LARGE 16"
NEW YORK STYLE PLAIN	$13	$16
SAUSAGE RAPINI Tomato sauce, mozzarella, garlic, onions, sausage, and broccoli rabe.	$17	$22
WHITE Garlic, olive oil, ricotta, and mozzarella.	$17	$22
3 LITTLE PIGGIES Sausage, pepperoni, bacon, mozzarella, and tomato sauce.	$17	$22
VEGGIE Peppers, onions, olives, broccoli, mushrooms, and spinach.	$17	$22
MARGHERITA Tomato sauce, fresh mozzarella, and fresh basil.	$17	$22
BUFFALO CHICKEN Blue cheese, hot sauce, chicken, and mozzarella cheese.	$17	$22
BBQ CHICKEN BBQ sauce, chicken, mozzarella cheese, and onions.	$17	$22
FIG & PROSCIUTTO Fig spread, ricotta, mozzarella, oregano, olive oil, and prosciutto.	$17	$22

CAULIFLOWER CRUST OPTION
Plain $18
Specialty $24

THANK YOU for your SUPPORT!

TOPPINGS

$1 SMALL • $2 LARGE

- ★ PEPPERONI
- ★ SAUSAGE
- ★ BACON
- ★ BROCCOLI
- ★ BROCCOLI RABE
- ★ SPINACH
- ★ MUSHROOM
- ★ ONION
- ★ OLIVES
- ★ PEPPERS
- ★ EXTRA CHEESE
- ★ RICOTTA CHEESE
- ★ CHICKEN
- ★ PROSCIUTTO



570-630-3000

★ WE CAN'T WAIT TO SERVE YOU! ★

The HIDEOUT PIZZERIA



DELIVERY ★ EAT IN ★ TAKE OUT

FROM THE HIDEOUT PIZZERIA STRAIGHT TO YOU!

PIZZA DELIVERY!



Please secure pets during delivery for the safety of your pets and our drivers.

DELIVERY HOURS

MONDAY	4:00 PM - 9:00 PM
TUESDAY	CLOSED
WEDNESDAY	CLOSED
THURSDAY	4:00 PM - 9:00 PM
FRIDAY	12:00 PM - 10:00 PM
SATURDAY	12:00 PM - 10:00 PM
SUNDAY	12:00 PM - 8:00 PM

Last Delivery Order taken 30 minutes prior to closing time.

$3 DELIVERY FEE APPLIES TO ALL ORDERS

$20 MINIMUM ORDER

$50+ SPEND OVER $50 THE DELIVERY FEE IS WAIVED!

★ *We Can't Wait to Serve You!* ★

(570) 630-3000

PENNSYLVANIA INSPIRED WINE Tasting

FEATURING WINES FROM PENNSYLVANIA
AND CUISINE INSPIRED BY THE NORTHEAST REGION



THURSDAY
NOV 19, 2026

6:00 PM – 9:00 PM

MAIN LODGE

$49
PER PERSON

RESERVATIONS REQUIRED
60 MAX

REGISTRATION DEADLINE
NOV 16, 2026

For Reservations, call 570-698-4100 Ext. 155

IN REMEMBERMENCE

HONORING OUR VETERANS

Thank You for Your Service





This Veterans Day, The Hideout proudly honors and remembers the brave men and women who have served, and those who continue to serve, in the United States Armed Forces.

To all Hideout members and their families with military ties: thank you for your service, your sacrifice, and your patriotism.

MESSAGE FROM THE HELP A HERO FUND

Dear Members of The Hideout,

Due to the lack of response this year and the lack of participation in the past few years, we regret to inform you that the Help A Hero Fund will not be conducting the annual Veterans Day Roll Call ceremony at the lodge this November 11th.

We ask all our supporters to please take time that day to remember and honor those that have served our Nation and those who continue to serve.

Bob Wiegand, Bill Wagner and Rob Trombley

Thank You

In Loving Memory of

Jake Burns



Mike & Maryellen Burns and Family would like to thank everyone who came together to celebrate Jake's life and who reached out to our family during this incredibly difficult time.

Your kindness, in so many ways, big and small, has touched our hearts and meant more to us than words could ever express. Every thoughtful gesture, every kind word, and every show of love and support has meant the world to us.

We will miss Jake with everything we have, but we are so very grateful to be surrounded by such a caring community. The love and compassion shown by our Hideout family are helping us through these most difficult days and the days still to come, and we will never forget it.

From the bottom of our hearts, thank you.

CLUB NEWS

The Hideout Adult Social Group

HASG



Visit our Website for more information:

www.thehideouthasg.com

THE HIDEOUT SPORTSMEN CLUB*

COME ENJOY THE GREAT OUTDOORS!
JOIN OUR CLUB

HIDEOUT SPORTSMEN CLUB

GREAT FUN!
MEET NEW PEOPLE!

CONTACT:

RAY WEST
swsw53@yahoo.com

MARIA SANCHEZ
maria@asanchez.net

*Clubs are an integral part of our Community, but are independent of The Hideout POA and Board of Directors.

HASG Holiday Party

Thursday 12/17/26 6pm – 10pm

At The Main Lodge

Entertainment by DJ Hammer

A Sit Down Dinner Will Be Served

Penne Ala Vodka
Caesar Salad

Choice Of:

Salmon – Mashed Potatoes – Tri Colored Carrots

OR

Turkey – Gravy – Mashed Potatoes – Tri Colored Carrots

OR

Herb Crusted Pork Loin – Mashed Potatoes – Tri Colored Carrots

Bread and Butter – Includes Coffee,
Tea and Soda and Dessert

$35.00pp for Members | **$45.00 for Guests**

Cash Bar

Mail your check payable to HASG to Mary Ciccaroni @ 1841 The Hideout
(Please note entrée on your check)

The Hideout Elves, a nonprofit, are proudly named after the Hideout Community but are not affiliated with the Association of Property Owners.

ELVES on the RUN 5K RUN & WALK

The Hideout Elves Inc.

CO-SPONSORED BY

RE/MAX Best

CG's VACATION RENTAL PROPERTY MANAGEMENT

SATURDAY, NOVEMBER 7TH | **BEGINS AT RECREATION CENTER AT 9AM** | **FINISH AT RECREATION CENTER**

4514 North Fairway Drive | **FEE: $25 PER PERSON**
(Includes t-shirt, medals, certificate for all runners)

TROPHY FOR 1ST, 2ND, AND 3RD PLACE RUNNERS!

All proceeds go toward our 8th annual holiday gift program.

REGISTRATION REQUIRED

Contact Recreation for more information:

(570) 630-3733

PAY WITH QR CODE BELOW

2026 5K Run or Walk

CLUBS/GROUPS ARE AN INTEGRAL PART OF OUR COMMUNITY, BUT ARE INDEPENDENT OF THE HIDEOUT POA AND BOARD OF DIRECTORS.

The Hideout
BIRDING & WILDLIFE PHOTOGRAPHY GROUP



If you like birding, wildlife photography, or just spending time in the great outdoors, come join us!

We meet every 3rd Monday of each month at 4:00 pm in the 2nd floor library of the Recreation Center.

Beginners and New Members Welcome!

PATRIOTIC ORDER SONS OF AMERICA
WASHINGTON CAMP #523

Over the last 4 years, Washington Camp #523 has donated approximately

$6,000 in American flags

to The Hideout Community while participating in the 9-11 ceremony at Reflections Park. These efforts were requested and organized through Bob Wiegand, a member of the POSofA, in conjunction with the Help A Hero Fund.



Chip Newnam *President* ★ **Stan Sarnocinski** *Treasurer* ★ **Tony Goreski** *P.V.P., P.R., fulltime resident of The Hideout* ★ **Glenn Moyer** *National President*

TOGETHER, WE HONOR ★ TOGETHER, WE SUPPORT

The Hideout Book Club

Read • Discuss • Repeat

The Book Club meets on the 3rd Thursday of each month at 4:00 PM in the Library located on the 2nd Floor of the Recreation Center.

2026 – 2027 Book Selections

Date	Title	Author	Discussion Leader
September 18	Whistler	Patchet	Marily
October 16	Finding Dorothy	Letts	Michelle
November 20	Keeper of Lost Children	Johnson	Collette
December 18	Summer Island	Hannah	Jeannie
January 15	The Giver of Stars	Moyes	Joanne
February 19	Mad Mable	Hepworth	Joyce
March 19	Chasing Evil	Edwards	Mel
April 16	Swallows of Kabul	Khadra	Deb M
May 21	Theo of Golden	Levy	Enid
June 18	A Girl Named Sampson	Harmon	Deb F
July 16	Life As Planned	Prouse	Mary
August 20	Choosing next year's selections		



Single in The Hideout?

Join Hideout Encore — a social group for single Hideout residents!

Meet new people. Make new friends.
Find activity partners. Connect with others right here in your community.

You're not alone with Hideout Encore.

For more information, text
ENCORE to John Kruse at 917-513-7624.



HEY PAISANO!

Hideout Sons & Daughters of Italy Lodge 3010

Uncle Lou Wants You
To reconnect with your heritage.

Join now to see what you've been missing, and while you're at it, bring a friend.

Meetings:
Second Monday of every month in the Recreation multi-purpose room

For more info call Lou at (845) 797-3278 or Dom at (914) 261-7093

Website: OSDIA3010.blogspot.com

Clubs/Groups are an integral part of our Community, but are independent of The Hideout POA and Board of Directors.



The Hideout Adult Social Group (HASG) is independent of and unaffiliated with the Hideout POA. Promotional coverage is provided as a community courtesy and does not constitute POA endorsement, sponsorship, supervision, or management of HASG or its activities.

THE HIDEOUT RECREATION

WOODSHOP DEMO DAYS

WITH JODI!

BANDSAW, SCROLL SAW & DRILL PRESS DEMO!

CLASS FEE $10

SATURDAY Nov. 14 10:00 AM

AGES 18+

WHERE The Woodshop

SIGN UP Registration required, contact Recreation at 570-630-3733

SAFETY COURSE REQUIRED

You must have completed the woodshop safety course to attend.

EYE PROTECTION REQUIRED

4514 N. Fairway Drive

Share Your News!

COMMUNITY INFORMATION MAKES A STRONGER HIDEOUT!

COMMUNITY
EVENTS
CLUBS & ORGANIZATIONS
ANNOUNCEMENTS

We welcome club and organization flyers, follow-ups to events, information, dates of meetings, and more to be posted in The Hideabout monthly newspaper *(space permitted).*

The Hideabout

Please submit your information to the Community Relations Department by the **12th of each month.**

This allows us time to review, get back to you with any questions we may have, and include your information in the next month's issue.

- Club Flyers
- Event Follow-Ups
- Meeting Dates
- Announcements
- And More!

media@thehideout.us | 570-698-4100 Ext. 116

Thank You!

CLUBS/GROUPS ARE AN INTEGRAL PART OF OUR COMMUNITY, BUT ARE INDEPENDENT OF THE HIDEOUT POA AND BOARD OF DIRECTORS.

YOUR DREAM BATHROOM STARTS HERE!

Transform Your Bathroom with a Beautiful, Affordable Upgrade.

FIVE STAR bathsolutions™
affordable transformations. beautiful solutions.

SAVE $1500 LIMITED TIME OFFER





FAST 1-2 DAY PROFESSIONAL INSTALLATION

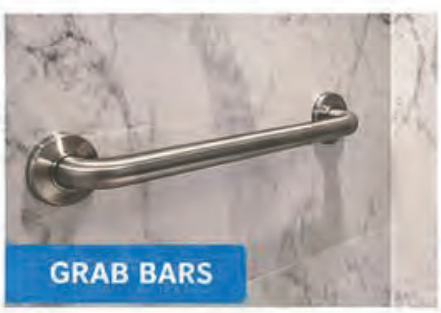
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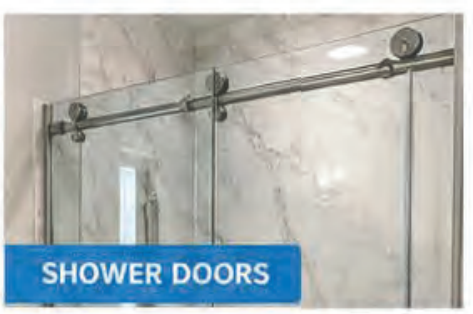
PROVEN RESULTS AT AFFORDABLE PRICES

1000's OF POSITIVE CUSTOMER REVIEWS









Get a FREE Design Consultation!

570-519-8450

fivestarbathsolutions.com/northeastern-pa/

TUB-TO-SHOWER CONVERSIONS | WALK-IN SHOWERS | BATHTUB REPLACEMENTS | ACCESSIBLE BATHROOM SOLUTIONS

Happy THANKSGIVING

What We're Most Thankful For:

It's not just the unique style and warmth of the homes in our neighborhood, it's the people, the local events, and the incredible community that make The Hideout such a wonderful place to live.

As a local family team, we are grateful to live, work, and raise our families right here. This isn't just where we do business; it's our home. And while being ranked #3 in the greater PA region is a huge milestone for us, earning the trust of our neighbors is what matters most.

From our family to yours, wishing you a warm and happy Thanksgiving. We are always here for you, not just when it's time to move, but as your neighbors, year-round.





Mary Ann & JP O'Keeffe

TheOKeeffeTeam.com @TheOKeeffeTeam

The O'KEEFFE Team

KELLERWILLIAMS REAL ESTATE

Cell: 215-801-2231
Office: 215-493-0457
MaryAnnOKeeffe1@gmail.com
TheOKeeffeTeam.com
License #RS303459 (PA)

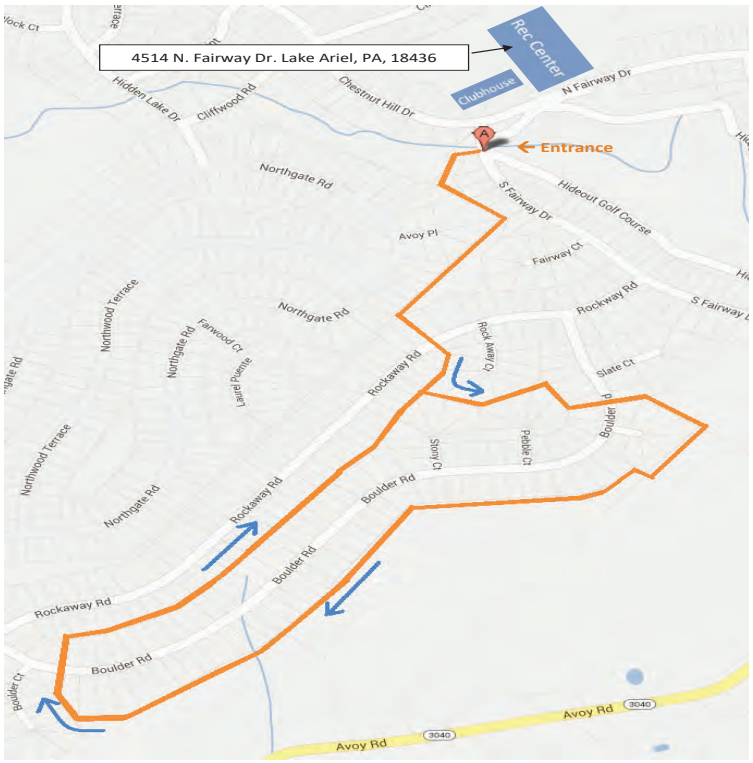
Equal Opportunity Housing Provider. Each office is independently owned and operated.

#3 Ranking based on total team closed volume for KW teams from 1/1/2025 - 12/31/2025.
If you have a brokerage relationship with another agency, this is not intended as a solicitation.

The Hideout Nature Trail

Hideout Walking Trail Map

Distance ~ 2.7 Miles Approx Walking Time ~ 1hr 15mins



Dogs are allowed on the Hideout Nature Trail, but please be advised there are several rocky areas, and wet/ground soaked conditions in some portions. While the trail does have benches for resting and reflecting along the way, the terrain could prove difficult for those with young children, strollers, or any person (or pup!) not steady on their feet. The Hideout Nature Trail is a great feature to our community and a wonderful place to enjoy the outdoors if you are prepared to navigate the landscape.





HIDEOUT
DOMESTIC PET POLICIES

1. Pets must be licensed, inoculated, leashed and kept under owner's control at all times.
2. Dogs may be off leash when at the Dog Park Amenity.
3. To use the Dog Park Amenity, dogs must be registered annually.
4. It is the responsibility of the owner of the pet to clean up and remove animal excrement of their pet.
5. Dogs are only allowed at the Dog Park and Walking Trail, if they are registered with the POA, the owners pick up after their pets, and they are leashed at all times with the exception of the Dog Park. (Exception: Guide Dogs)
6. It shall be a violation of Hideout Rules for any property owner, including their family, guests or renters to shelter or maintain more than five (5) pets (Dog and Cats combined total) on any Hideout property/dwelling lot unit. All puppies and kittens over the set limit of five (5) shall be properly removed by the tenth week of birth.
   a. All pets must be registered (Non-Fee) through the Hideout POA on a annual basis (see annual POA Registration Form). This registration does not pertain to the Dog Park amenity. All pets must be licensed from their State of origin including proper current vaccinations as required by law.

Hideout Dog Park

REGISTRATION CONTINUES:
Registration Forms may be picked up at the POA Office.

PLEASE DO NOT WALK YOUR DOGS IN REFLECTION PARK (BY MAIN GATE).

THIS IS A HIDEOUT AMENITY AND DOGS ARE NOT PERMITTED AT ANY HIDEOUT AMENITY WITH THE EXCEPTION OF THE DOG PARK



Canine Connection

Professional Grooming & Boarding
Graduate of Merryfield Academy of Animal Technicians
Ask for Lisa
(570) 226-6178
(Yes, Mozart is still our Mascot!)
Referrals available

The Hideout Dog Park

In the heart of The Hideout where the tall trees lean
The dogs dash freely in their park well named
Each pup a legend each bark a cheer
Their joyful chorus fills the air

Ghost a beauty with eyes like frost
Moves like a shadow as he tries to be boss
He moves his tale with a noble grace
A gentle soul in this special Hideout place

Stark the sprinter sleek and fast
Leaves a blur as he rockets past
With paws like thunder and boundless drive
He makes the park feel truly alive

Sandy the Barker queen of sound
Her voice rings out as she runs around
A Cocker Spaniel with flair and pride
She guards her turf with her quick-moving stride

Cooper the chocolate lab so stout
Lumbers around with a joyful shout
He's big he's bold he loves the mud
A walking hug he's everyone's bud

Dozer the Frenchie tiny and white
Snorts and wiggles with comic delight
A bulldog knight in a pint-sized frame
Charging through life like it's all a game

Together they romp they chase they play
From morning mist till the end of day
In The Hideout Dog Park their sacred ground
Where every tail wags as the dogs run 'round.

WOLRAD / 2026

ROAMINGWOOD SEWER & WATER ASSOCIATION

P.O. Box 6, Lake Ariel, PA 18436
(570) 698-6162
Check out our website at:
https://www.roamingwood.com

2026 Proposed RS&W Board Meeting Schedule

Dates subject to approval & changes.
All meetings are held at the RS&W Office Wednesdays at 10:00 AM (unless otherwise indicated).

Nov 18

Dec 16

RS&W staff is on-call 7 days per week; 24 hours per day. If you have a water or sewer emergency, call (570) 698-6162, wait for operator and press OPTION 1, to leave your name, lot number and phone number where you can be reached and your call will be returned promptly. All non-emergency service calls require 24 hour notice to schedule an appointment during regular working hours.

*****REMINDER*****

RS&W cannot accept cash payments. Money Orders will be accepted in place of cash.

Equal Opportunity Employer

Roamingwood Sewer & Water Association is an equal opportunity/affirmative action employer.

Date	2026 Holidays
November 11	Veterans Day
November 26	Thanksgiving
November 27	Day after Thanksgiving
December 25	Christmas Day

Roamingwood Sewer and Water Association

2026 Rates—Effective 1st Quarter 2026

Developed — $427.00 / quarter **Undeveloped** — $274.00 / quarter

Seasonal Water Off Recommendations:

- The best way to protect your home is to call RS&W to make an appointment to have your water turned off at the street. **Appointments must be made a minimum of 24 hours prior to service and a $20.00 Service Fee does apply**.
- ***Please note: NO contractors are permitted to turn your valve at the street off for you - it is against RS&W Rules & Regulations and can be subject to fines and/or legal action. An RS&W technician is required for this service.***
- For more winterization details visit our website at: https://www.roamingwood.com/news/education/winterization-tips

EcoTran Alarms: What to do…

All EcoTran pumps are wired to an alarm panel on your house. This alarm will be triggered in the event that a pump gets overwhelmed by excessive flow or a malfunction. Should this happen, please follow the simple steps listed below:

Step 1 – Go to your panel and press the **BLACK** button to silence the alarm. The light will stay lit.

Step 2 – Stop all water usage for a minimum of 30-60 minutes and observe the light.
Observe water levels around the basin itself, if it is a major rain event ***(Go to Step 4)***
Check the light. Is it still on after about 30 min? ***(Go to Step 4)***
Or has the light gone out? ***(Go to Step 3)***

Step 3 – If the light has gone out, the pump has recovered, and it is OK to resume moderate water usage again. There is no need to contact RS&W.

Step 4 – If you have observed the basin is under water, during a major rain event, or the light remains lit after 30-60 minutes contact RS&W immediately at (570) 698-6162 Option #2 (8:30AM - 4:30 PM, M-F) or Option #1 after hours. A technician is always on call and they will assess the pump and perform repairs.



❄SNOW REMOVAL❄

RS&W would like to remind homeowners to keep their curb box clear and accessible at all times, especially in the event of snow or other inclement weather.

If the property is maintained by snow plow and/or a maintenance company/contractor, care should be taken to locate the utilities **prior to snow removal** to minimize the risk of damage to the utilities.

It is ultimately the responsibility of the homeowner to ensure that no damage is incurred to the curb box at any time, at risk of fines and/or associated repair costs.

Annual Water Quality Report 2026

The Roamingwood Sewer and Water Association is issuing the results of monitoring conducted on your drinking water for the period from January 1 to December 31, 2025. The purpose of this report is to advance consumers' understanding of drinking water and heighten awareness of the need to protect precious water resources.

The report can be viewed online at: www.roamingwood.com/about/water-quality-report or Directly at: www.roamingwood.com/waterreport

2026 Annual Water Quality Report will be available by April 1, 2026 for viewing.

These reports are furnishable by mail upon request. Please contact our main office during business hours at (570) 698-6162 to request a copy be mailed to you.

Drinking water - know what's in it for you!

COMMITTEE MEETING MINUTES

LAKES COMMITTEE - SEPTEMBER 12, 2026

Present: Shawn Spencer, Phil Hasegawa, Patti Cappello, Iggy Rivera, Steve Flapan, Linda McMahon, Page Partain, Peter CAMpbell, Rick Nolte, Ed Esposito, Dennis Harvey

Absent: Jeff Silverman

Start Time: 8:00
Pledge of Allegiance
Mr. Rivera requested a review of the minutes and motion to approve.
Motion to Approve Minutes:
1st : Ms. Partain 2nd : Mr Nolte
1. Board Workshop – CMRs
The Committee reviewed CMRs discussed at the recent Board workshop.

- Deerfield Road/Parking: The existing covenant prohibits street parking and is reviewed every ten years. The Committee discussed exploring Deerfield Road access, including a possible walking trail to the lake.
- Windermere Parking: Mr. Spencer will explore creating a turnaround, upper parking area, and lower drop-off area.
- Benches: Mr. Spencer will research bench styles and submit a winter construction request for benches at Windermere, the pond entrance, and Deerfield.
- Road Assessment: The Community Manager and Mr. Spencer will evaluate access options, considering disruption, accessibility, wetlands, and Big Spring Pond.

CMR Signage

The Committee discussed producing CMR signage through the Hideout woodshop.

Action: Mr. Rivera will research recommended equiPMent for producing the signage.

2. Princeton Hydro Updates

Princeton Hydro completed its most recent lake visit.

2. Cyanobacteria

- Moderate levels were identified; no cyanotoxins were detected.
- Cyanobacteria was observed in the RoAMing Wood area, reportedly for the first time this year,

Tape Grass

- Treatment is scheduled for this week.
- The Committee discussed establishing a more consistent schedule next year, with potential treatment around August 1 or September 1, weather permitting.
- Known problem areas include the south end and upper east side.

Truxor / Aquatic Harvesting

- Mr. Flapan will research purchasing a Truxor and provide preliminary pricing.
- The purchase will be considered for the 2028 budget, with a CMR prepared for October.
- A preliminary 25–30 day break-even period was discussed.
- Mr. Spencer will research five years of aquatic harvesting activity and licensing requirements

Tigris Aquatic Services

- Tigris will conduct tape grass treatment this week and has two additional scheduled treatments this year.
- Tigris is rebuilding the fountain.
- Committee members expressed concerns about the thoroughness of this year's aquatic treatment. Unlike prior years, lily pads were not sprayed and only one Truxor was used, resulting in an aquatic vegetation load reportedly twice that of previous years.

3. Roadmap / Annual Calendar

The Committee discussed developing an Excel-based annual roadmap and task list for lake projects, treatments, inspections, maintenance, deadlines, and budget planning.

4. Additional Staff/Project Updates

Water Quality

The most recent Princeton Labs water quality assessment was completed, with results described as excellent.

Lake Levels / Spillway

- A maintenance drawdown is planned for the end of September for spillway inspection and repairs.
- ● The regular drawdown is anticipated during the week of the 20th; docks will be removed.

Action:

- Mr. Spencer: Communicate drawdown dates and anticipated water levels to the community.

Main Beach

- Fall repairs are planned Mr. Spencer will assess accumulated sand and determine whether routine maintenance is needed. Removed sand will be trucked off-site.

Front Gate / Deerfield

- The front gate fountain is operating.
- The Committee discussed turning it off and addressing the Deerfield dAM/brook area in late October or early November.
- Repositioning the last Deerfield island and removing its fence were also discussed.

Dry Dock

- The project is nearly complete, with the surface and fence installed.
- Capacity has increased from approximately 12,500 to 25,000 square feet, with up to 87 spaces.
- Water, electric, and cAMeras are planned.

A fee structure for small, medium, and large watercraft/trailers is being reviewed.

5. New Business

Front Entrance Fountain and Dock

The PA DEP inspection/site visit has not yet occurred. The Committee will continue to monitor the status.

Deerfield Islands

The Committee discussed island positioning and will revisit the issue when Princeton Hydro returns.

6. Action: Committee members will email feedback regarding additional Princeton Hydro/ Truxor work for discussion at the October meeting.

Tigris – Biochar

Tigris has indicated it can provide a biochar treatment quote. The Committee is awaiting pricing and additional information.

Fish Stocking – Carp

The Committee discussed carp as a potential biological management strategy for tape grass and algae.

- A multi-year stocking approach using different age/ size classes was discussed.
- Surveys of Windermere and Big Spring Pond should be considered to determine suitability and stocking quantities.
- Funding may be included in the operational budget, with an increased 2028 budget request considered.
- A carp stocking permit is anticipated to be pursued in October or November.

7. Upcoming Meetings and Events

Winter Meetings

The Committee discussed holding winter meetings on the second Saturday of each month.

Committee Lunch – October 3

A Committee lunch is scheduled for October 3, with a brief presentation planned by Pete CAMpbell and Rick.

End Time: 10:05

Next Meeting: October 10th 2026 at 8AM



COMMITTEE MEETING MINUTES

COMMUNICATIONS COMMITTEE - SEPTEMBER 18, 2026

Minutes prepared by Barbara

Meeting Date: September 18, 2026

Meeting Attended: Barbara, Jodi, Judy, Jeff, Colette, Bernadette, George, Maryellen, Dennis

Excused: Eileen

Pledge. Called to order:
11:07AM

Review of August Minutes.
All in favor. Motion to approve:
1. Jodi 2. Jeff

Continued discussion of Logo and how best to communicate possible changes:
Why would we change it? Update to more contemporary design. Most in committee are not in favor of completely changing the design. Possibly altering it by adding to it, but keeping the flower. Going forward suggest information about Logo in newspaper. Ask anyone with knowledge of the history to share details.

Other suggestions for the newspaper include:

Adding the history of some of the Hideout buildings (ie: clubhouse, when was it opened, etc), what inspired Reflection Park, details about the progression of how things in the Community have come about

Updates from Maryellen:

- Welcome George to Staff.
- Researched other printers and printing styles for Hideabout: Magazine style vs newsprint
- Newsprint was cheaper.
- Placemats are in place. Added a Pizza Special as advertisement. Continuing to look for additional advertisers. 450 placemats going to Clubhouse end of month.
- Community Map will be next priority for finding advertisers
- **Business Directory is another project:** As more permits are being issued more calls are coming in looking for recommendations. HIDEOUT does not recommend any specific Contractor. A directory with clear information noting all advertisers by category would be helpful. Disclaimer would be included. Directory would include paid advertisers.
- Other places to advertise would include Golf Carts and website (once updated)
- Maryellen and George are using new software to improve communication about events and on-line presence.
- Reel created for 911 Memorial was well done.
- -QR Code is at bus stops in attempt to give easy added access to information
- General discussion regarding security now that paper passes in cars are becoming phased out. Security at gates continues to improve as we move toward electronic readers and eventually QR codes for guests.

Luncheon will be Saturday 10/3. Jeff will present report.

Motion to adjourn:
1. Judy 2. Jeff All in favor.

Adjourned at 12:11

NEXT MEETING:
October 10 at 11AM

Committee Meeting Schedule

Please Note: The schedule below reflects each committee's regularly scheduled meeting dates and times. Should a committee need to modify its meeting date or time due to holidays or other extenuating circumstances, members will be notified through official Hideout communications.

Committee	Meeting Schedule	Time	Location	POA Representative	Amendments to Schedule
Budget	2nd Wednesday	12:00 PM	POA	Jill Metschulat jmetschulat@thehideout.us	—
Communications	2nd Saturday	11:00 AM	POA	Maryellen Burns meburns@thehideout.us	**Friday, November 13, 2026 at 11:30 AM, POA**
ECC	2nd & 4th Friday	9:00 AM	POA	Shawn Spencer sspencer@thehideout.us	—
Food & Beverage	2nd Saturday	10:00 AM	POA	Joe Infante jinfante@thehideout.us	**Saturday, November 7, 2026 at 10:00 AM, POA (Conference Room)**
Golf	1st Wednesday	9:00 AM	POA	Mike Burns mburns@thehideout.us	—
Lakes	1st Saturday	8:00 AM	POA	Shawn Spencer sspencer@thehideout.us	—
Long Range Planning	2nd Friday	10:00 AM	POA	Shawn Spencer sspencer@thehideout.us	—
Parks & Recreation	3rd Thursday	4:00 PM	POA	Fallon Valentin Fvalentin@thehideout.us	—
Public Safety	1st Tuesday	10:00 AM	Public Safety	Jeff Behnke jsbehnke@thehideout.us	—
Public Works	2nd Wednesday	10:00 AM	POA	Shawn Spencer sspencer@thehideout.us	—
Wildlife & Forestry	2nd Thursday	11:00 AM	POA	Shawn Spencer sspencer@thehideout.us	—

COMMITTEE MEETING MINUTES
RECREATION COMMITTEE - SEPTEMBER 17, 2026

Chair: Joe Delissio

Members: Michael Cuneo, Susan Fox, Joe McDonald, Lori Muscaro,

Absent: Matt Paone (Absent-E), Sherri Pagnanelli, Ray Pospisil(Absent-E), Donna Sirignano

Staff: Fallon Valentin

Board Liaison: Carleen Coffin

Guests: Reggie Hadley #518, Olivia Politi #362

Meeting was called to order at 4:08PM, followed by the Pledge of Allegiance, attendance recorded, and the notification statement announced, "This meeting is being recorded for transcription purposes, and some members are attending via Zoom." We are currently a full committee of 9, 5 is quorum. The minutes from the Aug 20th meeting were approved via poll vote. Minutes are to be emailed to Abigail Snyder and MaryEllen Burns.

AGENDA ITEMS

Recreation Manager's Report

Past Events

The pools and beaches were closed for the season Sept. 8th. Nowhere Slow concert had more than 200 attendees. The Cornhole tournAMent had 20 teAMs. The Adult Mini Golf Glow Night had 157 attendees 113 members and 44 guests, with a profit over $1,000.

Upcoming Events

Oct. 1–30 Online Pet Costume, there was a recommendation to post at the dog park.

Oct. 3 Harvest Festival 12 - 4PM Ski Hill

Oct. 17 Kids Halloween Party 2PM Main Lodge

Oct. 30 Halloween Adult Bingo Doors 5:30PM; play 6PM. Main Lodge

Oct. 31 Trunk or Treat 2PM. Main Lodge lot

Oct. 31 Lady and the Gents Concert 7–11PM. Main Lodge

Nov. 7 KARTUNE Concert 8PM - 11PM Main Lodge

FINANCIALS

The mini golf profit for 2026 (Soft opening 5/28 to present) $23,532.

DISCUSSION

Pickle ball pass CMR proposals

Clarification for Pickle ball Pass Holders and Non-Pickle ball Pass Holders. This was not discussed at the meeting

Indoor Court closure on September 15th - 16th for electrical work to install very large fans for much needed air circulation. The electrical must be increased to handle these.

Facilities: Dry Dock site map, labels, lights/cAMeras and cable

ProgrAM Proposals: Batting cage, Synthetic Ice Rink, Dry Tubing Run. The batting cage would go in the area in the gym, behind the blue curtains where the indoor shuffleboard is. There is no revenue generated from the indoor shuffleboard court. The committee needed more information with regards to what the fees would be for rental.

Joe asked the guests if they would like to say anything. Reggie thanked the committee for the new brooms for the outdoor pickle ball courts. She would like to see more of the FAMily Bingo and bring back the Scavenger Hunt and cerAMics on the beach. She also wondered why the Lake Swim was moved from Fridays to Sunday at 10AM. It is something to see, and the AMount of people that cheer and applaud the swimmers is just not there on Sundays like it is on Fridays.

OPEN FORUM

There was an e-mail from Shawn Spencer, e-mailed to the membership, indicating the Softball Field by the POA was going to be revAMped. Fallon was unaware of the e-mail. Carleen explained the Board wanted to improve that area and Shawn provided environmental impact assessment.

At the North Recreation pickle ball courts, there is an issue with the gate. Metal is sticking out on bottom on to the court, white metal bar on top inside is being held in place by zip tie. Having defibrillators at the outdoor courts were discussed, though too many uncertainties arose in order to make a decision.

The informational flyers that use to be at the gates were brought into question. Carleen would ask the board, and it also may be a question for Communications.

Follow up to the non-power storage audit. Not completed, there are non-power watercraft that will be removed. The committee raised questions as to why the CMR that was submitted isn't being enforced. There are many watercrafts that are not in compliance and why are they only now being removed. A motion was proposed/seconded and passed 8-0 to review and make necessary adjustments to the non-power storage rules.

The meeting was adjourned at 5:12PM.

Respectfully submitted,

Lori K Muscaro

COMMITTEE MEETING MINUTES
RECREATION COMMITTEE - OCTOBER 15, 2026

Chair: Joe Delissio
Members: Michael Cuneo, Susan Fox, Joe McDonald, Lori Muscaro, Matt Paone, Sherri Pagnanelli, Ray Pospisil, Donna Sirignano
Staff: Fallon Valentin (Absent-E), Jill Metschulat
Board Liaison: Carleen Coffin

Meeting was called to order at 4:02PM, followed by the Pledge of Allegiance, attendance recorded, and the notification statement announced, "This meeting is being recorded for transcription purposes, and some members are attending via Zoom." We are currently a full committee of 9, 5 is quorum. The minutes from the Sept 17 meeting were approved via email poll vote and ratified at today's meeting.

Recreation Manager's Report

Harvest Festival had around 300 people in attendance, $598 was made in revenue.

The mini-golf will be closing for the season, today, Oct. 16. Preparing for the Kids' Halloween Party with staff coverage for registration, setup and cleanup.

Upcoming Events

- Oct 1-30 Online Pet Costume Contest (online, email/Instagram)
- Oct 17 Kids' Halloween Party, Main Lodge
- Oct 30 Halloween Adult Bingo, Main Lodge
- Oct 31 Trunk or Treat, Main Lodge
- Oct 31 Lady and the Gents Concert, Main Lodge
- Nov 7 KARTUNE Concert, Main Lodge
- Nov 20 Night at the Races, Main Lodge
- Nov 28 Holiday Craft Fair, Main Lodge

Discussion

Review Committee Roster with expiring terms, vote selected individuals and submit CMR's by Oct. 22. The committee voted on the following four CMR's for term renewal. For Matt Paone, motion to accept by Joe, seconded by Ray, 8-0 approved. For Lori Muscaro, motion to accept by Donna, seconded by Susan, 8-0 approved. For Sherri, motion to accept by Ray, seconded by Matt, 8-0 approved, for Ray, motion to accept by Lori, seconded by Donna,9-0 approved.

Open Forum

- Insurance was discussed for Laurel Park CAMpground, but committee did not have enough information. Discussion was tabled.
- Fans in the Court area of the Rec Center were not installed. Concerns that the payload of the roof cannot handle the weight of the fans. Electrical work was already completed, building was constructed in 2009, modeled after a pole building.
- There were questions regarding a new requirement for the Pickleball Contracts The committee was unaware of having to add four players (members or guests) that have pickleball passes on the contracts.
- The main pool still needs repairs; the company will be back out in the Spring.
- The condition of the North Recreation Complex Pickle ball Courts was discussed. Court 6 us unplayable, fence in disrepair and the paint has been power washed right off. Pictures of mentioned items were emailed to the committee. Questions were raised about why AMenities aren't being maintained all along, instead of waiting.
- Questions were raised about Long-Term Planning submitting CMR's to the board with regards to areas that are under Rec, and while there is crossover between committees, why aren't all involved committees at the very least made aware? The question was also asked who is responsible to direct committees on their particular responsibilities. Jill answered with managers and board liaisons are responsible. The Rec committee feels we aren't being told about considerations, and there is a breakdown in communications. The committee also expressed concerns about being emailed in a timelier manner with changes and necessary supportive documents for meetings.

Our chair, Joe Delissio, announced his resignation as Chair and from the committee. Joe is going to enjoy the sunny skies and great weather of South Carolina. The committee thanked Joe for all of his work on the committee over the years. You will be missed, Joe.

Meeting was adjourned: 4:55PM, Motion by Ray, Second by Donna

COMMITTEE MEETING MINUTES

LONG RANGE PLANNING COMMITTEE - SEPTEMBER 18, 2026

MEMBERS PRESENT: Mary Wilts (CP),Paul Gaza, Barb McNulty, Paulina McPhillips

MEMBERS via Zoom: Rahmieneh Ortiz, Deirdre Moffitt

POA: Lisa McKenna (sub BOD Liazon for Ed E.), Dennis PolhAMus (Community MGR - via zoom), Shawn Spencer (Facilities/Envir Mgr), Tina Farfax (Facilities/Envir), Fallon Valentin (Recreation Manager)

ABSENT/EXCUSED: Thresa Balck, Ray Pospisil (members)

APPROVAL OF MINUTES FROM THE JULY 17, 2026 MEETING via email on August 18th:

CALL TO ORDER:10:00 AM

PLEDGE OF ALLEGIANCE
Motion By: Barb McNaulty
Second By: Paulina McPhillips

Vote: 7 For 0 Against 1 Abstain/ Absent

DISCUSSION

ONGOING

- CMR's written (Aspen Park site review/assessment, Northside basketball court, Baseball park walking trail, Harvester's info move to rec) submitted for board consideration.
- Lisa McKenna indicated that all 4 CMR's were approved by the BOD. She spoke about the eye opening number of people on the beach and at the pools this summer; the board is aware of the age-related issues with the current pools. Lisa also indicated that the Aspen Park site review and the demo of the handball court and funding for the basketball count would most likely be in the 2028 budget.
- Shawn spoke about the projected work for creating a walking/jogging path around the baseball field perimeter. The material for the path has yet to be determined per cost analysis.
- This area would provide a (less hilly- off the main road) area for exercise - this could be an asset for young fAMilies and older members.
- Additionally, the facilities dept is also planning work on the infield to allow for softball gAMes.

Laurel Park/CAMpground Update

PHASE ONE: is almost complete. The dry dock lot has doubled in size. Prior to the upgrade, the dry dock area houses 20-30 spaces. However, parking was very haphazard. It will now have 24 Small spaces (less than 22'), 55 Standard (25-30'), and 7 Large (30+') for a total of 86 rental spaces; the space will be marked and numbered for accurate assigned storage. Facilities will also install cAMeras and security lights.

If remaining funding allows for **Phase ONE:** additional hazard tree removal will continue in other areas.

PHASE TWO: will begin next year with cAMpsite upgrades.

Mini Golf Update

- Shawn said the issue with the shade sails has been resolved and some edging brick repair has taken place. Fallon said that revenue has gone from a typical annual income of 3-5 K to 24K so far this year - this included a late start. People are continuing booking into the fall. This increase in revenue will help to offset the remodel/ updating of this AMenity. LRPC is now tabling this item.

Potential Buyers Observations/ Perspective

- Rahmieneh Ortiz (a committee member and realtor) spoke regarding prospective buyers.
- Rahmieneh shows buyers in many of the area communities. She is showing homes to more prospective full-time buyers than in the past. She shared some of the comments she hears from buyers regarding The Hideout.

Pros:
Mini Golf, Security/Gated community (feeling of safety), the Pizzeria, Tiki Bar, 9 hole golf course, a cart community (street legal carts for transportation).

Cons:
the condition of the mail gate building. The dated feel is a bit off putting, but once inside the gate potential buyers get excited. Dennis spoke about how this has been in discussion, but the fact that The Hideout will eventually have to revAMp the entrance on 590 has been a hold up. The state is taking a lot of time with the details and the highway occupancy permit. It makes sense to budget the road revAMp and the building together, when that time arises. However, Dennis said that there may be some less costly things that can happen to make the main gate security building more welcoming.

- Road Map to the Future volunteers for the Roadmap to the Future. So far: Paulina, Barb & Mary

CURRENT

Discussion/Questions

- Committee Luncheon, Oct. 3rd-Paulina McPhillips will present the report.
- Look at dates: we will set the LRPC calendar during the November meeting. Dates proposed: January 15 (Mary gone) or 22nd, March 12, May 14, July 16, Sept 17 (the 10th may be the 9/11 ceremony?)
- Please review these dates to see if they work for you. We will continue with the bi-monthly calendar.

Fallon Shared 4 Items Up for Discussion

- A summer dry tubing run (at the ski hill)
- A synthetic ice rink (can also be used for roller blades)
- An indoor batting cage (in the unused shuffleboard area of the rec center)
- Fallon also brought up the unused stable building and the unused tennis court by the POA office - future possibilities?
- Dennis PolhAMus also asked to add Big Spring Pond to the next agenda-more info to come.

MOTION TO ADJOURN:
Motion By: Barb
Second By: Paulina

Vote: 6 For, 0 Against 0 Abstain

NEXT MEETING: Friday, November 13, 2026 10AM

COMMITTEE MEETING MINUTES

WILDLIFE AND FORESTRY COMMITTEE - SEPTEMBER 10, 2026

Committee Present:
Mitchell Regenbogen, Rosina Taffuri, Fred Sakacs, Denise Koentje, Bar-bara Rodriguez

Absent/Excused:
Cathy Long, Richard Long

Staff/Board Liason:
Shawn Spencer, Carleen Coffin

Guests: Ray Klotz

Start Time: 11:00 AM

Pledge of Allegiance

Motion to approve:
August 13, 2026 minutes
Denise Koentje Seconded by: Barbara Rodriguez

Old Business

1. Mallard Boxes/Posts: Ray reported locating cedar wood for 6 boxes with bracket-$820
2. RNG work: 9/12/26 @ 10 AM to provide maintenance and spread wood chips
3. Bench for Joe: Ray provided a look-alike bench photo which can be completed: $255.64
4. Speed Tables: Shawn reports signs are working and will see about tables & re-painting crosswalks
5. Wisteria removal: Shawn reports this is on his list but right now there are many projects
6. Barberry removal: Shawn reports this is also on his list

New Business

1. Committee applicant Tom Novak
2. Forestry assessment will be done next month
3. Maintenance of Nature Trail-Shawn has gone over it
4. Tigris contract for Lake Treatments- An emergency treatment was needed and completed
5. Princeton Hydro Contract(crosses over with Tigris) RFP for contract in October
6. DSI Maintenance lake drawdown begins in September
7. Deer survey in November

Tabled

Barberry Removal till fall 2026

Standing Items

1. Spotted Lantenrfly: Shawn has not received any sighting's
2. Pharagmites: Not much seen except some at tract 29
3. Nuisance animals: Woodchuck at golf course
4. Feral Cats: Kittens identifies near Chestnut Hill but have not been found

Questions & Comments

Motion to adjourn made by:
Mitchell Regenbogen; Seconded by: Barbara Rodriguez

End time: 12:10 PM

The HideAbout
SAFETY MINUTES

Safe Neighbors
Strong Community
A Beautiful Place to Call Home

Thanksgiving Travel Ahead

Plan Ahead. Drive Safely. Arrive Together.

The Thanksgiving holiday is one of the busiest travel times of the year, and many of our family and friends will be visiting The Hideout from out of state. Let's all do our part to keep our roads safe and make it a happy and enjoyable holiday for everyone!

BE PREPARED FOR NEW ROUTES



- Guests may be unfamiliar with Pocono roads, curves, and hills.
- Use a GPS and review your route before you travel.
- Allow extra travel time, especially during heavy holiday traffic.
- Watch for changing speed limits and road conditions.

WATCH FOR WILDLIFE



- Deer are more active in the fall, especially at dawn and dusk.
- Be extra alert on wooded roads and near the community.
- Use your high beams when appropriate.
- If you see one deer, expect more — they often travel in groups.

BE SEEN IN DARKER CONDITIONS



- Days are getting shorter, making it darker during evening travel.
- Make sure your headlights, taillights, and turn signals are working properly.
- Keep your windshield clean for better visibility.
- Slow down and be cautious on curves, hills, and unlit roads.

BE READY FOR CHANGING WEATHER



- Late fall weather can be unpredictable in the Poconos.
- Be prepared for rain, fog, or even early snow or ice.
- Check the forecast before you travel and adjust your speed to conditions.
- Give yourself extra stopping distance on wet or slippery roads.

EXPECT HEAVIER TRAFFIC



- The Thanksgiving holiday is one of the busiest travel weekends.
- Be patient and allow extra time for potential delays.
- Watch for unfamiliar drivers, tourists, and rental vehicles.
- Stay alert in and around the community entrances and intersections.

LOOK OUT FOR PEDESTRIANS



- Guests and children will be out walking, especially in the evenings.
- Use extra caution in residential areas and near community amenities.
- Watch for pedestrians, cyclists, and golf carts.
- Slow down and give everyone plenty of space.

Good Food
Good Times
Safe Travels

Let's make this a
Safe and Happy Thanksgiving
for our Hideout Family and Guests!

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THE HIDEOUT

Christmas Tree Lighting Ceremony

Saturday, December 5th | 6pm | Ski Hill

Bring a homemade ornament to donate to the tree! Purchase a D.I.Y. ornaments at the Rec or Art Center for only $1

Hot cocoa and cookies.
More info to follow!



Exciting Happenings During the Holidays AT THE HIDEOUT

Hideout Recreation

Ugly Sweater ADULT BINGO

DEC 18 2026

The Main Lodge

DOORS OPEN 5:30PM

BINGO STARTS 6:00PM

$5/ card
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cash only

50/50

AGES 18+

for reservations, please call:

570-630-3733

HIDEOUT RECREATION

Breakfast with Santa for Kids

DECEMBER 19th 2026
9am - 11am
MAIN LODGE

EGGS * PANCAKES * FRENCH TOAST *
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- WORK INJURIES
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- FALL RISK / GAIT / BALANCE



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October - Physical Therapy Month: Move Better, Live Better

By Bernie Povanda, PT, COMT, FAAOMPT, Owner, Physical Therapy Associates of NEPA

October was Physical Therapy Month, an opportunity to recognize the important role physical therapy plays in helping people of all ages improve their health, restore function, and maintain an active lifestyle.

Physical therapy is about much more than recovering from an injury. It helps people manage pain, regain strength, improve balance, increase mobility, and return to the activities they enjoy. Whether someone is dealing with back or neck pain, recovering from surgery, experiencing joint stiffness, or struggling with balance and walking, physical therapy can provide an individualized approach to improving their quality of life.

One of the greatest benefits of physical therapy is its focus on identifying the underlying causes of a problem rather than simply treating the symptoms. Through a comprehensive evaluation, physical therapists assess movement, strength, flexibility, posture, and functional limitations to develop a treatment plan tailored to each patient's needs and goals.

Physcal therapy can also play an important role in preventing injuries and reducing the risk of falls, particularly as we age. By improving strength, coordination, balance, and body mechanics, patients can maintain their independence and continue participating in the activities that matter most to them.

For individuals recovering from surgery, physical therapy helps restore movement and function while guiding a safe return to everyday activities. For those living with chronic pain or long-standing musculoskeletal conditions, it can offer strategies to manage symptoms, improve function, and reduce limitations.

Perhaps most importantly, physical therapy empowers patients to take an active role in their own recovery. Education, exercise, and practical strategies help people better understand their bodies and take steps toward long-term health.

Take the opportunity to recognize the value of physical therapy. If pain, weakness, stiffness, or limited Mobility is interfering with your daily life, consider speaking with a physical therapist. The goal is simple: help you move better, feel better, and live life to its fullest.

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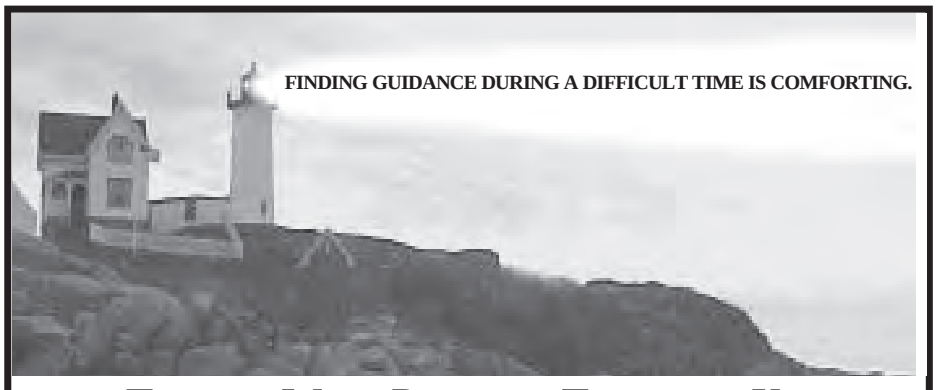
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PICKUP TRUCK $175 - **DUMP TRUCK** $250

***FEES LISTED ABOVE ARE BASED ON PER DROP OFF**

ITEMS THAT ARE NOT PERMITTED: ELECTRONICS, LIGHT BULBS, REFRIGERANTS, HAZARDOUS WASTE AND MATERIALS, OIL, FUEL, CAR BATTERIES AND CHEMICALS, CONSTRUCTION MATERIAL FROM RENOVATIONS.

BULK GARBAGE INFO

PASS PICK UP:
POA BUILDING
TUESDAYS THROUGH SATURDAYS 8AM - 4PM

BULK DROP OFF
MAINTENANCE COMPLEX
MONDAYS, WEDNESDAYS, FRIDAYS & SATURDAYS 11AM - 12:30PM

MAINTENANCE
4056 NORTHGATE ROAD SOUTH
HIDEOUT SOUTH SIDE

South Side Trash & Recycling Area Hours

Monday	6:00 a.m. to 8:00 p.m.
Tuesday	6:00 a.m. to 8:00 p.m.
Wednesday	6:00 a.m. to 8:00 p.m.
Thursday	6:00 a.m. to 8:00 p.m.
Friday	6:00 a.m. to 8:00 p.m.
Saturday	8:00 a.m. to 8:00 p.m.
Sunday	8:00 a.m. to 8:00 p.m.

Keep Recycling Successful Single Stream Recycling



Acceptable Items

- **Milk Cartons**
- **Aluminium Cans**
- **Glass Bottles** (green, clear, brown)
- **Tin & Bi-Metallic Containers:** (including aerosol cans)
- **Aseptic Milk/Juice Cartons**
- **Juice Boxes**
- **Aluminium Foil** (pie plates, etc.)
- **Plastic Containers -** 1-7
- **Frozen Food Cartons**
- **Paper Egg Cartona**
- **Newspaper**
- **Magazines & Catalogues**
- **Kraft Paper** (brown grocery bags)
- **Chipboard/Box Board**
- **White & Colored Ledger Paper**
- **Notebook Paper**
- **Construction Paper**
- **Soft Covered Workbooks,**
- **Telephone & Paperback Books**
- **Junk Mail** (incl. envelopes & coupons)
- **White Envelopes**
- **Computer, Fax, & Copy Paper**



Unacceptable Items

- **NO Trash**
- **NO Diapers**
- **NO Clothing**
- **NO Styrofoam**
- **NO Plastic Bags**
- **NO Caps or Lids**
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Fall Rummage & Bake Sale

St. John's Lutheran Church
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Fri. November 6th
9:00am – 3:00pm

Sat. November 7th
9:00am – 12:00pm

Bag Sale – **Saturday**
12:30pm – 2:00pm
$5.00/Bag

Books, games, puzzles, kitchen items, linens, picture frames, jewelry, craft items & **more.**

TURKEY PARTY

Ledgedale Volunteer Fire Co.

Saturday Nov 7th 7 P.M.



Great Prizes
Free Refreshments
Everyone Welcome!!!

Although The Ledgedale Volunteer Fire Company is important to The Hideout, their activities and events are independent of The Hideout POA and Board of Directors.

LOCAL COMMUNITY HAPPENINGS

AMERICAN LEGION POST 807 MEETINGS

2nd Thursday of month, 7 p.m.
Hamlin Sr. Center.
Seeking members and old friends.

KNIGHTS OF COLUMBUS #7403 MEETING

2nd Thursday of the month, 7 p.m.
at St. Thomas More Church Hall.

DISABLED AMERICAN VETERANS WAYNE COUNTY CHAPTER #114 MEETINGS

2nd Wednesday of month, 7 p.m.
Cordaro's Rest. Honesdale.

John Miracle (570) 698-6816.

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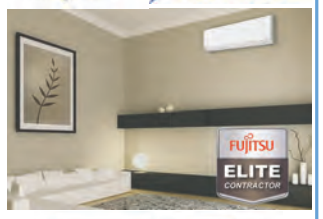
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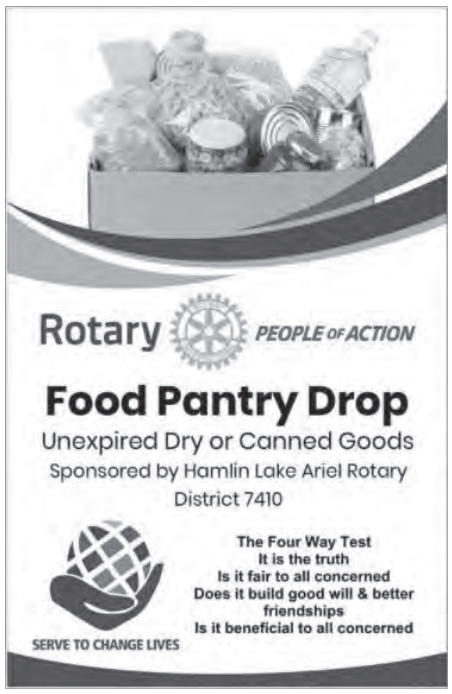
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There is a non-perishable food item drop-off box at the Main Gate for anyone who would like to donate.

Please refrain from leaving food at the Main Mail Box area.

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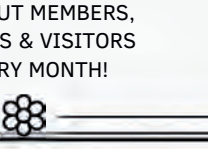
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Welcome To The Hideout

The Hideout
Employee
NOVEMBER
Anniversaries

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Jedidiah Jones	Public Safety	3
Margaret Vath-Crowley	Public Safety	3
Jeremy Perez	Public Safety	1
Josefina Lazala	Public Safety	1
Louis Mazzacone	Golf ProShop	4

EMPLOYEE	DEPARTMENT	YEARS OF SERVICE
Adam Karabuber	Golf ProShop	1
Deborah Landy	Registration	3
Andrew Upton	Administration	2
Michael Kaminsky	Ski Snackbar	1

Thank you

for your dedication, hard work and commitment to The Hideout.







Important Information You Should Know

THE SPEED LIMIT IN THE HIDEOUT IS

25 MPH

(unless otherwise posted)

In designated Safety Zones fines are doubled.

Please watch for our pedestrians.

We have many children and adults out riding bicycles and walking dogs.

Please observe all signs and Association rules for the safety of our members, guests, and staff.

ATTENTION MEMBERS

When your guests come to visit, please make sure that they know your **lot number** & bring their vehicle registration and driver's license when registering at the gate. This will expedite entrance into the community.

HAVE GUESTS COMING TO THE HIDEOUT FOR A VISIT?

You can register your guest online or using your smart phone. To register please visit
The Hideout website
http://www.hideoutassoc.com
and click on "On-line Guest Registration" to fill out the form. Once signed up, you will receive an email with directions.

LAKEVIEW AND WOODPOINT COURT

A dangerous condition arises on busy weekends from vehicles parking on the side of the road on Lakeview and Woodpoint Court. Vehicles parked on the side of the road in this location impede traffic and could possibly block access to the area by emergency vehicles. Due to this condition the Board has passed a motion deeming Lakeview and Woodpoint Court "Emergency Access Roads."

No parking will be permitted on the side of the road in this area. The Public Safety Department will aggressively enforce this rule. Anyone who parks in this location will be subject to a $150.00 fine and a $300.00 fine for repeat offenses.

AMENITY BADGES

Members and guests of members, 7 years of age and older, MUST possess and display a current amenity badge at ALL times while at ANY of The Hideout amenities. As of July 30, 2022, MEMBERS only may substitute a mobile picture of their amenity badge clearly displaying the front of their amenity badge which includes the current year sticker, name, photograph, and lot number.

SOCIAL MEMBERSHIP CARDS

In order to use our Food & Beverage licensed facilities, you must either be with a member or have the member purchase a social membership card for you.

HIDEOUT DIRECT NUMBERS

570-630-3700	Registration
570-630-3723	Maintenance
570-630-3729	Ski Hill
570-630-3731	Clubhouse Reservations
570-630-3732	Main Lodge
570-630-3733	Recreation
570-630-3734	Nubia Malkin Art Center
570-630-3735	Fitness Center
570-630-3736	Golf Pro Shop
570-630-3737	North Gate Dispatcher
570-630-3738	Main Gate

HIDEOUT PHONE NUMBERS

Dial area code (570) then the number

POA Office	698-4100
POA Fax	698-9457
North Beach	698-7013
North Pool	698-7011
Recreation Fax	698-6580
Main Pool	698-7014
Mini Golf	698-4086
Woodworkers' Shop	698-6269
Golf Maintenance	698-6384

EMERGENCY - 911 / (570) 698-6317

HIDEOUT TV - CHANNEL 920

To reach the following, please dial (570) 698-4100 plus ext. number

Maintenance	132
Comm Center	212
Public Safety Manager	149
Clubhouse Reservations	151
Main Lodge	155
Hideout Quilters	156
Recreation	160
Nubia Malkin Art Center	164
Fitness Center	165
Ski Hill	170
Golf Pro Shop	180
Game Room	244

HIDEOUT WEBSITE
www.hideoutassoc.com

The Hideout's website has a public side as well as a member side. To register for the member side, please go to the home page and click on the "Member Login" button and then hit Member Registration. Your member number will be on your Dues Statement.

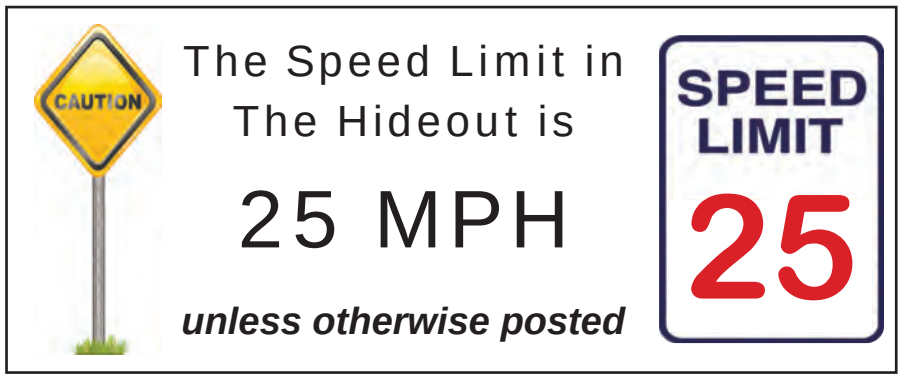
HIDEOUT FACEBOOK

Like us on Facebook - go to Facebook.com and enter **"Hideout Property Owners Association"** in the search bar.

BIRTHDAY CORNER

Please reach out to **media@thehideout.us** to announce your child's birthday in The Hideabout Newspaper. Submit by the fifteenth of the month for the next issue.


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