



WINONA LAKES PROPERTY OWNERS ASSOCIATION

112 Ski Lodge Circle ~ East Stroudsburg, PA 18302 ~ www.winonalakes.net
(570) 588-9309 • fax (570) 588-9348 • admin@winonalakes.net

COMMUNITY FACT SHEET 2016 / 2017

Dues	<ul style="list-style-type: none">• Base dues: \$720.00• Dues payable Oct 1 (Fiscal year is Oct 1 – Sept 30)
Amenities	<ul style="list-style-type: none">• Clubhouse• Road maintenance• Tennis courts• Basketball courts• Lakes• Playgrounds• Baseball field
Passes	<ul style="list-style-type: none">• 2 Adult Member (Property Owners) Photo ID• Photo ID for all Members' children• 4 Guest passes
Architectural	<ul style="list-style-type: none">• Guidelines for construction and lot use are strictly enforced to preserve community property values• See architectural packet for full regulations and fees
Real Estate	<ul style="list-style-type: none">• Transfer Fee (paid by new owner): Undeveloped Lot \$359.00 Developed Lot \$718.00
Fees	<ul style="list-style-type: none">• Resale Certificate (paid by seller): \$245* *If same day pick-up is required: \$265• Regretfully, because of people who attempt to evade membership dues, new property owners must contact the office within 30 days of sale or be subject to a \$1,000 fine.
Board of Directors	<ul style="list-style-type: none">• Nine volunteer members with various volunteer committees• Meetings – the third Saturday of every month at 10AM.
Contact	Administration Office (570) 588-9309