

PMAR Community Association Profile

Revision Date 12/14/2010

Development Name: **Emerald Lakes** Dev#: **1430**

Municipality: Tobyhanna/Tunkhan County: Monroe

Annual Dues	
House : \$800.00	Lot \$672.00
<input checked="" type="radio"/> Mandatory <input type="radio"/> Optional	

Fiscal Year Type	
Fiscal Year Type :	<input type="radio"/> Calendar <input checked="" type="radio"/> Fiscal
From: May	To: April

Association Name & Address	
Emerald Lakes Association	
1 Glade Drive	
Long Pond	PA 18334
Contact:	Gilbert Werner
Title:	General Manager
Phone:	570-646-2622

Dues Include	Amenities
<input type="checkbox"/> Water	<input checked="" type="checkbox"/> Lake
<input type="checkbox"/> Sewer	<input checked="" type="checkbox"/> Pool
<input checked="" type="checkbox"/> RoadMaint	<input checked="" type="checkbox"/> ClubHouse
<input checked="" type="checkbox"/> Garbage	<input checked="" type="checkbox"/> Security
<input type="checkbox"/> Other	<input type="checkbox"/> Central Water
<input type="checkbox"/> FHA Approved	<input type="checkbox"/> Central Sewer
<input type="checkbox"/> VA Approved	<input type="checkbox"/> Cable
	<input checked="" type="checkbox"/> Recreation
	<input type="checkbox"/> Other

Remarks

*Annual Meeting Date is the 3rd Saturday in August. Website: www.elainc.org.; Dues: Additional lot - \$612

ROADS & COVENANTS	
<input type="checkbox"/> RoadsPublic	<input checked="" type="checkbox"/> RoadsPrivate
<input checked="" type="checkbox"/> RoadsPave	<input checked="" type="checkbox"/> RoadsGravel
COVENANTS	
<input type="checkbox"/> Master	<input checked="" type="checkbox"/> Deed

Other Costs not Included in Dues	
Special Assessment:	
Transfer Fee:	
Meeting Date	*Aug.
Resale Certificate	\$150
Transfer Fee/House	\$800
Transfer Fee/Unimproved lot	\$336

Typical Lot Size 1/2 Acre # of Lots: 386 # of Homes: 1562 Minimum SqFt 1200

Right Of First Refusal Architect Review Required

Comments

Amenities: 2 beaches, 5 lakes, 2 pools, 2 tennis courts, 2 basketball courts, play area at beach.

Information Provided is believed to be accurate as of the above date but is not warranted.