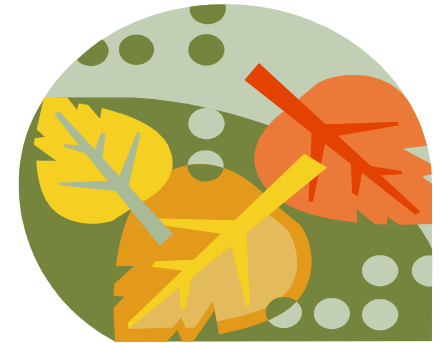




The Bear Facts

Cobble Creek's Community Newsletter

Letter from the President

Dear Fellow Community Members:

Fall has arrived! Or perhaps winter? I guess that remains an open question given our most recent blast of the white stuff.

I hope all of you enjoyed the summer months, and took the opportunity to visit the pool. It was also great to see many of you at the annual picnic back in July.

The Board has been working diligently on behalf of the community and we are happy to report we have a budget surplus. Fiscal responsibility wins the day!

I would like to personally thank all of our board members for their efforts in keeping our expenses low while improving the community.

As the holiday months approach, we are planning to host a community party in the month of December, and hope you can and will join us.

Once again, thank you for your support.

Ron Frazier, President
Cobble Creek Community Association

Many have asked questions regarding the Readdressing Project being undertaken by Monroe County. Please know that this is not a project the Board decided on but one that is mandated by the County. As such, we are providing you with a link to Pocono Township as well as to the Monroe County Control Center for additional information and to answer any questions you may have.

POCONO TOWNSHIP
<http://www.poconotownship.org/Township.html>

MONROE COUNTY CONTROL CENTER
<http://www.monroeco911.com/>

Please be sure to provide the Cobble Creek Community Association Secretary with your new address so that we may update our records accordingly.

You can email your new address to Louise Frazier at lfrazier@cobblecreekestates.com or by returning the form on page 5.

Please be sure, if emailing, to include your full name, lot number, old & new address as well as your mail preference:

- ◇ Electronic or
- ◇ Hard Copy

Thank You in Advance.

Upcoming Events

First
Cobble Creek Community
Association
Holiday Party

Thursday, December 8th
6pm

Inside This Issue

- 1a. President's Letter
- 1b. Monroe County Re-Addressing Project
- 2a. Treasurer's Report
3. Community Summer Updates
- 3a. Pocono Township Permits
- 4a. Community Events
- 4b. Community Holiday Party
- 5a. Thank You
- 5b. New Address Form
6. CCCA Profile

Reminders

Please contact your board if you are planning to:

- Cut your trees.
- Landscape.
- Change the exterior of your house.
- Install a pool.
- Replace a shed.
- Install a new deck

Community Summer Wrap Up Mary Rispin, Vice President

Our summer season at the pool went well. The Cobble Creek Community Association Board is proud to announce that we came under budget for lifeguard staff payroll. Final figures are to be placed in our annual budget.

Sadly we did have three minor acts of vandalism at the pool in the month of July. Our first act of vandalism was broken slats on the side of pool building and refrigerator items were strewn about. The pool radio and basketball were stolen. Police were notified and action was taken to place a window with security bars to deter future break-ins.

Our second act of vandalism was food, beer bottles and the lifeguard stand were thrown into the pool. Access was gained by bending back the gate on the path access area. The gate was repaired, the pool shocked and the police were again notified. Our third act of vandalism was beer bottles and drug paraphernalia (marijuana and a bong) were found at the pool area. Police were called and removed drug paraphernalia from the area. We have been advised by Pocono Township Police to install security cameras at the pool area and that the culprits are more than likely local teenagers. The Township Police did increase patrols and we had no more acts of vandalism for the month of August.

Thank you to the Lifeguards and Volunteer Community Members for getting the pool ready for the season and all your help throughout; it was gratefully appreciated.



BE SAFE
Please slow down
when driving in the
development and
watch for children at
the bus stop...

Financial Updates

By Matt Lord

I am the new volunteer treasurer for CCCA and I am happy to be on the board helping out in our community in any way that I can.

I wanted to let you know the current state of our financials and some related items. Here are some other related things that I would like to pass on:

- We came in under budget this year which means that we have some cash left over in the operating expense account. This is great news as it means that we put 100% of the projected funds into the capital reserve account and we have some cash left over which we can put towards the budget for 2012.
- All current vendor invoices, state and local taxes are paid.
- Our community will continue to have insurance which covers volunteers so if you would like to help us out in any way please let us know! We would love to have you help! THANK YOU to everyone who volunteered in the past! It is greatly appreciated!
- Dues for the most part have been collected but there are still some that haven't been. Thanks to all who have paid their dues to date! We have gone to great lengths to lower the dues and I am happy to work with anyone regarding payment plans as I know that times are tough and at times your options may be very limited. Just let me know what your situation is and we can discuss our options.

You can contact me at any time at:
treasurer@cobblecreekestates.com.

Thanks again, and I hope you have a great winter season!

REMINDER

Pocono Township
Permits



Permits are Required for, but not limited to the following:

Signs
Sewage
Solicitation
Alterations to Existing Structures
Vendors Permits
Storage Sheds
Garages
Occupancy Permits
Residential Construction
Recycling Permits
Peddling
Industrial Construction
Wells
Pumper/Hauler Permits
Burning
Swimming Pools
Road Encroachment
Driveways
Storm Management

For additional information log into:

http://www.poconotownship.org/permits_fees.htm
Pocono Township Permits.

PLEASE DO YOUR
PART TO KEEP OUR
ROADS AND
NEIGHBORHOOD



Cobble Creek Estates – a wooded community.

Please do not cut trees, without the approval of your board. Consider your surrounding neighbors, and the wooded community that welcomed you with open arms.

Please help keep Cobble Creek beautiful, serene and wooded.



Update — Cobble Creek Association's Community Events Held in 2011

Lee Anne Messina
Paulette Samson

The community spirit is alive and well at Cobble Creek Estates.

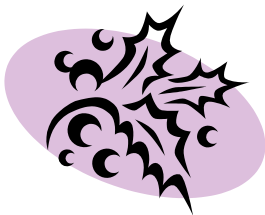
Early spring brought community members together for our initial kick off event; hopefully, to be an annual event, Cobble Creek's first ever -- Easter Egg Hunt. Although the weather was gloomy, the kids certainly were not. Their excitement echoed throughout the pool area as they had a great time hunting and finding their treasured eggs full of treats. The grownup kids also had a great time hiding the eggs!

Later in the Spring members came together to help get the pool area, pool house and grounds cleaned up and ready for the summer season. Everyone enjoyed working together and socializing at the same time, knowing they were making a difference in enhancing the appearance of their community.

The Community Garage Sale in June was next on the function agenda and it turned out to be another successful time for all those who participated. Not only did the participants get their closets and basements cleaned out, but also made a few dollars by doing so. There were approximately 17 families who participated. The board advertised the Sale in the Pocono Record, Craig's List, email, fliers and other sources. The homes participating displayed balloons on their property to designate they were holding a garage sale. A list of participating properties was handed out to garage sale shoppers as they entered the community. Hopefully, next spring we will have even more people involved.

Of course, let's not forget the *Lazy Hazy Crazy Cobble Creek Summer Picnic*. If you attended the picnic, you know what a blast it was! Food (exceptional appetizing dishes shared by all plus the great picnic foods, hamburger, hot dog & sausage etc.) music, festivities, games and camaraderie were only a few of the highlights. The kids enjoyed all the games and swimming. It was an excellent time to meet people in our community and their families. Everyone had a great time. Next Summer will be even more spectacular. **Mark it on your calendars early as you will hate yourself for missing this fun time again. The 2012 Picnic will be held the 3rd Saturday in July.**

Last but not least is our UPCOMING event, the first ever Cobble Creek Estates Community Holiday Party!



*Please join us for dinner and an evening of
merriment and
socializing with all our
Cobble Creek Community friends
to celebrate the Holiday Season*



*Thursday, December 8th 6 p.m.
Barley Creek, Sullivan Trail, Tannersville, Pa*

Compliments of all the Cobble Creek Community Volunteers

R.S.V.P. by Nov. 20th

Lee Anne Messina (570) 620-2041 lmessina@cobblecreekestates.com

Paulette Samson (570) 629-3023 psamson@cobblecreekestates.com

Cash Bar

Lee Anne Messina & Paulette Samson

THANK YOU!!!!

It cannot be stressed enough that all events would not have been successful if it was not for you, all our wonderful volunteers! We thank you for demonstrating that VOLUNTEERISM is ALIVE and WELL in our community.

Listed below are names of all the people in our community who stepped forward and helped to make this a successful year. Because of the perseverance and efforts of our community members, the board was able to lower dues. We thank you who volunteered your time, efforts and talents to make this possible and prove we have people who take pride in making a difference in the community they live in. THANK YOU TO THE FOLLOWING PEOPLE:

- | | | |
|----------------|------------------|------------------|
| Tony Aagona | Rae Liuzza | Faith Rogers |
| Paul Bartoli | Matthew Lord | Charlie Trapasso |
| Cindy Bartoli | Ceil Love | Vincent Trapasso |
| Cathy Blessing | Peter Love | Andrea Saladino |
| Doug Blessing | Nancy Lupton | Paulette Samson |
| Manny Cambria | Omar Macias | Keith Von Zup |
| Carla Crap | Lee Anne Messina | Erica Von Zup |
| Wally Dyson | Jonathan Messina | |
| Bob Eater | Kathy Rios | |
| Dee Ferra | Dan Rios | |
| Nicholas Ferra | Andrew Rispin | |
| Ron Frazier | Chandel Rispin | |
| Louise Frazier | Jackie Rispin | |
| Robin Hariton | Mary Rispin | |
| William Lang | Tony Rispin | |

A special thank you to Robin Hariton and William Lang !! They donated picnic paper and plastic products to the community which will last for years and saved the association hundreds of dollars!
We are so grateful for their generosity, Thank you!



Please complete this form and return to:

**Cobble Creek Secretary
Cobble Creek Community Association, Inc.
PO Box 747
Tannersville, PA 18372**

NAME OF OWNER(S): _____ LOT: _____

PREVIOUS ADDRESS: _____

NEW ADDRESS: _____

EMAIL ADDRESS: _____

CCCA Correspondence Preference: Electronic Hard Copy

Cobble Creek's Board

President:

Ron Frazier (rfrazier@cobblecreekestates.com)

Vice President:

Mary Rispin (mrispin@cobblecreekestates.com)

Treasurer:

Matt Lord (mlord@cobblecreekestates.com)

Secretary:

Louise Frazier (lfrazier@cobblecreekestates.com)

Additional Board Members:

Lee Anne Messina
(lmessina@cobblecreekestates.com)

Paulette Samson
(psamson@cobblecreekestates.com)

Newsletter Staff

Publisher

Louise Frazier

Contributors

Ron Frazier
Mary Rispin
Matt Lord
Lee Anne Messina
Paulette Samson



Wishing you a healthy and enjoyable Thanksgiving



BE SAFE
STAY WARM &
ENJOY THE
HOLIDAYS!

Cobble Creek Estates' Profile

Cobble Creek Estates (East & West)
Development # 1260

Tannersville, Municipality
Pocono Township
Monroe County
Pocono Mountain School District

Annual Dues - 1 lot w/ house - \$335.00
(mandatory) 2 lots w/ house - \$505.00
1 lot only - \$235.00

Billed - Fiscal - Due on March 1st

Dues Include - Pool & Recreation Area

Roads are Public (township) & Paved

Covenants are Deeded

Resale Certificate - \$150.00
Property Transfer Fee - \$600.00

Architectural Review Required

Cobble Creek Community Association, Inc.
PO Box 747
Tannersville, PA 18372
Phone - 570-629-3006

Other Points of Interest -

"The Bear Facts" - Quarterly Newsletter

Website: www.cobblecreekestates.com

ADVERTISEMENTS!

Do you own a business?
Would you like to advertise in our newsletter & website?

We will advertise your business in our community newsletter which reaches over 150 qualified homeowners.

Please contact us at (570)629-3006 or email www.info@cobblecreekestates.com

Note: All businesses that advertise must have insurance.

The Bear Facts

Cobble Creek Community Association
P.O. Box 747
Tannersville, PA. 18372

**The Cobble Creek Community Association,
Newsletter**

