

**MOUNT POCONO MUNICIPAL AUTHORITY**  
**MEETING AGENDA**  
**JULY 13, 2023**

**CALL TO ORDER – PLEDGE OF ALLEGIANCE**

- I. APPROVAL OF MINUTES**
  - a. Regular Meeting June 8, 2023
- II. ACCOUNTANT REPORT**
  - a. Quarterly Financial Statement
- III. TREASURER'S REPORT**
  - a. Bills to be paid
  - b. Transfer of Funds
- IV. COLLECTIONS & ENFORCEMENT**
  - a. Customers of Compromise Payment Plan
  - b. Lien List
- V. EXECUTIVE DIRECTOR**
  - a. Solids Report
  - b. SARS Co-V2 Concentration Data
  - c. MPMA Website
- VI. ENGINEER REPORT**
  - a. Pine Hill Pump Station
  - b. Inflow/Infiltration Maintenance
  - c. WWTP Pumps
  - d. Office Relocation
  - e. Industrial Park System
  - f. Walmart Driveway Sewer Access
  - g. Industrial Discharge Program
  - h. Solids Handling System
  - i. WQM Permit Renewal – Spray Discharge
  - j. NPDES Permit Renewal
  - k. TRE Reporting
  - l. Fairview Ave. Culvert Replacement – PENNDOT
- VII. NEW BUSINESS**
  - a. Request for Abatement of Surcharge due to Radiator Pipe Burst Account 000010-0
  - b. Request for Abatement of Surcharge due to Garden Watering Account 000306-0
- VIII. OLD BUSINESS**
  - a. Meter for Well Water Customers
- IX. SOLICITOR**

Mount Pocono Municipal Authority  
Monthly Meeting  
June 8, 2023

The monthly Meeting of the Board of Directors of the Mount Pocono Municipal Authority (the "Authority") was called to order by Chairperson Matthew Hensel at 7:00 pm. The following persons were in attendance: Board members Matthew Hensel, Jeff Woehrle, Executive Director Jon Klotz, Solicitor Scott Lipson, Office Accountant, Stephanie Rodgers, property owners Paul Fratecangeli, Nancy White, and Ann Marie Harris, Mount Pocono Borough Council member and resident. Accountant Dean Cable of Lawrence Cable and Company, Ed Overberger, from ARRO Consulting, and Board Member Christine Farrugia were present via Zoom. The Pledge of Allegiance was led by Chairperson Hensel.

**MINUTES:**

Minutes of the May 11, 2023 regular monthly Authority Meeting were presented.

A Motion was made by Mr. Woehrle, seconded by Ms. Farrugia, to approve the Minutes of the May 11, 2023 meeting as presented. Motion passed unanimously.

**SUBLIC PARTICIPATION:**

**1 Knob Road, Account 000612:**

Paul Fratecageli and Nancy White spoke on behave of the owner of the property. Due to a documented leak by a licensed professional plumber, the property owner is requesting an abatement of surcharges due to excess usage from 1Q23 Sewer Service. A presentation was made by the representation on the nature of leak. Questions were asked by MPMA Board Members relating to the leak and the MPMA Policy. Chairman Hensel noted that the property owner's behavior toward MPMA staff members has been unacceptable and the staff is on duty to assist customers. Representation agreed the owner could have handled things better and would make further mention of the concern.

A motion to approve the abated to the account upon the Executive Director having a conversation with the plumber on record that the affidavit is specific to the leak. If confirmed, adjustment to the account in the amount of \$1965.60 will be made. The motion was made by Mr. Woehrle and seconded by Ms. Farrugia. The motion carried unanimously.

**ACCOUNTANT REPORT:**

Accountant Dean Cable, from Lawrence, Cable, & Associates, presented the audit engagement letter. Briefly, Board discussed the need for the audit.

A motion was made to approve the acceptance of the Engagement Letter was made by Mr. Woehrle and seconded by Mrs. Farrugia. The motion carried unanimously.

**TREASURER'S REPORT:**

The Treasurer's Report was presented by Chairman Hensel.

**Bills to be Paid/Mid-month Bills.**

A Motion was made by Mr. Woehrle to pay the May 2023 bills, including mid-month bills, in the total amount of \$81,487.34 as listed in the Treasurer's Report. The Motion was made by Mr. Woehrle and seconded by Ms. Farrugia and carried unanimously.

**Transfers:**

A Motion was made by Mr. Woehrle to approve to the transfer of \$226,500 from People's to PLGIT and PLGIT to PLGIT of \$100,000 for a total of \$326,500 for Capital. The motion was seconded by Mrs. Farrugia and carried unanimously.

Executive Director Klotz mentioned there is a listing for \$694,000 transfer listed. The Board did not need to vote for a reinvestment of funds. However, he felt compelled to list it on the report.

Payroll funds in the amount of \$9,653.58 motion was made by Mr. Woehrle. The motion was seconded by Ms. Farrugia. The Motion carried unanimously.

**COLLECTIONS:**

The Executive Director stated that Solicitor Lipson has continued pursuit of some delinquent accounts. Jonathan reported that Stephanie compiled a new set of liens that have been presented for signature and were included on the Bills to Be Paid report. No accounts were removed from the Payment Plans list.

**EXECUTIVE DIRECTOR'S REPORT:**

Mr. Klotz presented Resolution 06082023. This resolution codifies the rates for the budget vote made the previous month. This resolution will confirm the new rates as \$280 per quarter per EDU for Residential and \$465 per quarter per EDU.

Mr. Woehrle makes the motion to approve the resolution and a second was made by Mrs. Farrugia. Executive Director Klotz explained the main influences that attributed to the rate increase. Sludge hauling, payroll, and the new utility truck were the main factors. A vote was taken and the motion carried unanimously.

Jonathan then did present the macroinvertebrate study performed April 28, 2023. A long conversation ensued. Executive Director Klotz explained a lot of the technical data to the Board and public. He also conveyed the concern of the October date by the scientific group. By the historical data, the scientific group believes the fall testing to be later in the season.

**ENGINEER REPORT:**

Ed Overberger reported the Pine Hill pump station generator project has started. There was a delay due to a necessary inspection by the Borough. However, permits were obtained and the work is proceeding.

Mr. Overberger mentioned the grants that were submitted by MPMA and ARRO Consulting. No determinations have been made. No expected date to be announced.

Ed continued with a discussion of the Fairview Ave. storm water culvert replacement project with PennDOT. Ed and Brad Smith are going to be looking at the plan set and commenting on the plans. Right now the project is planned to go out to bid January of 2024.

**ACCOUNT 070032:**

Account holder requests abatement on the account of \$27.00 and postage amount of \$0.60. The customer sent a bank withdraw slip previous to the April 30<sup>th</sup> cutoff date. Customer provided documentation of the bank withdraw. A motion is made by Mr. Woehrle to grant the abatement and is seconded by Ms. Farrugia. That motion carried unanimously.

**ACCOUNT 000858:**

Account holder requests abatement of overages charges of \$848.40 from the 1Q23 invoice due to an outside leak. The customer presented pictures and documentation of the water leak. The water did not reach the sewer system. A motion is made by Mr. Woehrle and seconded by Ms. Farrugia to waive the surcharge fees. The motion carried unanimously.

**ACCOUNT 000713:**

Mr. Klotz presented customer information on a broken water heater. The broken water heater caused large overages to the account. The customer presented pictures and invoices for the repair and purchase of a new water heater. The dates correlate. Customer has maintained regular billing while overage amount was in dispute. PAW credited the account for \$925.60. However, there is an overage amount remaining of \$3480.40 on the account. Request to abate that amount is made in motion by Mr. Woehrle and seconded by Mrs. Farrugia. The motion carried unanimously.

**ACCOUNT 000354:**

Mr. Klotz presented an email from the account holder daughter. The account was delinquent by a day. Customer claimed to not have gotten a bill. When realized the bill was not received, they paid the payment immediately. Customer requests \$27.60 be abated. A motion was made to adjust the penalty on the account by Mr. Woehrle. The motion was seconded by Mrs. Farrugia and carried unanimously.

Jonathan presented a letter from a credit card processor. NCR, who is the processing company for the MuniLink portal. Mr. Klotz reported that he worked with NCR on the cost. He intended to present a \$0.50 increase. However, after speaking with multiple representatives from NCR, Jonathan was able to lock an increase of \$0.25 per transaction. Mr. Klotz requested a Board vote for the increase.

A motion was made by Mr. Woehrle and seconded by Mrs. Farrugia. The motion carried unanimously.

For remaining new business there was a discussion on advancing the MPMA website and updating the schedule of fees. Solicitor Lipson went into some detail on what changes need to be made to the policy.

**SOLICITOR:**

Attorney Scott Lipson reports on three major accounts and proceeding with gaining service on those accounts. Kaudio, Fernando, and Swan are the accounts in discussion. Scott's office is working with the MPMA office to

ensure all contacts are active. Serving the owner or owners is the difficulty in moving forward. Furthering the discussion, Board of Directors and Executive Director discuss the Borough's proposed renter move-out ordinance can positively affect these issues.

**EXECUTIVE SESSION:**

An Executive Session was called by Chairman Hensel. The Executive Session was held to discuss contracts and legal.

**ADJOURN:**

There being no further business to be discussed, the Meeting was adjourned at 9:38 pm.

Respectfully submitted,

Jonathan Klotz  
Mount Pocono Municipal Authority

**Mount Pocono Municipal Authority**  
**Treasurer's Report**  
**JUNE 2023**

Bills To Be Paid (By Vote)	\$	63,557.25
Mid Month Bills To Be Paid		\$34,955.00
<b>TOTAL</b>		<b>\$98,512.25</b>

**Transfers MADE:**

Depreciation

PEOPLES to PLGIT Capital		\$300,000.00
PLGIT to PLGIT Capital		\$100,000.00
		\$400,000.00

Operating to Payroll Transfer:

Imprest Balance: Payroll Account		\$65,000.00
Less: Ending Balance of Account		-9,509.25
		\$55,490.75

Total Payroll Transfer

**\$55,490.75**

Monthly Payroll

6/7/2023		\$8,401.54
6/14/2023		\$9,137.54
6/21/2023		\$8,275.54
6/28/2023		\$10,181.90
		\$35,996.52

# Mount Pocono Municipal Authority

JUNE 2023

## Bills To Be Paid During the Month

ACME LOCK	\$	106.02
ALS ENVIRONMENTAL	\$	1,750.00
BLUE RIDGE COMMUNICATIONS	\$	69.90
BORO OF MOUNT POCONO	\$	1,000.00
VERIZON	\$	40.01
UNIFIRST	\$	69.06
PPL 48411-37008	\$	9,464.26
NORTH END ELECTRIC	\$	3,910.00
UNIFIRST	\$	69.06
JAYS BUSINESS	\$	56.00
BLUE RIDGE COMMUNICATIONS	\$	69.90
NORRIS, MCLAUGHLIN	\$	1,874.00
PPL 04421-34009	\$	193.88
PPL 81254-20008	\$	289.84
MAIN POOL & CHEMICAL	\$	1,510.80
NORRIS, MCLAUGHLIN	\$	684.00
VERIZON	\$	35.13
UNIFIRST	\$	69.06
MAIN POOL & CHEMICAL	\$	2,777.00
MAIN POOL & CHEMICAL	\$	805.60
CCP INDUSTRIES	\$	82.26
CONTROL SYSTEMS 21	\$	1,175.33
EASTERN IRRIGATION	\$	3,780.00
ENVIRONMENTAL SERVICE	\$	10,515.60
FONALITY	\$	116.23
GOTTA GO SEPTICS	\$	325.00
JAYS BUSINESS	\$	56.00
LAWRENCE, CABLE & CO	\$	1,495.00

NORTH END ELECTRIC	\$	3,714.85
PALMISANO CONTAINERS	\$	40.00
PTD	\$	140.90
NORRIS, MCLAUGHLIN	\$	6,444.00
PEOPLE'S SECURITY	\$	552.78
POLYDYNE	\$	1,861.45
PPL 99496-85008	\$	760.41
BILL'S SHURSAVE	\$	92.40
STATE CHEMICAL SOLUTIONS	\$	423.00
STEVEN GLICKMAN ARCHITECTS	\$	2,933.25
TEAM LOGIC IT	\$	2,170.00
TULPEHOCKEN	\$	110.29
MAIN POOL & CHEMICAL	\$	678.40
MAIN POOL & CHEMICAL	\$	1,352.60
<b>TOTAL</b>	<b>\$</b>	<b>63,557.25</b>



**Customer List by Alert**

Filters: Alerts: Customer Payment Plan, Status: Active, Sort By: Alert, Date Filter: Start Date

Type	Account #	Status	Name	Start Date	End Date	Service Address	Owner Name	Owner Number
Customer Payment Plan								
Residential	000303-0	A	KEITH TRANSUE	2023-06-30	2023-10-30	39 KNOX ST. Mt Pocono PA 18344	KEITH TRANSUE	(570) 688-7773
Commercial	000857-0	A	SNOWSHOE CONDO ASSOCIATION			130 SNOWSHOE COURT Mt Pocono PA 18344	SNOWSHOE CONDO ASSOCIATION	
Residential	000609-0	A	PAMELA WALLACE			37 SENECA ROAD Mt Pocono PA 18344	PAMELA WALLACE	
Residential	070010-0	A	LOUISE ANN PALAZZOLO			109 VIEW COURT, UNIT 201 Mt Pocono PA 18344	LOUISE ANN PALAZZOLO	(570) 972-4695
Residential	008901-0	A	THOMAS HARMON			146 FOXFIRE DRIVE UNIT 101 Mt Pocono PA 18344	THOMAS HARMON	
Residential	000349-0	A	John Summers III			1 OAK ST. Mt Pocono PA 18344	John Summers III	(570) 460-2743
Residential	000241-0	A	NORMA & DIONISIO COLON			39 HIGH STREET Mt Pocono PA 18344	NORMA & DIONISIO COLON	(570) 216-4444
Commercial	000430-0	A	J BERRY ENTERPRISES			10 PINE HILL ROAD Mt Pocono PA 18344	J BERRY ENTERPRISES LLC	(570) 872-6622
Residential	000442-0	A	MONISE CADESCA RICHARD	2023-12-15		1373 POCONO BLVD Mt Pocono PA 18344	MONISE CADESCA RICHARD	(347) 948-0165
Residential	000559-0	A	NAKAYADA ELIE			15 REEDER STREET Mt Pocono PA 18344	NAKAYADA ELIE	(929) 920-8936
Residential	000837-0	A	Louis Beddoe Jr.			71 MOUNTAIN DR Mt Pocono PA 18344	Louis Beddoe Jr.	
Residential	070007-0	A	ROSE M. JOHNSON			105 VIEW COURT, SUITE 104 Mt Pocono PA 18344	ROSE M. JOHNSON	(570) 856-2188
Residential	000588-0	A	GRANDEL JONES			33 DEERFIELD DRIVE Mt Pocono PA 18344	GRANDEL JONES	
Residential	000025-0	A	ALCIDES SOTO			659 BELMONT AVENUE Mt Pocono PA 18344	ALCIDES SOTO	
Residential	000739-0	A	DARRIN BROWN			21 COBBLEWOOD DRIVE Mt Pocono PA 18344	DARRIN BROWN	(973) 449-8066

## Customer List by Alert

Filters: Alerts: Customer Payment Plan, Status: Active, Sort By: Alert, Date Filter: Start Date

Residential	008906-0	A	Ralph B. Pierson, Jr.	146 FOXFIRE DRIVE UNIT 106 Mt Pocono PA 18344	Ralph B. Pierson, Jr.
Residential	070011-0	A	VALERIE JORGENSEN	109 VIEW COURT, UNIT 102 Mt Pocono PA 18344	VALERIE JORGENSEN
Residential	009105-0	A	Jhanakdai Nauth & Kelly Smith	119 SNOWSHOE COURT, UNIT 103 Mt Pocono PA 18344	Jhanakdai Nauth & Kelly Smith
Residential	006322-0	A	HENRY & AUDREY MONZON	94 CRESTWOOD DRIVE Mt Pocono PA 18344	HENRY & AUDREY MONZON (941) 724-1400
Residential	006302-0	A	MICHAEL ABLACK & CYNTHIA CHECO	5 POINTE ST, NO. L-13 Mt Pocono PA 18344	MICHAEL ABLACK & CYNTHIA CHECO

Count: 20

## Lien Report

Filters: Billing Group: Quarterly Sewage, Date Selection Field: Request Date, Include Liens: Open Liens, Order By: Date

Account Number	Name	Service Address	File Number	Request Date	Lien Amount	Charge Amount	Satisfied
000100-0	Nefy Dominguez Caba	16 CENTER AVENUE, LOTS 16, 17, 18, Mt Pocono, PA 18344	003639 cv 2023	06/13/2023	755.86	75.85	No
000125-0	Keshia Johnson	4 FAIRVIEW AVENUE, Mt Pocono, PA 18344		05/25/2023	1,123.20	75.85	No
000150-0	ROGER P. MC CLOSKEY	21 CENTER AVENUE, Mt Pocono, PA 18344		05/25/2023	4,330.65	75.85	No
000182-0	GSS Property Maintenance LLC	30 Fairview Ave, Mt Pocono, PA 18344		05/25/2023	891.93	75.85	No
000212-0	SAN DEEP GROVER	128 FAIRVIEW AVENUE, Mt Pocono, PA 18344		05/25/2023	2,624.71	75.85	No
000231-0	Keshia Johnson	8 FAIRVIEW AVENUE, Mt Pocono, PA 18344	003653 cv 2023	06/13/2023	1,380.29	75.85	No
000233-0	MR. AND MRS. RICHARD SIMEONE	18 FORK STREET, Mt Pocono, PA 18344	003636 cv 2023	06/13/2023	3,314.31	75.85	No
000289-0	MICHAEL PENN & JULIO ALEGRIA	37 KNOB RD, Mt Pocono, PA 18344	003645 cv 2023	06/13/2023	1,240.01	75.85	No
000306-0	MR/MRS JUSUF ZLATANIC	87 KNOX ST., Mt Pocono, PA 18344	003615 cv 2023	05/25/2023	2,593.64	75.85	No
000375-0	PATRICIA L. MARTZ- CARSILLO	405 PARK AVENUE, Mt Pocono, PA 18344	003668 cv 2023	06/13/2023	915.45	75.85	No
000436-1	CORA JOHNSON	1398 POCONO BLVD., Mt Pocono, PA 18344		05/25/2023	4,256.95	75.85	No
000442-0	MONISE CADESCA RICHARD	1373 POCONO BLVD, Mt Pocono, PA 18344	003626 cv 2023	06/13/2023	1,147.94	75.85	No
000474-0	JEANETTE HARPER	31 MOUNT POCONO COURT, Mt Pocono, PA 18344		05/25/2023	1,049.86	75.85	No
000476-0	Pinnacle Realty Holdings LLC	37 MOUNT POCONO COURT, Mt Pocono, PA 18344	003651 cv 2023	06/13/2023	2,019.78	75.85	No
000518-0	MEYLIN SOSA	39 STERLING ROAD, Mt Pocono, PA 18344		05/25/2023	1,230.47	75.85	No

Filters: Billing Group: Quarterly Sewage, Date Selection Field: Request Date, Include Liens: Open Liens, Order By: Date

Account Number	Name	Service Address	File Number	Request Date	Lien Amount	Charge Amount	Satisfied
000535-0	CHARLES & CYNTHIA SMITH	126 WINONA ROAD, Mt Pocono, PA 18344	003632 cv 2023	06/13/2023	1,600.71	75.85	No
000691-0	Charlene Reid & Golder Taylor	35 HEATH LANE, Mt Pocono, PA 18344		05/25/2023	923.62	75.85	No
000697-0	JAMES & ESTELINE JACQUET	47 SENECA ROAD, Mt Pocono, PA 18344		05/25/2023	720.57	75.85	No
000699-0	CLYDE AND CARMEN DAVIS	13 POINTE STREET, Mt Pocono, PA 18344	003628 cv 2023	06/13/2023	1,318.37	75.85	No
000782-0	DARREN & JULIET DAILEY	8 BRUNSWICKE DRIVE, Mt Pocono, PA 18344	003666 cv 2023	06/13/2023	2,388.74	75.85	No
000800-0	BLANCHE CAMPBELL	39 SUMMIT DR, Mt Pocono, PA 18344	003630 cv 2023	06/13/2023	903.35	75.85	No
000875-0	WENDILA SANCHO Parcel: 10.2A.1.33	24 BRUNSWICKE DRIVE, Mt Pocono, PA 18344	003667 cv 2023	06/13/2023	1,772.34	75.85	No
000886-0	Ulyses Gonzalez	42 BRUNSWICKE DRIVE, Mt Pocono, PA 18344	003629 cv 2023	06/13/2023	968.45	75.85	No
000944-0	Shari Chambers	6 POINTE STREET, Mt Pocono, PA 18344	003642 cv 2023	06/13/2023	881.60	75.85	No
000982-0	Anthony Urbano	55 MOUNTAIN DR, Mt Pocono, PA 18344	003633 cv 2023	06/13/2023	738.78	75.85	No
002311-0	THREE STAGES DAYCARE	8 FAIRVIEW AVE, Mt Pocono, PA 18344	003616 cv 2023	06/13/2023	882.85	75.85	No
005728-0	RALPH & NANCY PALMIGIANO	101 CHURCH AVENUE, Mt Pocono, PA 18344	003617 cv 2023	06/13/2023	1,750.80	75.85	No
006283-0	FRANKLIN SEPULVEDA	2 DEERFIELD DRIVE, Mt Pocono, PA 18344		05/25/2023	1,787.44	75.85	No
006313-0	MAX A. MCCAIN	401 MANORVIEW, Mt Pocono, PA 18344	003669 cv 2023	06/13/2023	713.72	75.85	No
006340-0	MICHAEL L. FERSNER	36 BRUNSWICKE DRIVE, Mt Pocono, PA 18344	003631 cv 2023	06/13/2023	870.00	75.85	No
006350-0	NICKEISHA BROWN	38 SUMMIT DRIVE, Mt Pocono, PA 18344	003619 cv 2023	06/13/2023	1,213.98	75.85	No

## Lien Report

Filters: Billing Group: Quarterly Sewage, Date Selection Field: Request Date, Include Liens: Open Liens, Order By: Date

Account Number	Name	Service Address	File Number	Request Date	Lien Amount	Charge Amount	Satisfied
006351-0	Kevin McKie	53 SENECA ROAD, Mt Pocono, PA 18344		05/25/2023	926.58	75.85	No
006356-0	GREG SEKOWSKI	2 SUMMIT DR, Mt Pocono, PA 18344		05/25/2023	773.89	75.85	No
006375-0	Marie A. Ferjuste	30 OLD TIMBER ROAD, Mt Pocono, PA 18344		05/25/2023	915.45	75.85	No
008104-0	RICKY DEFILIPPIS	116 FOXFIRE DRIVE, UNIT 104, Mt Pocono, PA 18344	003671 cv 2023	06/13/2023	1,572.91	75.85	No
008202-0	GEORGE V. KELLY	115 FOXFIRE DRIVE UNIT 202, Mt Pocono, PA 18344	003623 cv 2023	06/13/2023	1,066.46	75.85	No
008210-0	Barbara Nunez & Hector Lopez Guzman	115 FOXFIRE DRIVE UNIT 203, Mt Pocono, PA 18344		05/25/2023	7,451.46	75.85	No
008217-0	Karl A. Small	115 FOXFIRE DRIVE UNIT 302, Mt Pocono, PA 18344	003665 cv 2023	06/13/2023	915.45	75.85	No
008312-0	BRIAN S. KELLY	139 FOXFIRE DRIVE UNIT 301, Mt Pocono, PA 18344	003664 cv 2023	06/13/2023	1,983.33	75.85	No
009147-0	MS. PHYLLIS MASTERS-KEARSE	139 SNOWSHOE COURT, UNIT 102, Mt Pocono, PA 18344	003627 cv 2023	06/13/2023	685.60	75.85	No
009152-0	MARY A. O'CONNOR	139 SNOWSHOE COURT, UNIT 204, Mt Pocono, PA 18344	003622 cv 2023	05/25/2023	809.80	75.85	No
009480-0	Robert Barnes & Kerion Mathison-Barnes	257 NITTANY COURT, Mt Pocono, PA 18344	003663 cv 2023	06/13/2023	1,206.92	75.85	No
000025-0	ALCIDES SOTO	659 BELMONT AVENUE, Mt Pocono, PA 18344	001275 cv 2023	02/28/2023	3,472.85	75.25	No
000031-0	ZORAYA CURIEL-RODRIGUEZ	186 STERLING ROAD, Mt Pocono, PA 18344	001319-CV-20 23	02/28/2023	5,118.38	75.25	No
000034-0	ZORAYA CURIEL-RODRIGUEZ	186 STERLING ROAD, APARTMENT, Mt Pocono, PA 18344	001305 cv 2023	02/28/2023	916.54	75.25	No
000212-0	SAN DEEP GROVER	128 FAIRVIEW AVENUE, Mt Pocono, PA 18344	001345 cv 2023	02/28/2023	1,823.90	75.25	No

Filters: Billing Group: Quarterly Sewage, Date Selection Field: Request Date, Include Liens: Open Liens, Order By: Date

Account Number	Name	Service Address	File Number	Request Date	Lien Amount	Charge Amount	Satisfied
000235-0	PETER AND JESSICA FEBBRARO	80 CRESTWOOD DRIVE, Mt Pocono, PA 18344	001260-CV-20 23	02/28/2023	1,019.33	75.25	No
000267-0	RANPALI FERNANDO	96 KINNEY AVE, Mt Pocono, PA 18344	001250 cv 2023	02/28/2023	2,191.64	75.25	No
000287-0	Kathleen Penn	35 KNOB ROAD, Mt Pocono, PA 18344	001302-CV-20 23	02/28/2023	890.03	75.25	No
000316-0	ELLA BAUM	33 KNOX STREET, Mt Pocono, PA 18344	001315 cv 2023	02/28/2023	2,867.69	75.25	No
000330-0	TRINELL D. SWAN & CYNTHIA ADAMS	404 MANORVIEW, Mt Pocono, PA 18344	001277-CV-20 23	02/28/2023	2,670.47	75.25	No
000347-0	Dan & Michelle Ubaldini	26 OLD TIMBER ROAD, Mt Pocono, PA 18344	001297-CV-20 23	02/28/2023	3,178.03	75.25	No
000349-0	John Summers III	1 OAK ST., Mt Pocono, PA 18344	001312 cv 2023	02/28/2023	2,105.41	75.25	No
000363-0	Leslie Beech	310 PARK AVENUE, Mt Pocono, PA 18344	001359 cv 2023	02/28/2023	946.23	75.25	No
000385-0	ADRIEN BOHDAL	60 PINE HILL RD, Mt Pocono, PA 18344		02/28/2023	2,962.02	0.00	No
000446-0	Austin Goode	1360 POCONO BLVD, Mt Pocono, PA 18344	001321 cv 2023	02/28/2023	1,299.51	75.25	No
000474-0	JEANETTE HARPER	31 MOUNT POCONO COURT, Mt Pocono, PA 18344	001362 cv 2023	02/28/2023	947.09	75.25	No
000508-0	VELMA JAMES	21 STERLING ROAD, Mt Pocono, PA 18344	001256-CV-20 23	02/28/2023	3,620.43	75.25	No
000518-0	MEYLIN SOSA	39 STERLING ROAD, Mt Pocono, PA 18344	001316-CV-20 23	02/28/2023	837.03	0.00	No
000536-0	JOHN & SHERYLEE EASTWOOD	127 WINONA ROAD, Mt Pocono, PA 18344	001271-CV-20 23	02/28/2023	1,284.41	75.25	No
000537-0	ESTATE OF PAUL A. CALLAHAN	134 WINONA ROAD, Mt Pocono, PA 18344	001309-CV-20 23	02/28/2023	1,710.70	75.25	No
000561-0	MR. ROBERT ANDERSON	47 HOLLY FOREST ROAD, Mt Pocono, PA 18344	001300 cv 2023	02/28/2023	3,796.39	75.25	No

## Lien Report

Filters: Billing Group: Quarterly Sewage, Date Selection Field: Request Date, Include Liens: Open Liens, Order By: Date

Account Number	Name	Service Address	File Number	Request Date	Lien Amount	Charge Amount	Satisfied
000609-0	PAMELA WALLACE	37 SENECA ROAD, Mt Pocono, PA 18344	001346 cv 2023	02/28/2023	887.42	75.25	No
000631-0	MR/MRS FRANCISCO SCARFO	42 HOLLY FOREST ROAD, Mt Pocono, PA 18344	001280 cv 2023	02/28/2023	3,506.82	75.25	No
000683-0	Lenny Perez	35 COBBLEWOOD DRIVE, Mt Pocono, PA 18344	001357-CV-20 23	02/28/2023	869.87	75.25	No
000706-0	KOUASSI KOJADIO	11 CEDAR ROAD, Mt Pocono, PA 18344	001298 cv 2023	02/28/2023	5,095.82	75.25	No
000720-0	JANINA MILEWSKA	41 MOUNTAIN DR, Mt Pocono, PA 18344	01299 cv 2023	02/28/2023	1,007.49	75.25	No
000736-0	DENNIS AND BLANCHE DORSETT	7 STACEY LANE, Mt Pocono, PA 18344	001363-CV-20 23	02/28/2023	881.07	0.00	No
000757-0	RICHARD & DEBRA SIMEONE	18 FORK ST APTS, Mt Pocono, PA 18344	001348 cv 2023	02/28/2023	3,827.67	75.25	No
000783-0	Navindra Persaud	7 POINTE ST, Mt Pocono, PA 18344	001287-CV-20 23	02/28/2023	890.03	75.25	No
000826-0	Waldemar Hoyos	34 BRUNSWICKE DRIVE, Mt Pocono, PA 18344	001274-CV-20 23	02/28/2023	1,422.61	75.25	No
000844-0	RICHARD & DEBRA SIMEONE	22 SUMMIT DR., NO. G-15, Mt Pocono, PA 18344	001303 cv 2023	02/28/2023	3,228.18	75.25	No
000852-0	KLW Investments LLC	27 STERLING ROAD, Mt Pocono, PA 18344	001364-CV-20 23	02/28/2023	11,809.21	75.25	No
000865-0	Olga Krawec	32 BRUNSWICKE DRIVE, Mt Pocono, PA 18344	001306-CV-20 23	02/28/2023	2,525.66	75.25	No
000930-0	Joseph Simone	20 Villas Rd Unit 105, Mt Pocono, PA 18344	001279 cv 2023	02/28/2023	2,379.18	75.25	No
000970-0	DAMON & STACY KEELER	7 CANDLEWOOD LANE, Mt Pocono, PA 18344	001331-CV-20 23	02/28/2023	1,471.65	75.25	No
000974-0	Marc Marconi & Laury Anthenor	221 WINONA ROAD, Mt Pocono, PA 18344	001434-CV-20 23	02/28/2023	890.03	75.25	No
000978-0	ROBIN K. WALKER	38 BRUNSWICKE DRIVE, Mt Pocono, PA 18344	001322-CV-20 23	02/28/2023	2,731.31	75.25	No

## Lien Report

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Account Number	Name	Service Address	File Number	Request Date	Lien Amount	Charge Amount	Satisfied
000988-0	CHRISTOPHER SORRENTINO	228 WINONA ROAD, Mt Pocono, PA 18344	001304-CV-20 23	02/28/2023	3,998.15	75.25	No
003851-0	ADRIEN BOHDAL	56 PINE HILL RD, Mt Pocono, PA 18344	001270 cv 2023	02/28/2023	2,588.09	75.25	No
005084-0	GAETANO CAFARO	WINONA ROAD, VACANT LOT, Mt Pocono, PA 18344	001459-CV-20 23	02/28/2023	992.84	0.00	No
005246-0	JIN HANG LIN	1 SUMMIT DRIVE, Mt Pocono, PA 18344	001453-CV-20 23	02/28/2023	1,389.94	0.00	No
005417-0	Elaine Johnson	86 CENTER AVENUE, Mt Pocono, PA 18344	001278 cv 2023	02/28/2023	1,389.94	75.25	No
006071-0	Victorio Uy	11 STERLING ROAD, Mt Pocono, PA 18344	001427 cv 2023	02/28/2023	1,497.33	75.25	No
006072-0	Jay Kim	211 NITTANY COURT, Mt Pocono, PA 18344	001231-CV-20 23	02/28/2023	2,721.36	75.25	No
006317-0	E-Party LLC	12 DEVONSHIRE LANE, Mt Pocono, PA 18344	001330-CV-20 23	02/28/2023	3,829.20	75.25	No
006333-0	MUSA ABDUL BEY	75 FAIRVIEW AVENUE, Mt Pocono, PA 18344	001323 cv 2023	02/28/2023	458.23	75.25	No
006366-0	A. HAMID RAZAI	104 MAPLE AVE, Mt Pocono, PA 18344	001288 cv 2023	02/28/2023	917.96	75.25	No
006370-0	BRIAN J. RAGLAND	26 COBBLEWOOD DRIVE, Mt Pocono, PA 18344	001261-CV-20 23	02/28/2023	2,533.46	75.25	No
008201-0	CAROL FITZSIMMONS	115 FOXFIRE DRIVE UNIT 201, Mt Pocono, PA 18344		02/28/2023	2,904.45	75.25	No
008205-0	MR. & MRS. PIERRE MILLIEN	115 FOXFIRE DRIVE UNIT 105, Mt Pocono, PA 18344	001441-CV-20 23		1,160.64	75.25	No
008903-0	THOMAS HARMON	146 FOXFIRE DR. UNIT 103, Mt Pocono, PA 18344	001273-CV-20 23	02/28/2023	2,360.27	75.25	No
009113-0	MOHA LLC	113 SNOWSHOE COURT, UNIT 103, Mt Pocono, PA 18344	001420 cv 2023	02/28/2023	1,185.05	75.25	No
009127-0	Renee Speaks	155 SNOWSHOE COURT, UNIT 103, Mt Pocono, PA 18344	001314 cv 2023	02/28/2023	1,068.29	75.25	No



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Account Number	Name	Service Address	File Number	Request Date	Lien Amount	Charge Amount	Satisfied
009473-0	ALICE DEJESUS	237 NITTANY COURT, Mt Pocono, PA 18344	001301-CV-20 23	02/28/2023	1,602.74	75.25	No
009479-0	JOANNA CZOLNOWSKA	255 NITTANY COURT, Mt Pocono, PA 18344	001444-CV-20 23	02/28/2023	972.26	75.25	No
009841-0	OV T Inc.	110 VIEW COURT UNIT 50, POOL HOUSE, Mt Pocono, PA 18344	001281-CV-20 23	02/28/2023	890.03	75.25	No
070033-0	Gregorio Hernandez	136 VIEW COURT, UNIT 101, Mt Pocono, PA 18344	001360 cv 2023	02/28/2023	1,463.16	75.25	No
081009-0	ROBERT STANK	130 FOXFIRE DR. UNIT 202, Mt Pocono, PA 18344	001440-CV-20 23	02/28/2023	3,911.39	75.25	No
081021-0	FADILJ DECEVIC	130 FOXFIRE DR., UNIT 306, Mt Pocono, PA 18344	001320 cv 2023	02/28/2023	1,490.76	75.25	No
000150-0	ROGER P. MC CLOSKEY	21 CENTER AVENUE, Mt Pocono, PA 18344	3083 CV 2021	06/16/2021	2,505.16	75.25	No
000267-0	RANPALI FERNANDO	96 KINNEY AVE, Mt Pocono, PA 18344	3055 CV 2021	06/16/2021	2,371.31	75.25	No
000508-0	VELMA JAMES	21 STERLING ROAD, Mt Pocono, PA 18344	3057 CV 2021	06/16/2021	2,573.19	75.25	No
000706-0	KOUASSI KOJADIO	11 CEDAR ROAD, Mt Pocono, PA 18344	3039 CV 2021	06/16/2021	3,059.69	75.25	No
000757-0	RICHARD & DEBRA SIMEONE	18 FORK ST APTS, Mt Pocono, PA 18344	3081 CV 2021	06/16/2021	3,194.75	75.25	No
000865-0	Olga Krawec	32 BRUNSWICKE DRIVE, Mt Pocono, PA 18344	3041 CV 2021	06/16/2021	1,691.33	75.25	No
008210-0	Barbara Nunez & Hector Lopez Guzman	115 FOXFIRE DRIVE UNIT 203, Mt Pocono, PA 18344	3078 CV 2021	06/16/2021	1,268.06	75.25	No
008903-0	THOMAS HARMON	146 FOXFIRE DR. UNIT 103, Mt Pocono, PA 18344	3073 CV 2021	06/16/2021	1,329.01	75.25	No
070011-0	VALERIE JORGENSEN	109 VIEW COURT, UNIT 102, Mt Pocono, PA 18344	3089 CV 2021	06/16/2021	2,101.34	75.25	No
008210-0	Barbara Nunez & Hector Lopez Guzman	115 FOXFIRE DRIVE UNIT 203, Mt Pocono, PA 18344	3504 CV 2019	05/06/2019	1,290.50	75.25	No

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Account Number	Name	Service Address	File Number	Request Date	Lien Amount	Charge Amount	Satisfied
000267-0	RANPALI FERNANDO	96 KINNEY AVE, Mt Pocono, PA 18344	4469 CV 2016	06/23/2016	656.35	0.00	No
000267-0	RANPALI FERNANDO	96 KINNEY AVE, Mt Pocono, PA 18344	4386 CV 2017	06/21/2017	563.63	0.00	No
000267-0	RANPALI FERNANDO	96 KINNEY AVE, Mt Pocono, PA 18344	2804 CV 2018	04/20/2018	781.74	0.00	No
000267-0	RANPALI FERNANDO	96 KINNEY AVE, Mt Pocono, PA 18344	8123 CV 2016	11/07/2016	473.06	0.00	No
000267-0	RANPALI FERNANDO	96 KINNEY AVE, Mt Pocono, PA 18344	9929 CV 2019	12/02/2019	1,811.72	0.00	No
000267-0	RANPALI FERNANDO	96 KINNEY AVE, Mt Pocono, PA 18344	0697 CV 2019	01/29/2019	736.83	0.00	No
000330-0	TRINELL D. SWAN & CYNTHIA ADAMS	404 MANORVIEW, Mt Pocono, PA 18344	8174 CV 2016	11/07/2016	807.98	0.00	No
000330-0	TRINELL D. SWAN & CYNTHIA ADAMS	404 MANORVIEW, Mt Pocono, PA 18344	2795 CV 2018	04/20/2018	1,081.36	0.00	No
000330-0	TRINELL D. SWAN & CYNTHIA ADAMS	404 MANORVIEW, Mt Pocono, PA 18344	4398 CV 2017	06/21/2017	1,136.88	0.00	No
000330-0	TRINELL D. SWAN & CYNTHIA ADAMS	404 MANORVIEW, Mt Pocono, PA 18344	9932 CV 2019	12/02/2019	2,244.47	0.00	No
000330-0	TRINELL D. SWAN & CYNTHIA ADAMS	404 MANORVIEW, Mt Pocono, PA 18344	0683 CV 2019	01/29/2019	767.70	0.00	No
000508-0	VELMA JAMES	21 STERLING ROAD, Mt Pocono, PA 18344	2429 CV 2020	03/19/2020	1,492.00	0.00	No
000706-0	KOUASSI KOJADIO	11 CEDAR ROAD, Mt Pocono, PA 18344	2353 CV 2018	04/06/2018	886.18	0.00	No
000706-0	KOUASSI KOJADIO	11 CEDAR ROAD, Mt Pocono, PA 18344	1582 CV 2015	03/05/2015	660.47	0.00	No
000706-0	KOUASSI KOJADIO	11 CEDAR ROAD, Mt Pocono, PA 18344	4378 CV 2017	06/21/2017	790.48	0.00	No
000706-0	KOUASSI KOJADIO	11 CEDAR ROAD, Mt Pocono, PA 18344	8115 CV 2016	11/07/2016	350.32	0.00	No

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Account Number	Name	Service Address	File Number	Request Date	Lien Amount	Charge Amount	Satisfied
000706-0	KOUASSI KOUADIO	11 CEDAR ROAD, Mt Pocono, PA 18344	6272 CV 2016	09/01/2016	696.77	0.00	No
000706-0	KOUASSI KOUADIO	11 CEDAR ROAD, Mt Pocono, PA 18344	9928 CV 2019	12/02/2019	977.19	0.00	No
006335-0	KAREN GORDON	14 STONEGATE COURT, Mt Pocono, PA 18344	4379 CV 2017	06/21/2017	783.37	0.00	No
006338-0	KAREN GORDON	7 STONEGATE COURT, Mt Pocono, PA 18344	4392 CV 2017	06/21/2017	213.50	0.00	No
006338-0	KAREN GORDON	7 STONEGATE COURT, Mt Pocono, PA 18344	2818 CV 2018	04/23/2018	766.75	0.00	No
006338-0	KAREN GORDON	7 STONEGATE COURT, Mt Pocono, PA 18344	8134 CV 2016	11/07/2016	685.34	0.00	No
006338-0	KAREN GORDON	7 STONEGATE COURT, Mt Pocono, PA 18344	1168 CV 2017	02/23/2017	481.47	0.00	No
008210-0	Barbara Nunez & Hector Lopez Guzman	115 FOXFIRE DRIVE UNIT 203, Mt Pocono, PA 18344	9927 CV 2019	12/02/2019	620.57	0.00	No
008210-0	Barbara Nunez & Hector Lopez Guzman	115 FOXFIRE DRIVE UNIT 203, Mt Pocono, PA 18344	2439 CV 2020	03/19/2020	924.36	0.00	No
			<b>Total</b>		<b>237,800.69</b>	<b>7,926.45</b>	

MOUNT POCONO MUNICIPAL AUTHORITY

2023		Sludge Hauler Log Sheet						
June		Driver	Gallons	Time	Manifest	Truck/Trailer	Initial	Comments
1	THUR			Cancelled				Environmental services
2	FRI			Cancelled				contract start
3	SAT							
4	SUN							
5	MON	Gauge G	6300	0655	5223	Trailer	PTM	
6	TUE	Gauge G	6300	1040	5226	Trailer	RH	
7	WED	Gauge G	6300	0630	22533	Trailer	JS	
8	THUR	Gauge G	6300	0600	22536	Trailer	JS	
9	FRI	<del>Gauge G</del>	<del>6300</del>	Cancelled				
10	SAT							
11	SUN							
12	MON	Gauge G	6300	0644	22542	Trailer	PTM	
13	TUE	Gauge G	6300	0615	22545	Trailer	PTM	
14	WED	Gauge G	6300	0600	22548	Trailer	JS	
15	THUR	Gauge G	6300	0600	3871	Trailer	JS	
16	FRI							
17	SAT							
18	SUN							
19	MON							
20	TUE	Gauge G	6300	1000	22856	Trailer	PTM	
		Gauge G	6300	1245	22857	Trailer	PTM	
21	WED	Gauge G	6300	10:00	22859	"	H	
22	THUR	Gauge G	6300	0615	22861	Trailer	JS	
23	FRI	Gauge G	6300	0940	22865	"	H	
24	SAT							
25	SUN							
26	MON	Gauge G	6300	0615	22866	Trailer	JS	
27	TUE	" "	6300	1100	22869	" "	H	
28	WED	Chris	4500	1115	19713	TRUCK	H	
29	THUR	CHRIS	4500	1045	19718	"	H	
30	FRI	Gauge G	6300	0630	22871	TRAILER	H	



# The Authorities

PENNSYLVANIA MUNICIPAL AUTHORITIES ASSOCIATION

## *Notification of Voter Delegate*

**TO:** PMAA Member Authorities

**FROM:** Douglas E. Bilheimer  
Executive Director

**DATE:** July 5, 2023

RECEIVED  
JUL 10 2023  
BY: .....

The PMAA Board of Directors' voted April 18, 1994, to implement, by its resolution, certain administrative recommendations set forth by the PMAA By-Law Revision Committee. These do not require prior amendment of the By-Laws because the existing By-Laws (Article IX, Sections 1 and 2) do provide the basic authorization for voting at meetings: one vote per active member to be cast by a delegate chosen by its own board of directors. The procedures approved by the Board are as follows:

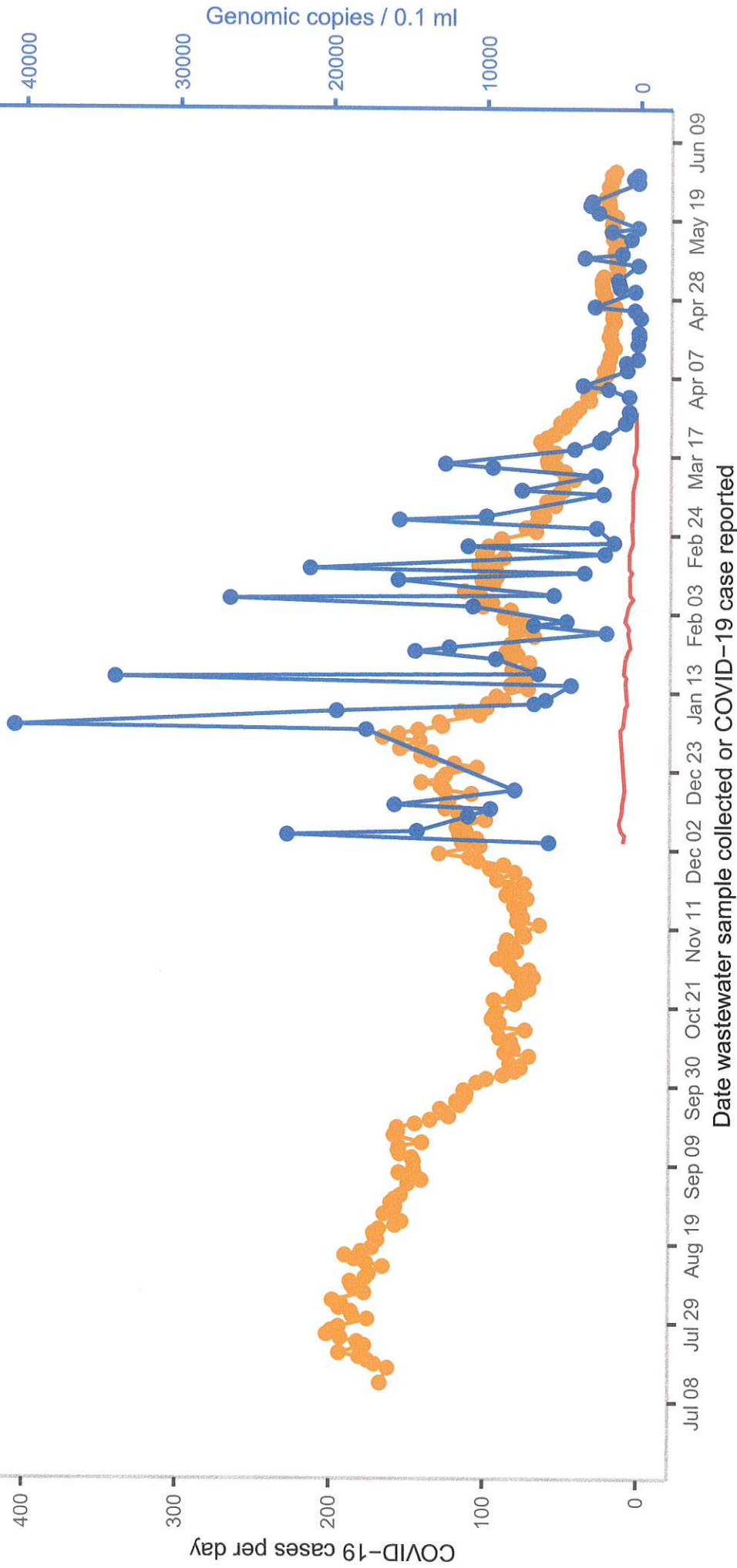
1. Fifteen days before the meeting, each member authority will notify the Executive Director of the name of its official voting at the meeting and also the name of an alternate delegate, both of whom have been approved by the members' Board of Directors. The delegates shall either be an elected or an appointed official of the applicable authority.
2. As part of the registration procedure at the Annual Meeting, the named delegate shall be handed a "card", which he or she may hold up to cast the vote of that authority. It shall be the responsibility of each delegate, in the event he or she is not on the floor, to hand the card to the appropriate alternate delegate.
3. The presiding officer at the Annual Meeting shall have the discretion in each vote to designate voting by voice, by a show of delegate cards, or by written ballot, unless upon motion duly made and adopted the Body itself votes to require written ballots.
4. In pursuance of the powers of the presiding officer, the President may designate a time limit for floor remarks by each person speaking, which shall be stated by the presiding officer at the opening of the meeting.

Please note, this form **does not** need returned to our office if no one from your authority is attending the conference.

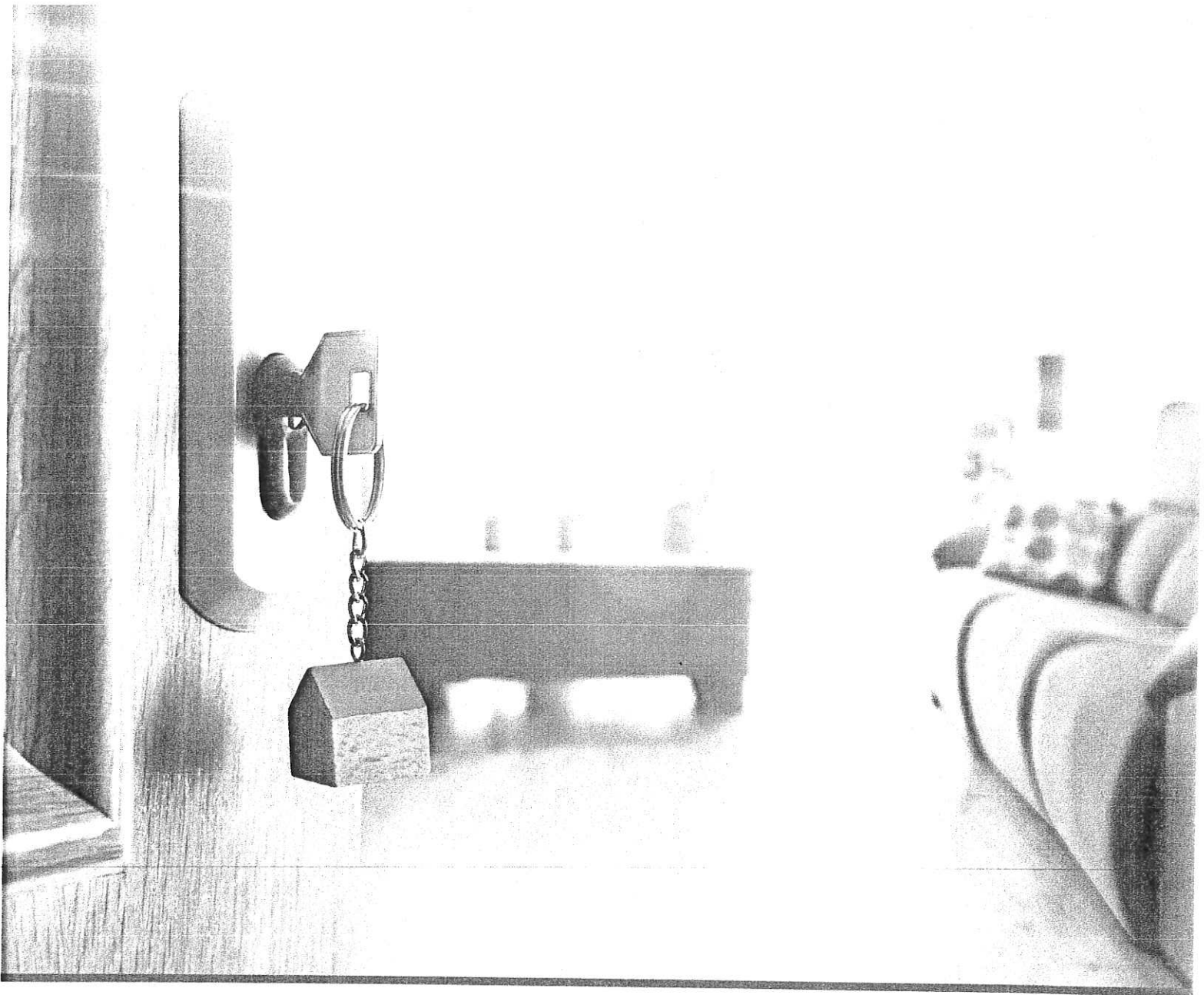
DEB/kaw  
Attachment

**MONROE**

**Mount Pocono Municipal Authority**



1. 7-Days Rolling Average COVID-19 Cases: Moving average of cases calculated for 7 days at the county level  
2. Genome Copies: SARS-CoV-2 RNA copies in wastewater



A Practical Guide  
**To Effectively Regulating Short-term  
Rentals on the Local Government Level**

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# Introduction: The meteoric rise of “home-sharing” and short-term rentals

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Sharing our homes has been commonplace for as long as there have been spare rooms and comfortable couches. Whether through word of mouth, ads in newspapers or flyers on community bulletin boards, renters and homeowners alike have always managed to rent out or share rooms in their living spaces. Traditionally these transactions were decidedly analog, local and limited in nature, but with advance of the internet and websites such as Airbnb.com and HomeAway.com it has suddenly become possible for people to advertise and rent out their homes and spare bedrooms to complete strangers from far-away with a few mouse-clicks or taps on a smartphone screen. As a result, the number of homes listed for short-term rent has grown to about 4 million, a 10 fold increase over the last 5 years. With this rapid growth, many communities across the country are for the first time experiencing the many positive and negative consequences of an increased volume of “strangers” in residential communities. While some of these consequences are arguably positive (increased business for local merchants catering to the tourists etc.) there are also many potential issues and negative side-effects that local government leaders may want to try to mitigate by adopting sensible and enforceable regulation.

How to effectively regulate home-sharing and short-term rentals has therefore suddenly become one of the hottest topics among local government leaders across the country. In fact, at the recent National League of Cities conference in Nashville, TN, there were more presentations and work sessions dedicated to this topic than to any other topic. Yet, despite more than 32,000 news articles written on the topic in recent years<sup>1</sup>, surprisingly little has been written on how to implement simple, sensible and enforceable local policies that appropriately balances the rights of homeowners with the interests of neighbors and other community members who may only experience the negative side-effects associated with people renting out their homes on a shortterm basis. This guide seeks to address this knowledge gap and offer practical advice and concrete examples of short-term rental regulation that actually works.

# Why regulate home-sharing and short-term rentals in the first place?

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There are many good reasons why local government leaders are focused on finding ways to manage the rapid growth of home-sharing and short-term rental properties in their communities. To name a few:

1. Increased tourist traffic from short-term renters has the potential to slowly transform peaceful residential communities into “communities of transients” where people are less interested in investing in one another’s lives, be it in the form of informal friend groups or church, school and other community based organizations.
2. Short-term renters may not always know (or follow) local rules, resulting in public safety risks, noise issues, trash and parking problems for nearby residents.
3. So-called “party houses” i.e. homes that are continuously rented to larger groups of people with the intent to party can severely impact neighbors and drive down nearby home values.
4. Conversion of residential units into short-term rentals can result in less availability of affordable housing options and higher rents for long-term renters in the community.
5. Local service jobs can be jeopardized as unfair competition from unregulated and untaxed short-term rentals reduces demand for local bed & breakfasts, hotels and motels.
6. Towns often lose out on tax revenue (most often referred to as Transient Occupancy Tax / Hotel Tax / Bed Tax or Transaction Privilege Tax) as most short-term landlords fail to remit those taxes even if it is required by law.
7. Lack of proper regulation or limited enforcement of existing ordinances may cause tension or hostility between short-term landlords and their neighbors.

8. The existence of “pseudo hotels” in residential neighborhoods (often in violation of local zoning ordinances etc.) may lead to disillusionment with local government officials who may be perceived as ineffective in protecting the interests of local tax-paying citizens.

In short, while it may be very lucrative for private citizens to become part-time innkeepers, most of the negative externalities are borne by the neighbors and surrounding community who may not be getting much in return. The big question is therefore not whether it makes sense to regulate short-term rentals, but how to do it to preserve as many of the benefits as possible without turning neighbors and other local community members into “innocent bystanders”. In the next sections we will explore how to actually do this in practice.

## **Effective short-term rentals regulation starts with explicit policy objectives and a clear understanding of what regulatory requirements can be enforced**

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As with most regulation enacted on the local level, there is no “one size fits all” regulatory approach that will work for all communities. Instead local regulation should be adapted to fit the local circumstances and policy objectives while explicitly factoring in that any regulation is only worth the paper it is written on if it can be enforced in a practical and cost-effective manner.

### **Start with explicit policy objectives!**

As famously stated in Alice in Wonderland: “If you don't know where you are going, any road will get you there.” The same can be said about short-term rental regulation, and unfortunately many town and city councils end up regulating the practice without first thinking through the community’s larger strategic objectives and exactly which of the potential negative side effects

As an example, the Town of Tiburon in California recently passed a total ban of short-term rentals without thinking through the severely negative impact of such regulation on its stated strategic policy objective of revitalizing its downtown. Likewise the City of Mill Valley, California recently adopted an ordinance requiring short-term landlords to register with the city, while failing to put in place an effective mechanism to shut-down “party-houses” although there had been several complaints about such properties in the past. Such oversight was clearly unintentional but highlights the fact that the topic of regulating short-term rentals is extremely complicated and it is easy to miss the forest for the trees when it comes time to actually writing the local code. To avoid this pitfall, local government leaders should therefore first agree on a specific list of goals that the new short-term rental regulation should accomplish before discussing any of the technical details of how to write and implement the new regulation. Any draft regulation should be evaluated against these specific goals and only code requirements that are specifically designed to address any of those concrete goals should be included in the final ordinance. Below are a few concrete examples of what such lists of concrete policy objective could look like for various types of communities:

### **Example A: List of short-term rental policy objectives for an affluent residential community in attractive location**

- Ensure that traditional residential neighborhoods are not turned into tourist areas to the detriment of long-time residents
- Ensure any regulation of short-term rentals does not negatively affect property values (and property tax revenue)
- Ensure that homes are not turned into pseudo hotels or “party houses”
- Minimize public safety risks and the noise, trash and parking problems often associated with short-term rentals without creating additional work for the local police department
- Give permanent residents the option to occasionally utilize their properties to generate extra income from short-term rentals as long as all of the above mentioned policy objectives are met

### **Example B: List of short-term rental policy objectives for an urban community with a shortage of affordable housing**

- Maximize the availability of affordable housing options by ensuring that no long-term rental properties are converted into short-term rentals
- Ensure that short-term rentals are taxed in the same way as traditional lodging providers to ensure a level playing field and maintain local service jobs
- Ensure that the city does not lose out on hotel tax revenue that could be invested in much needed services for permanent residents
- Minimize public safety risks and the noise, trash and parking problems often associated with short-term rentals without creating additional work for the local police department
- Give citizens the option to utilize their properties to generate extra income from shortterm rentals as long as all of the above mentioned policy objectives are met

### **Example C: List of short-term rental policy objectives for a workingclass suburban community with ample housing availability and a struggling downtown**

- Give property owners the option to utilize their properties as short-term rentals to help them make ends meet
- Encourage additional tourism to drive more business to downtown stores and restaurants
- Minimize public safety risks and the noise, trash and parking problems often associated with short-term rentals without creating additional work for the local police department
- Ensure that the city does not lose out on tax revenue that could be invested in much needed services for permanent residents

### **Example D: List of short-term rental policy objectives for beach town with a large stock of traditional vacation rentals**

- Ensure any regulation of short-term rentals does not negatively affect the value of second homes (and thereby property tax revenue)
- Encourage increased visitation to local stores and restaurants to increase the overall availability of services and maximize sales tax collections
- Minimize public safety risks and the noise, trash and parking problems associated with existing short-term rentals without creating additional work for the local police department

Once clear and concrete policy objectives have been formulated the next step is to understand what information can be used for code enforcement purposes, so that the adopted short-term rental regulation can be enforced in a cost-effective manner.

## **Only adopt policy requirements that can and will be enforced!**

While it may seem obvious that *only enforceable legislation should be adopted*, it is mindboggling how often this simple principle is ignored. To give a few examples, the two California towns previously mentioned not only failed to adopt regulation consistent with their overall strategic policy objectives, but also ended up adopting completely unenforceable rules. In the case of Tiburon, the town council instituted a complete ban of all short-term rentals within its jurisdiction, but not only failed to allocate any budget to enforce it, but also failed to put in place fines large enough to deter any violation of the ban. As a result, the number of properties listed for rent has remained virtually unchanged before and after the ban.

In the case of Mill Valley, the town's registration requirement turned out to be completely unenforceable as the town's personnel had neither the technical expertise, time nor budget to track down short-term landlords that failed to register. As a result, the town has had to rely exclusively on self-reporting, and unsurprisingly the compliance rate has been less than 5%.



While hindsight is 20/20, it is worth noting that the registration requirements were probably wellintended and made logical sense to the council members and staff that adopted them. The problem was therefore not ill-will but a lack of understanding of the practical details as to how the various short-term rental websites actual work. As an example, San Francisco’s short-term rental regulation require that property owner’s display their permit number on any advertising (including online listings) whereas Airbnb’s website has built-in functionality that specifically prevents short-term landlords from doing so and automatically deletes all “permit sounding” information from the listings in most locations. Likewise, San Francisco’s legislation bans anyone for renting their homes for more than 90 days per calendar year, while none of the home-sharing websites give code enforcement officers the ability to collect the data necessary to enforce that rule. To make matters worse, the listing websites have refused to share any property specific data with the local authorities and have even gone as far as suing the cities that have been asking for such detailed data. Local government officials should therefore not assume that the listing websites will be collaborative when it comes to sharing data that will make it possible for local code enforcement officers to monitor compliance with complicated short-term rental regulation on the property level. Instead, local government leaders should seek to carefully understand the data limitations before adopting regulation that cannot be practically enforced. To get a quick overview of what information that can be relied on for short-term rental compliance monitoring and enforcement purposes, please see the diagram below that shows which:

1. Data is publicly available on the various home-sharing websites
2. Information that can be uncovered through the deployment of sophisticated “big data technology and trained experts (or time-consuming and therefore costly detective work conducted by a town’s own staff)
3. property specific details that are practically impossible to obtain despite significant investment of time and money



So where does that leave local government leaders who want to put in place enforceable short-term rental regulation? In the next section we will explore, describe, and assess the viable regulatory tools available for local government leaders to effectively address the key issues related to taxation, regulation, social equity and economic development.

## Viable regulatory approaches to managing short-term rentals

As mentioned earlier, the first step to creating effective short-term rental regulation is to document and get agreement on a set of clear and concrete policy objectives. Once this has been accomplished, putting together the actual regulatory requirements can be simplified by referring to the “cheat sheet” below, which lists the regulatory levers that can be pulled to accomplish those goals in a practical and cost-effective manner while factoring in the data limitations highlighted in the previous section.

Short-term Rental Policy Objectives and the Associated Viable Regulatory Approaches		
Policy Objective	Viable Regulatory Approach(es)	Unviable Regulatory Approach(es)
Give <i>law abiding and respectful</i> citizens the option to utilize their homes as short-term rentals	Adopt a formal annual permitting requirement and a process for revoking permits from “trouble properties”. As an example a local government can adopt a “3 strikes rule” whereby a permit is automatically revoked for a number of years in the event the local government receives 3 (substantiated) complaints about a property within a certain time frame (i.e. a 24 month period). Alternatively, a local government can adopt a rule by which a permit is	Failing to clearly specify what rules law abiding and respectful short-term landlords and their renters must comply with. Adopting regulation that does not clearly define the criteria and process for revoking a short-term rental permit.

	<p>automatically revoked in the event the town receives conclusive evidence (police report, video evidence etc.) that a city ordinance has been violated.</p>	
<p>Ensure that speculators do not buy up homes to turn them into pseudo hotels while still giving <b>permanent residents</b> the option to utilize their homes to generate extra income from short-term rentals.</p>	<p>Adopt a formal permit requirement and make it a condition that the permit holder verifies residency on an annual basis by submitting the same documentation as is required to verify residency for public school attendance purposes.</p>	<p>Adopting a permitting process that does not formally require shortterm rental permit holders to verify that they are permanent residents of the permitted property.</p>
<p>Ensure that homes are <b>only</b> occasionally used as shortterm rentals (and <b>not</b> continuously rented out to new people on a short term basis).</p>	<p>It is unfortunately not practically possible to enforce any formal limits on the number of times or number of days that a particular property is rented on an annual/quarterly/monthly basis, but adopting a permanent residency requirement for shortterm rental permit holders (see above) can ensure that there is a practical upper limit to how often most properties are rented out each year (most people can only take a few weeks of vacation each year and they are therefore practically restricted to rent out their homes for those few weeks). There is unfortunately no easy way to deal with the tiny minority of homes where the "permanent resident" owners have the ability to take extended vacations and rent out their home continuously. That said, if the above mentioned "permanent residency requirement" is combined with rules to</p>	<p>A formal limit on the number of times or number of days each property can be rented on an annual/quarterly/monthly basis is not enforceable as occupancy data is simply not available without doing a formal audit of each and every property.</p>

	<p>mitigate noise, parking and trash related issues, the potential problems associated with these few homes should be manageable. Adopting a "permanent residency requirement" also comes with the additional side benefit that most people don't want to rent out their primary residence to people who may trash it or be a nuisance to the neighbors. The "permanent residency requirement" can therefore also help minimize noise, parking and trash related issues.</p>	
<p>Ensure homes are <u>not</u> turned into "party houses".</p>	<p>Adopt a formal permit requirement and put in place a specific limit on the number of people that are allowed to stay on the property at any given time. The "people limit" can be the same for all permitted properties (i.e. a max of 10 people) or be correlated with the number of bedrooms. In addition, the regulation should formally specify that any advertisement of the property (offline or online) and all rental contracts must contain language that specifies the allowed "people limit" to make it clear to (potential) renters that the home cannot be used for large gatherings. While not bullet-proof, adopting these requirements will deter most abuse. In addition it is possible to proactively enforce this rule as all listing websites require (or allow) hosts to indicate their property's maximum occupancy on the listings.</p>	<p>Adopting any regulation that does not clearly define what types of uses are disallowed will be ineffective and likely result in misinterpretation and/or abuse.</p>

<p>Minimize potential parking problems for the neighbors of short-term rental properties.</p>	<p>Adopt a formal permit requirement and put in place a specific limit on the number of motor vehicles that short-term renters are allowed to park on/near the property. The “motor vehicle limit” can be the same for all permitted properties (i.e. a max of 2) or be dependent on the number of permanent parking spots available on the property. In addition, the regulation should formally specify that any advertisement of the property (offline or online) and any rental contract must contain language that specifies the allowed “motor vehicle limit” to make it clear to (potential) renters that bringing more cars is disallowed. As with the “people limit” rule mentioned above, adopting these parking disclosure requirements will deter most abuse. In addition it is easy to proactively enforce this rule as most listing websites require or allow their hosts to describe their property’s parking situation on the listing.</p>	<p>Adopting any regulation that does not clearly define a specific limit on the number of motor vehicles that short-term renters are allowed to park on/near the property.</p>
<p>Minimize public safety risks and possible noise and trash problems without creating additional work for the local police department and code enforcement personnel.</p>	<ol style="list-style-type: none"> <li>1. Require that all short-term rental contracts include a copy of the local sound/trash/parking ordinances and/or a “Good Neighbor Brochure” that summarizes the local sound/trash/parking ordinances and what is expected of the renter.</li> </ol>	<p>Adopting any regulation and enforcement processes that do not explicitly specify how non-emergency problems should be reported and addressed.</p>

<p>Minimize potential parking problems for the neighbors of short-term rental properties.</p>	<ol style="list-style-type: none"> <li>2. Require that short-term rental permit holders list a "local contact" that can be reached 24/7 and immediately take corrective action in the event any nonemergency issues are reported (i.e. deal with suspected noise, trash or parking problems).</li> <li>3. Establish a 24/7 hotline to allow neighbors and other citizens to easily report nonemergency issues without involving local law/code enforcement officers. Once notified of a potential ordinance violation, the hotline personnel will contact the affected property's "local contact", and only involve the local law and/or code enforcement personnel in the event that the "local contact" is unsuccessful in remedying the situation within a reasonable amount of time (i.e. 20-30 minutes).</li> </ol>	<p>Adopting any regulation that does not clearly define a specific limit on the number of motor vehicles that short-term renters are allowed to park on/near the property.</p>
<p>Ensure that no long-term rental properties are converted to short-term rentals to the detriment of long-term renters in the community.</p>	<p>Adopt a permanent residency requirement for short-term rental permit holders (see above) to prevent absentee landlords from converting long-term rental properties into short-term rentals.</p>	<p>Adopting a permitting process that does not formally require short-term rental permit holders to verify that they are permanent residents of the permitted property will be ineffective in preventing absentee landlords from converting their longterm rental properties into short-term rentals.</p>

<p>Ensure that residential neighborhoods are not inadvertently turned into tourist areas to the detriment of permanent residents.</p>	<p>Implement one or both of the following regulatory approaches:</p> <ol style="list-style-type: none"> <li>1. Adopt a formal permit requirement and set specific quotas on the number of short-term rental permits allowed in any given neighborhood, and/or</li> <li>2. Adopt the "permanent residency requirement" for short-term rental permit holders (mentioned above) to ensure that there is a practical upper limit to how often any property is rented out each year.</li> </ol>	<p>Adopting a complete ban on short-term rentals, unless such a ban is heavily enforced.</p>
<p>Ensure any regulation of short-term rentals does not negatively affect property values or create other unexpected negative longterm side-effects.</p>	<p>Adopt regulation that automatically expires after a certain amount of time (i.e. 2-5 years) to ensure that the rules and processes that are adopted now are evaluated as the market and technology evolves over time.</p>	<p>Adopt regulation that does not contain a catalyst for evaluating its effectiveness and sideeffects down the line.</p>
<p>Ensure the physical safety of short-term renters.</p>	<p>Adopt a physical safety inspection requirement as part of the permit approval process. The inspection can be conducted by the municipality's own staff or the local fire/police force and can cover various amounts of potential safety hazards. As minimum such inspection should ensure that all rentals provide a minimum level of protection to the renters who are sleeping in unfamiliar surroundings and therefore may be disadvantaged if forced to evacuate the structure in the event of an emergency.</p>	<p>Adopting a selfcertification process that does not involve an objective 3rd party.</p>

In addition to the above targeted regulatory measures, local governments should adopt requirements for short-term rental permit holders to maintain books and records for a minimum of 3 years so that it is possible to obtain the information necessary to conduct inspections or audits as required. Finally, it is imperative that local governments adopt fine structures that adequately incentivizes short-term landlords to comply with the adopted regulation. Ideally the fines should be proportionate to the economic gains that potential violators can realize from breaking the rules, and fines should be ratcheted up for repeat violators. Below is an example of a fine schedule that will work for most jurisdictions:

	1st Violation	2nd Violation	3rd Violation	4th Violation
Fine for advertising a property for short-term rent (online or offline) without first having obtained a permit or complying with local listing requirements.	\$200 per day	\$400 per day	\$650 per day	Upon the fourth or subsequent violation in any twenty-four month period, the local government may suspend or revoke any permit. The suspension or revocation can be appealed.
Fine for violating any other requirements of the local government's short term rental regulation.	\$250 per day	\$500 per day	\$750 per day	
<p><b>Notes:</b></p> <p>(A) Any person found to be in violation of this regulation in a civil case brought by a law enforcement agency shall be ordered to reimburse the local government and other participating law enforcement agencies their full investigative costs, pay all back-owed taxes, and remit all illegally obtained short-term rental revenue proceeds to the local government.</p> <p>(B) Any unpaid fine will be subject to interest from the date on which the fine became due and payable to the local government until the date of payment.</p> <p>(C) The remedies provided for in this fine schedule are in addition to, and not in lieu of, all other legal remedies, criminal or civil, which may be pursued by the local government to address any violation or other public nuisance.</p>				

# Best Practices for Enforcing Short-term Rental Regulation

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To implement any type of effective short-term rental regulation, be it a total ban, a permitting requirement, and/or a tax, local governments must expect to invest some level of staff time and/or other resources in compliance monitoring and enforcement. That said, most local governments are neither technically equipped nor large enough to build the true expertise and sophisticated software needed to do this cost-effectively. There are several reasons why this is the case:

1. Rental property listings are spread across dozens (or hundreds) of different home sharing websites, with new sites popping up all the time (Airbnb and HomeAway are only a small portion of the total market).
2. Manually monitoring 100s or 1,000s of short-term rental properties within a specific jurisdiction is practically impossible without sophisticated databases as property listings are constantly added, changed or removed.
3. Address data is hidden from property listings making it time-consuming or impossible to identify the exact properties and owners based just on the information available on the home-sharing websites.
4. The listing websites most often disallow property owners from including permit data on their listings, making it impossible to quickly identify unpermitted properties.
5. There is no manual way to find out how often individual properties are rented and for how much, and it is therefore very difficult to precisely calculate the amount of taxes owed by an individual property owner.

Luckily, it is possible to cost-effectively outsource most this work to new innovative companies such as Host Compliance that specialize in this area and have developed sophisticated big data technology and deep domain expertise to bring down the compliance monitoring and code enforcement costs to a minimum. In many situations, these companies can even take on all the work associated with managing the enforcement of the short-term rental regulation in return for a percentage of the incremental permitting fees, tax revenue and fine revenue that they help their local government partners collect.



*Adopting short-term rental regulation and outsourcing the administration and enforcement can therefore be net-revenue positive for the local government, while adding no or little additional work to the plates of internal staff. What's more, getting started generally requires no up-front investment, long-term commitment or complicated IT integration.*

That said, while it is good to know that adopting and enforcing short-term regulation can be net revenue positive if done in partnership with an expert firm, it is important to note that the economic benefits are only a small part of the equation and that local government leaders should also factor in the many non-economic benefits associated with managing and monitoring the rapidly growing short-term rental industry in their local communities. These non-economic benefits are often much more important to the local citizens than the incremental tax revenue, so even if the incremental revenue numbers may not seem material in the context of a local government's overall budget, the problems that unregulated and/or unmonitored short-term rentals can cause for the neighbors and other "innocent bystanders" can be quite material and should therefore not be ignored. Or as Jessica C. Neufeld from Austin, TX who suddenly found herself and her family living next to a "party house" reminds us: "We did not buy our house to be living next to a hotel. Would you buy a home if you knew a hotel like this was operating next door, if you wanted to set your life up and raise a family?"<sup>2</sup>.

## Conclusion

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It is the responsibility of local government leaders to ensure that as few people as possible find themselves in the same unfortunate situation as Jessica and her family. In this white-paper we have outlined how to make it happen - in a revenue positive way. To find out more about how we can help your community implement simple, sensible and enforceable short-term rental regulation, feel free to **visit us on [www.hostcompliance.com](http://www.hostcompliance.com) or call us for a free consultation on (415) 715-9280**. We would also be more than happy to provide you with a complimentary analysis of the short-term rental landscape in your local government's jurisdiction and put together an estimate of the revenue potential associated with adopting (or more actively enforcing) short-term rental regulation in your community.



Birdsboro Office  
321 North Furnace St.  
Birdsboro, PA 19508  
T 610.374.5285

**Mount Pocono Municipal Authority  
Engineer's Report  
July 2023**

- Pine Hill Pump Station – The Contractor has scheduled the conversion to the new generator for Monday July 17<sup>th</sup>. ARRO will have a RPR on site to review the installation, wiring, and be present for the load testing and conversion. The contractor will then have a training session with designated Mt. Pocono Authority staff on the new generator and pump station functions.  
Action Required: **None**
- Inflow/Infiltration Maintenance – Identified repair work requiring excavation will be performed at a later date under separate contracts as funding becomes available.  
Action Required: **None**
- WWTP Pumps – ARRO provided an opinion of probable cost. Jonathan then prepared and submitted the DCED Small System grant application on December 16<sup>th</sup> 2022. Possibly may hear by 2nd quarter 2023 if grant funding will be provided.  
Action Required: **None**
- Office Re-location – No new developments.
- Industrial Park System – ARRO continues to communicate with the standing committee in relation to the Asset Transfer Agreement.  
Action Required: **None**
- Walmart driveway sewer access – We are in conversation with the client and solicitor. To ensure connection as per MPMA policies and procedures.
- Industrial Discharge Program: The development of regulations for discharge, local limits, permitting, and enforcement procedures continues to be under development. Brad Smith from ARRO is working with Jonathan directly. ARRO is awaiting additional testing data from Jonathan.  
Action Required: **None**
- Solids Handling System – ARRO prepared and submitted the DCED H2O grant application for the design and construction of solids handling equipment on December 16<sup>th</sup> 2022. Possibly may hear by 2nd quarter 2023 if grant funding will be provided.  
Action Required: **None**



- Water Quality Management (WQM) permit renewal (for spray discharge) – The permit was submitted August 19<sup>th</sup> to DEP. DEP requested an updated groundwater report. Jonathan prepared an update with ARRO's review and assistance and was submitted on March 2<sup>nd</sup> 2023.  
Action Required: **None**
- NPDES Renewal: ARRO's Doug Kopp and Alex Morrison along with Jonathan met with DEP on March 2nd to discuss the NPDES Permit Renewal Application. No new developments.  
Action Required: **None**
- TRE Reporting – David Kee is working with Jonathan to address reporting requirements as per permit. Jonathan had a review with DEP and they have requested a summary table of the data.  
Action Required: **None**
- PennDot Fairview Ave Culvert Project – PennDot is planning on replacing the culvert which passes under Fairview Ave. Brad Smith from ARRO and Jonathan are collaborating, and will monitor progress.  
Action Required: **None**

Respectfully Submitted,

**Ed Overberger**  
Assistant Vice President

Mount Pocono Municipal Authority  
PO Box 186  
Mount Pocono, PA 18344  
(570) 839-8963

*Retain For Your Records*

**DETACH AND RETURN WITH PAYMENT**

Billing Period: 03/31/2023 - 06/30/2023

Overage Period: 12/14/2022 - 03/15/2023

Account No. 000010-0	CID: 22559	Total Gal/Quarter 74200	Units: 1
Service Address: 647 BELMONT AVENUE, , Mt Pocono, PA, 18344			
Billing Date:		Due Date:	

Amount Due	\$ 1,843.60
Due After	\$
Amount Paid	\$

Previous Balance	160.00
Payments	-160.00
Adjustments	0.00
Residential Sewer	270.00
Overage Surcharge	1,573.60

**TOTAL DUE: \$1,843.60**

**ACCOUNT NO. 000010-0**

**Sean Mount Pocono LLC**  
**1711 W. 238th St.**  
**Torrance CA 90501**

**TOTAL DUE: \$1,843.60**

**Make Checks Payable to Mount Pocono Municipal Authority**  
**To pay online, go to [mpma.authoritypay.com](http://mpma.authoritypay.com)**



Stephanie Rodgers &lt;stephanier.mpma@gmail.com&gt;

---

**647 Belmont water**

2 messages

---

**Sean Haque** <haquesean@gmail.com>  
To: stephanier.mpma@gmail.com

Thu, Jul 6, 2023 at 12:56 PM

Hello all,

I am requesting the sewer bill abatement for the billing period march 31 2023.

I had extensive water damage in my property (647 Belmont Ave) due to radiator burst in November and early December. The

damage was corrected and the property was cleaned by the company Servpro. The water they treated with did not reach the sewer

level, it was just used for cleaning up the property after extensive water damage. Please consider the attached Servpro work

authorization, completion of the work and the picture link to verify the work has been performed and the property has been

restored. I am also asking the bill to be reconsidered and asking for the abatement since the water was not part of the sewer. Please

feel free to call me if you have any other questions or concerns on this matter. Also the company use the vacuum to soak up water and it does

not go to sewer system

Sincerely,

Sean (Shafikul) Haque.

P.S. Links for water damage and repair comparison.

<https://app.docusketch.com/portal/tour/YazB2upT>

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**2 attachments** **waste abs 647.pdf**  
910K **servpro work.pdf**  
3896K

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**Stephanie Rodgers** <stephanier.mpma@gmail.com>  
To: Sean Haque <haquesean@gmail.com>

Thu, Jul 6, 2023 at 1:50 PM

Sean,

Ok I just got this email. I will print out and put you on the agenda for the board meeting 07/13/2023 is when the Board meeting is scheduled.

Stephanie

[Quoted text hidden]



Stephanie Rodgers <stephanier.mpma@gmail.com>

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## 647 Belmont water damage

2 messages

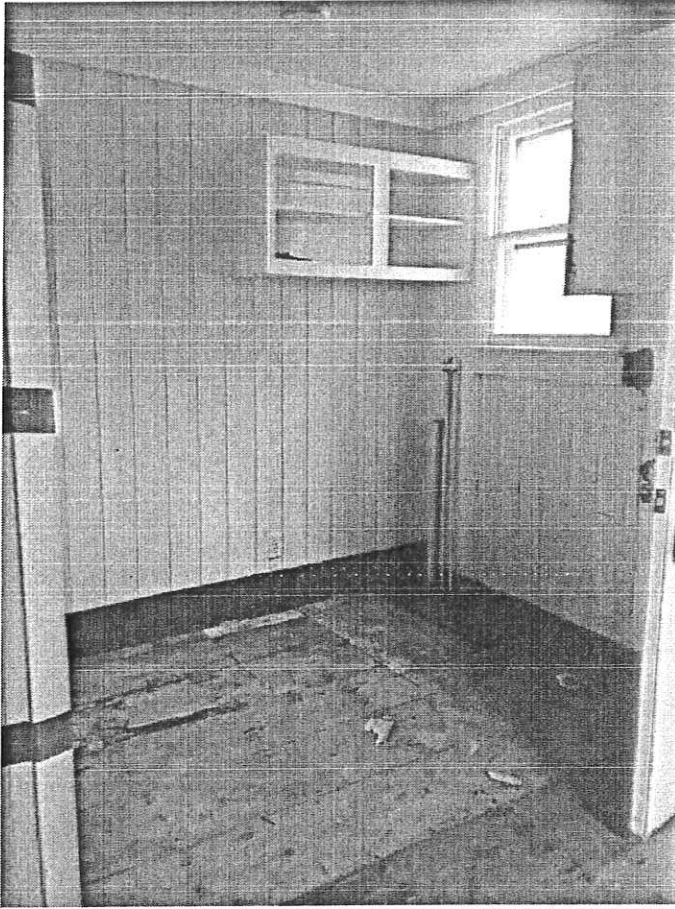
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**Sean Haque** <haquesean@gmail.com>  
To: stephanier.mpma@gmail.com

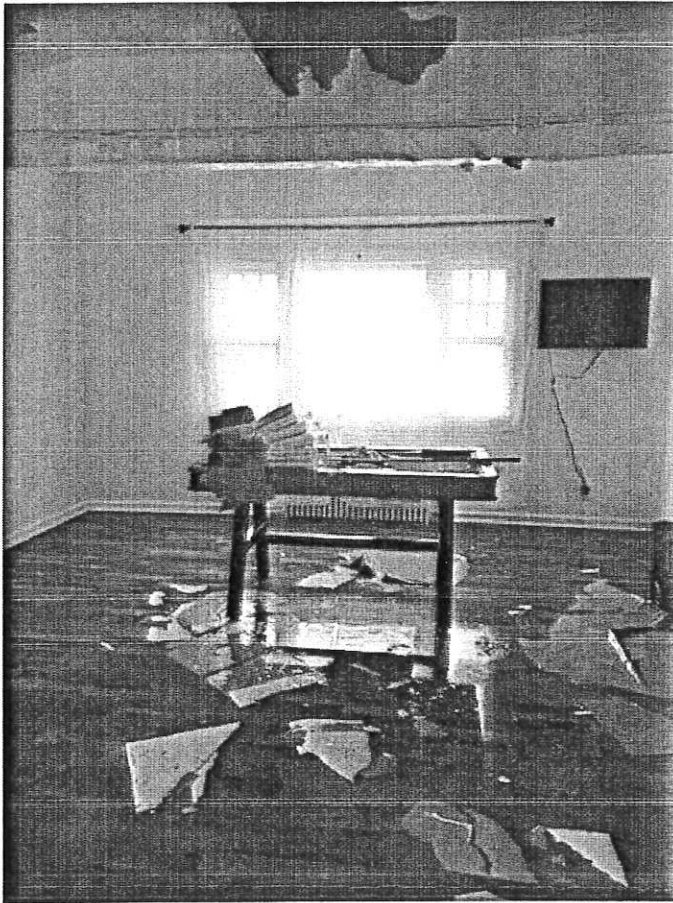
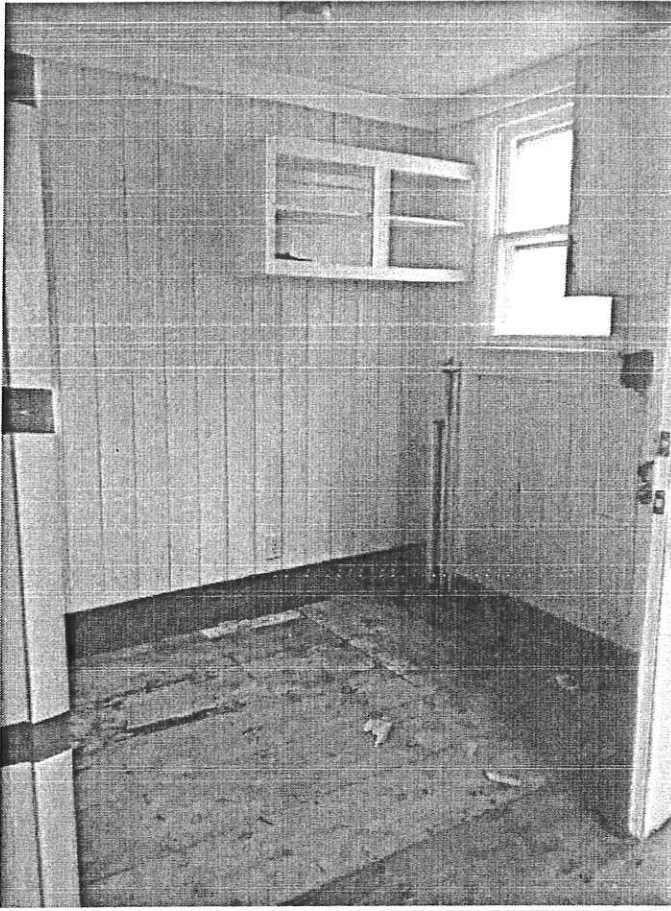
Wed, Jul 5, 2023 at 3:59 PM

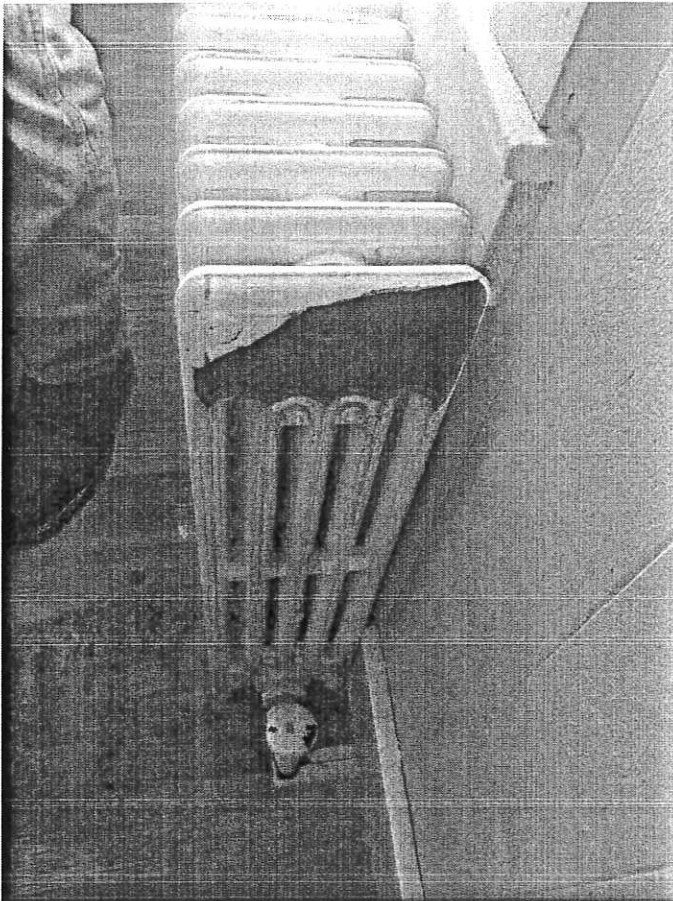
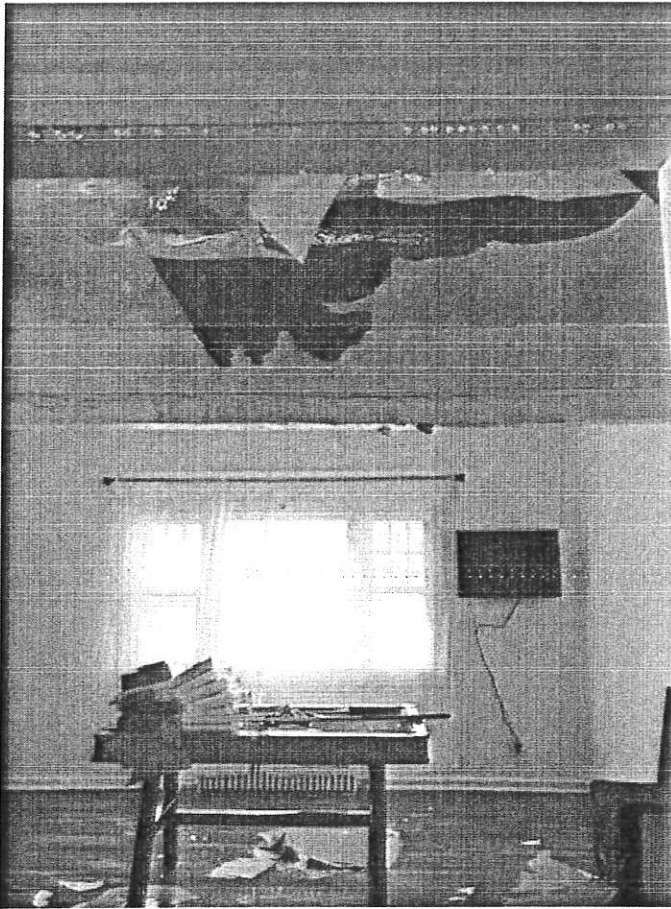
Hello all,

I had a radiator pipe burst in my house in November and it was damaged. my whole house. The pipe was replaced and the radiator was replaced by a new ac unit. I have attached some pics to consider the bill since water did go to the sewer and I have replaced the pipes with new pipe and new ac unit.









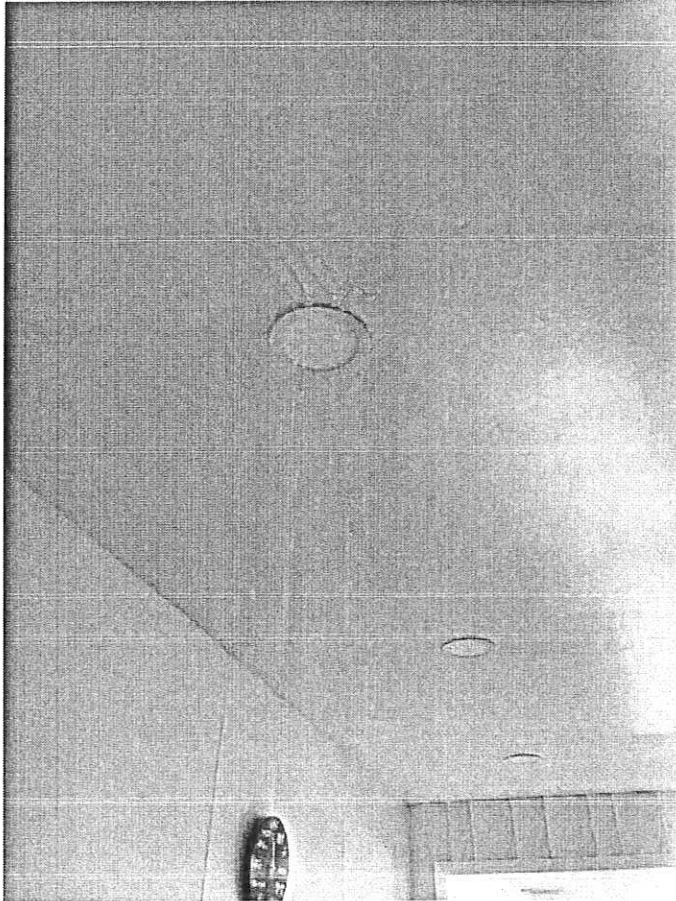
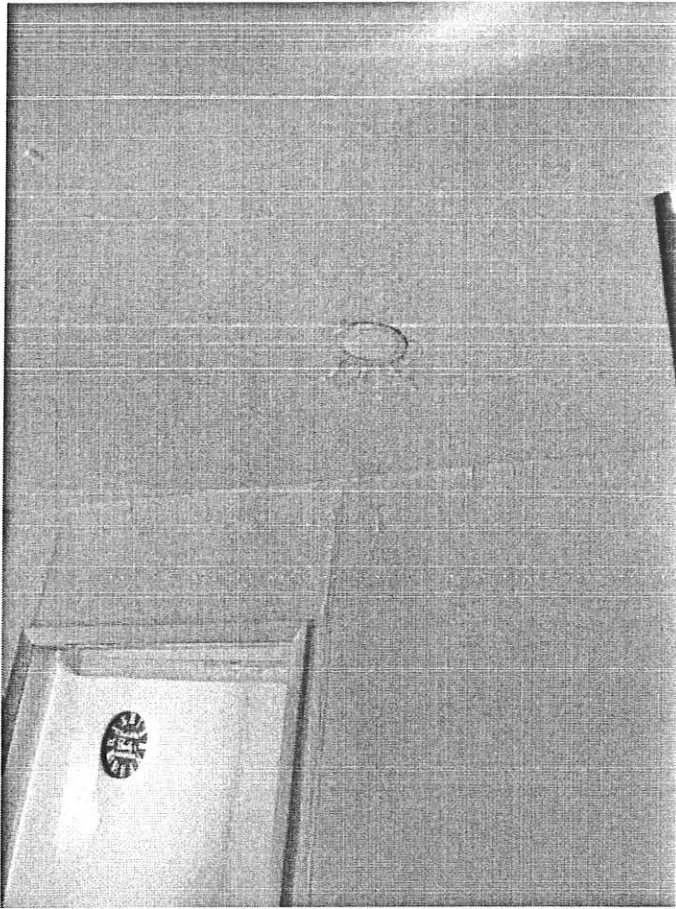






image000003.jpg

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**2 attachments**

 **HVAC invoice.pdf**  
69K

 **Plumbing.xlsx**  
9K

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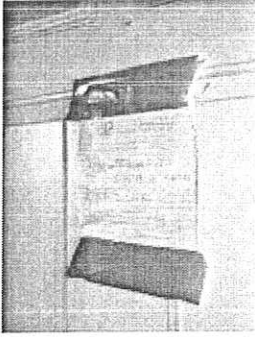
**Sean Haque** <haquesean@gmail.com>  
To: stephanier.mpma@gmail.com

Wed, Jul 5, 2023 at 4:10 PM

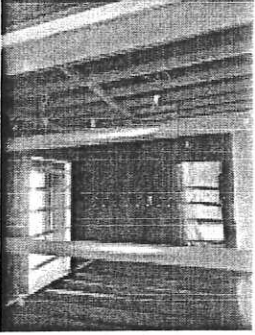
It was also fixed by hvac environmental company they soak all water and did not reach the seyer lines.  
[Quoted text hidden]

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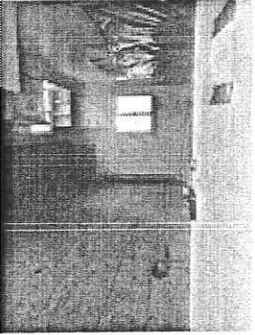
**6 attachments**



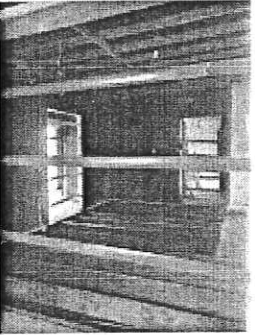
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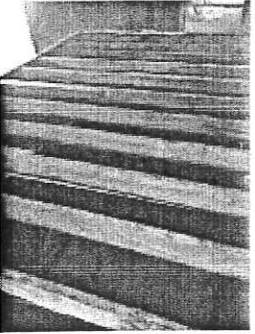
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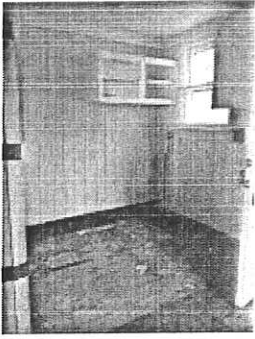
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62K



**image000003.jpg**  
65K



**image000000.jpg**  
44K



**image000005.jpg**  
55K

Mount Pocono Municipal Authority  
PO Box 186  
Mount Pocono, PA 18344  
(570) 839-8963

*Retain For Your Records*

**DETACH AND RETURN WITH PAYMENT**

Billing Period: 09/30/2022 - 12/31/2022

Overage Period: 06/15/2022 - 09/14/2022

Account No. 000306-0	CID: 17409	Total Gal/Quarter 89000	Units: 1.0000
Service Address: 87 KNOX ST., Mt Pocono, PA, 18344			
Billing Date: 12/31/2022		Due Date: 01/31/2023	

Amount Due	01/31/2023	\$ 2,561.00
Due After	01/31/2023	\$ 2,786.80
Amount Paid		\$

**MR/MRS JUSUF ZLATANIC**  
**535 E. 86TH ST. APT. 15C**  
**NEW YORK NY 10028**

Previous Balance	270.60
Penalty	27.00
Interest	5.40
Payments	0.00
Adjustments	0.00
Residential Sewer	270.00
Overage Surcharge	1,988.00
<b>TOTAL DUE:</b>	<b>\$2,561.00</b>

**TOTAL DUE: \$2,561.00**

**ACCOUNT NO. 000306-0**

**Make Checks Payable to Mount Pocono Municipal Authority**  
**To pay online, go to [mpma.authoritypay.com](http://mpma.authoritypay.com)**



Stephanie Rodgers &lt;stephanier.mpma@gmail.com&gt;

---

**request for abatement of sewer bill**

1 message

**Jusuf Zlatanic** <jzlatanicmd@msn.com>

Wed, Jul 12, 2023 at 12:01 PM

To: "stephanier.mpma@gmail.com" &lt;stephanier.mpma@gmail.com&gt;

Hi Stephanie,

As per our conversation I am writing this email to ask municipal authority for an abatement of overage of my sewer bill from last year. Last year I received a bill for more then 2000\$ surcharge for sewer line for my house in Mt Pocono, 87 Knox Street, acc -000306 for a period July-September 2022: I understand that this surcharge was based on my water usage for the same period with corresponding water bills being 500\$ for July and 350\$ for August. The reason for these water bills was that my wife wanted to make 3 separate flower gardens and also to improve grass on the property. Since we live in NYC and come to Mt Pocono on weekends only I installed automated sprinkler system for daily watering of these 3 separate areas, one hour per day each. When I saw first water bill I decreased watering times and then stopped when there was no more need for them. This excess water that I used and that I am not disputing never really made it to a sewer line and never burdened the system. We use our house only on weekends 2-4 times per month and It would really be tough to spend that much water being in the house only for the weekend. We do not rent our house and do not conduct any kind of business on the property that would result in this excess water usage other then what I described above. We had been in Mount Pocono since 1999 and all water and sewer bills can easily be traced for the past 24 years. There was only one instance that sewer authority sent us overage bill when construction was being done a few years ago to waterproof foundation of my house and water main was accidentally cut off resulting in large water spillage before the contractor was able to contain it. We did sent statement from the contractor and authority was able to adjust that surcharge.

In the meantime to avoid water shut-off I paid 3000\$ to cover last statement you sent me. I hope that Mt. Pocono Sewer Authority can accept my request and annul or at least reduce this surcharge which caught me by surprise given that it was almost 3 times larger then the actual water bill.

If board has any questions for me I am happy to answer them. They can reach me on my cell phone.

Sincerely,

Jusuf Zlatanic

Cell 917-545-9698

Sent from Mail for Windows