

WELCOME TO MASTHOPE

Congratulations on your recent purchase of property in Masthope Mountain Community. Masthope is one of the premier four season recreational communities in North Eastern Pennsylvania, with activities for all ages and areas of interest. Located in this beautiful region of Pennsylvania, you can enjoy the great outdoors all year round. Masthope offers skiing, horseback riding, boating, hiking, ATV trails, and of course swimming in our lake, the Delaware River and our pool areas. In addition, you can just relax and enjoy nature in all its beauty. All-in-all, Masthope is a great place to come and enjoy time with your friends and family while creating life-long friendships with your neighbors and fellow community members.

Created in the mid 70's by developer Karl Hope, Masthope has grown and matured to become one of the most desirable communities in the Pocono region. In 1993, the Property Owners of Masthope took control of their own destiny when they bought out the developer and began to build the community that we enjoy today.

AMENITIES, FACILITIES AND SERVICES

Mountain Side

The Hub of Masthope is the community center at the "Top of the Mountain." This area includes some of the greatest assets of the Community. Hours of operation for each of these amenities and facilities can be found in the *Weekly Messages*, channel 80 on your TV, or online at www.masthope.org. A valid property owner's pass is necessary to utilize many of the amenities.

The Lodge – In 2005, the original lodge burned to the ground on Easter Sunday. Though a tremendous loss, it was replaced by the existing 25,000 square foot facility less than a year later. The new facility includes the Summit Restaurant, a Property Owner's lounge, Scramble food center, the Tiki Bar and Café, a full-service Game Room for the kids, multiple restroom facilities, and a Public Safety station. The lodge is the preferred gathering place for many community activities.

Summit Restaurant – A well rounded menu and special event schedule will keep you coming back time and again. Catering and banquet facilities are available. Our Summit Bar and Restaurant offers a family friendly dining experience in our 150 seat dining area (which comes with a great view of the nearby mountains) and a full-service sports bar with live entertainment.

The Market Place – With Masthope's somewhat remote location the need for a convenience store is here at the top of the mountain. The Market Place provides basic food provisions, household supply needs, and novelty items. In addition, a full-service deli is available, so you do not need to leave the mountain.

Community Pool – The summer is not complete without a visit to this community hot spot complete with food service "Scramble" facility and the "Tiki" bar and Café.

Community Office – Located adjacent to the Market Place is the community office (or POC). All of the community business is conducted from this space. The POC office is your place to go to get answers to your questions, make dues payments, get forms, and just about any other property owner related needs.

Ski Big Bear – One of the most important and special amenities at Masthope is the Ski Big Bear Mountain. Ski Big Bear Mountain is owned by the property owners and run by Recreation Management; the company that also manages our community. Our ski mountain is regarded as one of the premier facilities of its kind in the northeast. This facility is the jewel of Masthope; very few communities can boast of having a facility of this quality. Ski Big Bear offers four chairlifts, two magic carpets, nearly 100 snow guns and almost 1000 rental units including both skis and snowboards. There have been several terrain expansion projects, which include Screamin-Demon a true black diamond and an always expanding terrain park for the more adventurous.

Falling Waters

Westcolang Lake – Westcolang Lake is located at the end of Falling Waters Blvd., on the south side of the community. Property owners can enjoy swimming in the lake, relaxing on the beach, fishing off our pier, or boating on the lake. Kayaks, paddle boats, canoes and a row boat are all available for property owner use; with a valid property owner's pass.

Beach House – The Beach area is another extremely important part of the community, and this facility received numerous improvements in 2013. As a property owner you can enjoy the new Beach House with dining services, the meeting/dining room, and spacious restrooms with shower facilities. The Beach House is open daily during the summer months, and also serves as a meeting place in the winter months when the Lodge is busy with ski season. A BBQ/Picnic facility and multiple outdoor patios make this a great place to enjoy a meal or play some games. Also new at the beach is a modern playground area for our younger members; installed in 2012 it is a great addition to this facility.

Other amenities, facilities and services include:

Masthope Stables – Located off of Westcolang Road, the Masthope Stables offers trail and ring rides, indoor and outdoor arenas, lessons, a petting zoo, and private horse boarding for property owners. Reservations are required at this facility.

The River Park – The River Park is located off Masthope Plank Road, directly on the Delaware River. This facility offers a place for people to enjoy the natural beauty of the Delaware River; it includes a primitive boat launch, BBQ/picnic area, playground and sanitary facilities.

Fitness Center – Located on Karl Hope Blvd. our Fitness Center is equipped with state-of-art health and wellness equipment and offers a full range of exercise and wellness classes.

Trash Compactor – As you approach the top of the mountain on Karl Hope Blvd., you will find our Trash Compactor facility. This amenity is serviced by a maintenance staff member and is available on a regular seasonally adjusted schedule for property owners to use to deposit trash and recyclables.

GOVERNING DOCUMENTS & RULES AND REGULATIONS

The Restricted Covenants – This document contains the legal basis for ownership and ownership rights and responsibilities; especially as it pertains to the maintenance of each individually owned parcel.

The Bylaws – In addition to the Restricted Covenants, Masthope is governed and guided by a set of Bylaws. The Bylaws spell out important organizational issues such as: what constitutes a member in good standing, how meetings are to be run, how to run for the Board, etc.

The Property Owner Handbook – In order for the community to run in a manner that benefits all of its members, a clear and fair set of rules and regulations must be in place and enforced. The place to find these rules is in the Masthope Property Owner’s Handbook, a copy of which may be obtained at the POC office.

BOARD OF DIRECTORS

Masthope is governed by a membership-elected eleven-member volunteer Board of Directors, each of whom serve a three year term. Each year at an annual meeting members to the Board are elected. The number elected is based on those openings available on the board with a minimum of three positions open annually. Within the framework of the Board are a number of key positions: The President, Vice President, Treasurer, and Secretary make up the Board’s Executive Committee. In addition, the Board has its own Chairperson who runs the Board meetings.

The Board is aided in governing the community by several committees made up of volunteers who do research, offer recommendations, and generally assist the Board in its mission. Board meetings are held once a month and are open to all property owners. A designated time is allotted for property owners to share their ideas and comments.

STANDING COMMITTEES

Environmental Control Committee – The Environmental Control Committee is one of the longest standing committees, and its duties are delegated through the covenants of the community. They are charged with keeping Masthope in line with the governing documents and many of the rules and regulations of the community.

Other committees of the Board include: Appeals, Budget, Ski, Strategic Plan, Document Review, and Real Estate. Serving on the Board or on a committee is a great way for members to “get involved” and have their voices heard. All Board meetings and most committee meetings are open to property owners; check our multiple means of communication for meeting dates and times.

MANAGEMENT AND STAFF

Management – Masthope is managed by Recreation Management, which has the responsibility of managing all aspects of the community’s operations. Randy Schmalzle is our community Manager. He manages a staff consisting of up to 30 full-time and 100 part-time and seasonal employees.

Public Safety – Masthope employs a Public Safety Department charged with enforcing the rules and regulations of the community. They are also trained as Medical First Responders, Emergency Medical Technicians and are affiliated with the Lackawaxen Township Ambulance. **IF THERE IS A MEDICAL EMERGENCY ALWAYS CALL 911 FIRST.** When calls go to the 911 center our officers will be toned out along with an ambulance, if the call goes to Public Safety the ambulance will not be toned until the officer arrives on scene, time is golden in medical emergencies so always call 911 first.

Activities – Our Activities department runs activities for children, teens and adults on a year-round basis. See the *Weekly Messages*, or go online for a current list of upcoming dates and times of all activities. During our summer season, the Activities Center is located in the lower level of the Ski Rental building.

Maintenance – Our Maintenance department does a fine job maintaining our amenities, facilities, equipment, and roads. This includes keeping our 27+ miles of roads free from snow and ice during the winter season.

As you can see there is a lot to learn about owning a property in a Deed Restricted Community. However, these rules and restrictions are meant to insure that the community will evolve in a controlled manner that will protect property values and heighten the quality of life experience for every property owner. We encourage you to get involved. Your participation in the affairs of the community will help to ensure that you have a voice in what is happening.

The Board of Directors and management are happy to hear your concerns and suggestions. The simplest manner of participation is to attend any of the monthly meetings, general membership meetings or cast your vote via mail.

This document has covered only the most basic information about Masthope, please take the time to review the governing documents (Covenants, Bylaws and Property Owner Handbook), they are available on-line at www.masthope.org or you can contact the office for copies.

On behalf of the Board of Directors and Management; Welcome to Masthope. You have chosen to part of a Great Community!

IMPORTANT CONTACT INFORMATION:

Masthope POC
196 Karl Hope Blvd.
Lackawaxen, PA 18435
Tel: 570-685-4790
Fax: 570-685-2701

Public Safety: 570-685-5888
Summit Restaurant: 570-685-1173
Market Place: 570-685-9412
Stables: 570-685-4427
POC Office E-Mail: masthope@ltis.net
Board of Directors: board@masthope.org

Want to know more about what's happening in Masthope?

Please submit your email address at the POC for email updates on Masthope events and other important announcements.

Visit our website @ www.masthope.org

Social Media-

Facebook: www.facebook.com/pages/Masthope-Mountain-Community/111256872245924
Twitter: @Masthope Mountain PA
Instagram: @ masthope_mountain_community

Masthope Weekly Messages
Masthope Bi-annual Newsletter
Channel 80 on Blue Ridge Cable

Tips for Propane Tank Maintenance

Many homes in Masthope rely on propane as the energy source for heating, cooking, and warm water. If you have not had a propane supply system before you joined our community, you may not be aware about some of the steps you should take to take good care of your tank. Regardless whether you own your tank or whether you have leased it from a propane supplier, here are some tips for the care and maintenance of your tank:

Aboveground Storage Tanks (AST)

- Routinely inspect the exterior of an aboveground tank and all accessible attached pipes and equipment. Check for corrosion, pitting, holes, leaking pipes, loose joints and fittings.
- Inspect tank legs (if applicable) and the ground on which the tank sits. Any erosion or settlement due to freezing and thawing during the year can render a tank unstable.
- Inspect the ground and all pipes and fittings for leakage. Apply the "Propane Sniff Test".
- Ensure that the tank is protected against accidental vehicle collisions. This could be caused by a delivery vehicle backing up against the tank, or a private car or ATV hitting the tank
- Ensure that the tank installation is obscured from sight consistent with the rules spelled out in the Masthope rules and regulations.

Underground Storage Tanks (UST)

- Routinely inspect the servicing dome of the underground tank and all accessible attached pipes and equipment. Check for any corrosion, pitting, leaking pipes, loose joints and fittings.
- Regularly inspect the inside of the servicing dome for any standing water, dirt, insects or critters that would have come through the lid.
- Inspect the ground and all pipes and fittings for leakage. Apply the "Propane Sniff Test".
- Ensure you know the tank location underground and in which direction the tank was installed. Avoid any work that results in drilling, digging or otherwise disturbing the ground. Make sure you know what size tank you have and find out its dimensions. A typical 500 gallon tank has a diameter of about 3 feet and length of about 10 feet, with the servicing dome sitting in the center. These dimensions will vary with tank capacity.
- Ensure that the servicing dome is protected against accidental vehicle collisions. This could be caused by a delivery vehicle backing up against the dome, or a private car or ATV hitting the dome.
- Ensure that the tank is regularly monitored for Cathodic Protection by a certified technician. If necessary, have a qualified installer replace the Magnesium bags buried alongside the tank during installation.

