



PO BOX 305, ROUTE 435, GOULDSBORO, PA 18424

BOARD OF DIRECTORS MESSAGE

May 7, 2020

(Covington Township Injunction Status)

Good Morning Fellow Eagle Lake Members,

The Eagle Lake Board of Directors, through its legal counsel and Executive Vice President, had been in discussions with Covington Township attempting to resolve the issues embedded within the injunction to close the community filed by the township on Friday, May 1, 2020. Covington Township provided a plan on May 5, 2020 at 7:47pm which outlined detailed recommendations from the township emergency management agent to be accepted by Eagle Lake in order to re-open. The plan was considered unacceptable by the Eagle Lake Board of Directors and Executive Management. (Eagle Lake's plan developed on 4/30/2020 is attached.)

Eagle Lake's Position on the Closure

The Board of Directors, Executive Management and legal counsel agree that the Covington Township injunction request be overturned for the following reasons:

1. It will set a precedent that whenever the township (in its belief of authoritative precedence) does not agree with Eagle Lake Board policies, owner improvements, etc., they will seek injunction to cease the policy in action.
2. The injunction may violate the civil rights of owners due to the location of their primary residence.
3. We believe only the Governor has the authority to close Eagle Lake and has since re-opened Eagle Lake.
4. The "recommended reopening plan" provided by the township is overreaching and cannot be reasonably accommodated by Eagle Lake nor does it follow current state mandates and CDC safety requirements. The Board of Directors and Executive Management evaluated the plan and found it unacceptable.
5. You should know that they have asked that all Eagle Lake amenities remain closed until further notice and for Eagle Lake to file a plan of action to open. Eagle Lake's position is that with all amenities, facilities and offices that Eagle Lake will open when permitted by the Commonwealth and respect for the CDC restrictions and requirement. Further, Eagle Lake has no intention of enforcing CDC guidelines that do not apply nor advise owners they must leave and not return until the COVID-19 pandemic is over (which is open-ended).

The hearing is scheduled before Lackawanna Judge Thomas Munley at 11:00am on Friday. Eagle Lake's attorney and witnesses have been preparing all week for the hearing. The Eagle Lake Community staff is prepared to communicate the results to the membership and post on the website at www.eaglelakeca.com as soon as a decision is issued by Judge

Munley. Eagle Lake's Board representatives and Eagle Lake Management are prepared to provide professional and expert testimony at the hearing.

[Special Note: If Eagle Lake was to disregard this injunction and open to residents, the Association could have faced being held in contempt of court and subject to possible fines. In order to avoid such measures and additional costs to the Association, we have chosen to comply with the injunction at the direction of legal counsel until a decision is rendered at the hearing.]

Eagle Lake owners continue to ask why did we close to begin with. In explanation, here is an excerpt from the Eagle Lake President's message sent on March 26, 2020:

"The moratorium on access to Eagle Lake originates in the Pennsylvania mandate that RV Parks (unless residential) are to cease activities and deny access to the Park until further notice. The local governmental jurisdictions (Township and County) are charged with enforcement of the statewide mandates in order to qualify for any financial relief that may be available to the jurisdictions in the future when the pandemic is over. Therefore, on March 20, 2020 at approximately 3:00 PM, the Eagle Lake Community Association was notified by hand delivered notice from Covington Township, PA, requesting that we impose an immediate moratorium on activities and access to the Eagle Lake Community due to the spreading of COVID-19. The letter may be read on our website at www.eaglelakeca.com.

On Saturday, March 21, 2020 at 10:00 AM in the morning, Eagle Lake Executive Staff was able to reach to the Governor's office and PA Department of Community and Economic Development (PADCED) and was transferred to the Pennsylvania Health Department which is overseeing the mandates at this time. They were able to review the specific mandate with the Department and after review were advised that the RV Park mandate did in fact apply to Eagle Lake at this time. They were advised to review the mandates daily as the mandate's are fluid and there will be modifications daily (which there have been as it relates to professional office closures, etc.) Upon conclusion of the telephone call with the Department, Executive Staff then completed an online waiver asking the Department to lift the RV Park access mandate and permit staffing on a reduced basis. At approximately 12:07 PM on March 21, 2020, Executive Staff received confirmation that the Department had received the waiver request and that we would be advised once reviewed. On March 23, 2020 at 2:25 AM, Executive Staff received an exemption for staff to provide essential services to the Community but there was no response to opening the Community to the members which we asked for another review. We will wait another 24 hours before filing a second waiver request if we do not receive an update to the initial review.

Probably the most significant question on our Community Members mind is why did the mandate affect Eagle Lake? Aren't we a residential Community? The fact is, we are not. When Eagle Lake was first presented to the Township in the early planning stages (late 1970's), it was agreed to create a new zoning jurisdiction for the proposed development. Therefore, the "recreational and manufacturing zone" was created which has allowed The Eagle Lake Recreation Campground to be created as well as the Industrial Park next door.

The Recreational Zoning requirements are reflected in everyone's deed in the form of deed restrictions, either written or referred to. The zoning does not permit any "permanent residency" in the zoned areas. And, it can be positively argued that this specific zoning is what has made Eagle Lake a very successful recreational campground (yes, we did have tents and travelers trailers at one time) and now Park Model Home Community. Unfortunately, it could also be argued that it has impacted our continued use and enjoyment during the pandemic."

To receive our community updates via email, please go to www.eaglelakeca.com, click "Login" and select the link that says "Sign Up". Once you are registered on our website, you will automatically receive our emails. Please let your friends and neighbors know this is where they will need to register to receive updates.

Covington Township Meeting (May 7, 2020 at 7:00pm)

We have reviewed the meeting notice and agenda. As of 11:00am today, Eagle Lake is not on the agenda but that does not mean the issue will not be raised. Instructions to participate in the Zoom meeting are posted at: <http://covingtontwp.org/calendar/>.

On behalf of the Eagle Lake Board of Directors and the entire Eagle Lake staff, we understand your frustration as a fellow owner and also appreciate your support and let's hope we prevail at the hearing.

Eagle Lake Board of Directors
Executive Management

Eagle Lake Community Association

4/30/2020

Community and Operation Update

Good Morning,

As per PA Governor Wolf's latest update, Eagle Lake will open to owners and immediate family beginning Friday morning, May 1, 2020. Please be aware of our following guidelines:

- Renters and guest passes will not be issued at this time. (Only owners and family members listed on security cards will be permitted access.) We are anticipating lifting restrictions on renters and guests beginning the end of the month (May).
- All amenities remain closed except for the bathrooms at the lower Clubhouse and Warming Hut until further notice. Although our staff is adhering to proper cleaning procedures, we kindly ask that those that use these facilities assist in cleaning up after themselves. If we find that toilet paper is being taken from restrooms intentionally, they will be closed. **Owners utilizing bathrooms must wear a mask or bandanna to access (at a minimum).**
- When beaches open (scheduled for Memorial Day), everyone must practice the following: Groups of no more than 3 with the exception of immediate family, no coolers, and beaches may be used for exercising.
- When entering the community, everyone will be checked in to (1) confirm ownership and (2) be recorded for purposes of notification if a COVID-19 breakout were to happen within Eagle Lake. Please realize that as this may cause for a long line at the gate, this is done for your safety and protection in mind. Flyers will be available at the gate that each owner will need to obtain prior to entry regarding community reminders.
- General social distancing guidelines: Please be sure to stay a minimum of 6 feet apart from others. There should be no group gatherings larger than 10. Please be reminded that our sites are considerably close together and the guidelines should be used at all times.
- Golf carts are currently being delivered to lots. Please inspect your cart when you return to your property. Once you have inspected it, please go to the security window at the gate to obtain your keys and waiver. Once the waiver is signed, please return it to the drop box outside of Security or Community Management. Golf cart riders are limited to those in the same household only and golf carts may not exceed the number of passengers the cart is intended for. If congregating with others on golf carts, please be reminded of social distancing guides above. Golf carts must be parked one golf cart length from each other. Golf Cart Registrations are not due until July 5th.
- Owners are not permitted to enter the Community Management Office or Security building at this time. Drop boxes are available outside of the Security building and Community Management Office to submit payments, forms, etc.
- The Development Corp. Sales Office is still open and operating remotely and by appointment only. Real Estate tours are not permitted, however if any potential buyer has questions regarding purchasing property in Eagle Lake they may call or email. The new Park Models are locked and available to view by appointment only: Wednesday - Sunday 8:30 am - 4:00 pm. Please contact us at 570-842-1387 , 570-842-3981 , or 570-216-1433, or via email at elcdevcorp@aol.com and view our website at eaglelakedevcorp.com.

- **We highly recommend you bring any food, supplies, and personal protective equipment you will need during your stay.** Please be aware that food, cleaning supplies and sanitizer are limited in quantity in our area stores and may be unavailable for an extended period of time. Some products are limited to quantities purchased. Eagle Lake will not supply masks, gloves, etc. to owners. Bill's Shoprite in Daleville is open seven days a week from 7am to 8pm. Ace Hardware is open Monday thru Saturday from 7am to 8pm and Sundays from 7am to 6pm. Liquor stores are closed to public access. You can call in an order for curbside pickup (570-842-4122). Please adhere to all store guidelines such as wearing a mask and gloves while shopping, and limit shoppers to one per family. The number of patrons permitted to enter at one time may be limited due to size of the store and applicable safety measures.
- Owners that are traveling from New York and New Jersey should realize that those states remain under stay-at-home orders and Pennsylvania state police have been stopping cars with out of state tags in regards to traveling.
- Weather Notice: Thursday into Friday we are expecting high winds (40mph), up to three inches of rain and possible flooding. Weather is expected to improve Saturday and Sunday.
- Disinfectant wipes, masks and gloves are not to be flushed down the toilets. They will clog the sewer system causing shut down of the pumping stations.
- Each community owner is personally responsible for their actions and outcomes in the community at this time.

Lackawanna County and Covington Township are still considered in the "PA Red Zone". Meaning cases of COVID-19 have not begun to subside. Therefore, only essential travel is permitted.

We appreciate your assistance in advance with these guidelines and reminders. These measures have been put in place to ensure the safety of our community members as well as our staff members. Please continue to practice CDC guidelines in regards to your own personal social distancing, handwashing, face coverings, and cleaning procedures. It is your responsibility to prevent the introduction and spread of COVID-19. If a breakout within Eagle Lake occurs, the Board of Directors, as a governmental body, holds the right to continue to keep all amenities and facilities closed indefinitely or to potentially close the community access should an outbreak of the COVID-19 occur in Eagle Lake.

Welcome back and stay safe!

COVID – 19

04/30/2020

IMPORTANT INFORMATION FOR EAGLE LAKE MEMBERS

NOTICE: Renters and guest passes will not be issued at this time. We are anticipating lifting restrictions on renters and guests beginning May 15th.

We highly recommend you bring any food, supplies, and personal protective equipment you will need during your stay. Please be aware that food, cleaning supplies and sanitizer are limited in quantity in our area stores and may be unavailable for an extended period of time. Some products are limited to quantities purchased. Eagle Lake will not supply masks, gloves, etc. to owners. Bill's Shoprite in Daleville is open seven days a week from 7am to 8pm. Ace Hardware is open Monday thru Saturday from 7am to 8pm and Sundays from 7am to 6pm. Please adhere to all store guidelines such as wearing a mask and gloves while shopping, and limit shoppers to one per family. The number of patrons permitted to enter at one time may be limited due to size of the store and applicable safety measures.

AMENITY INFORMATION

Restrooms and Comfort Stations: All comforts and restrooms are closed except for the bathrooms at the lower Clubhouse and Warming Hut until further notice. Although our staff is adhering to proper cleaning procedures, we kindly ask that those that use these facilities assist in cleaning up after themselves. If we find that toilet paper is being taken from restrooms intentionally, they will be closed.

Owners utilizing must wear a mask or bandanna to access (at a minimum).

Laundry Room, Country Store, Clubhouse and Henry's: These facilities will remain closed at this time until further notice.

Beaches: When beaches open (scheduled tentatively for Memorial Day), everyone must practice the following: Groups of no more than 3 with the exception of immediate family, no coolers, and beaches may be used for exercising.

General Social Distancing Guidelines: Please be sure to stay a minimum of 6 feet apart from others. There should be no group gatherings larger than 10. Please be reminded that our sites are considerably close together and the guidelines should be used at all times.

Amenities & Facilities: Cannot meet social distancing and safety requirements at this time.

Offices: Owners are not permitted to enter the Community Management Office or Security building at this time. Entrance to the Sales Office is available by appointment only. Drop boxes are available outside of the Security building and Community Management Office to submit payments, forms, etc. Contact information is as follows:

Community Management – Phone: 570-842-7672, option #3, Fax: 570-842-4537, Email: info@eaglelakeca.com

Sales – Phone: 570-842-1387, Email: elcdevcorp@aol.com

Security – 570-842-6889

Please note that amenity hours are subject to change and are being reviewed on a weekly basis.

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GOLF CART INFORMATION

Golf carts are currently being delivered to lots. Please inspect your cart when you return to your property. Once you have inspected it, please go to the security window at the gate to obtain your keys and waiver. Once the waiver is signed, please return it to the drop box outside of Security or Community Management. Golf cart riders are limited to those in the same household only and golf carts may not exceed the number of passengers the cart is intended for. If congregating with others on golf carts, please be reminded of social distancing guides above. Golf carts must be parked one golf cart length from each other. Golf Cart Registrations are not due until July 5th.

SECURITY NOTES

- When entering the community, everyone will be checked in to (1) confirm ownership and (2) be recorded for purposes of notification if a COVID-19 breakout were to happen within Eagle Lake.
- Security may question owners regarding any possible symptoms, recent travel or other concerns regarding COVID-19.
- Cars entering the community will receive a special tag to record when they arrived in the community, when they will be leaving, and how many people are in the car.
- Owners that are traveling from New York and New Jersey should be aware that those states remain under stay-at-home orders and Pennsylvania state police have been stopping cars with out of state tags in regards to traveling.
- Security will issue citations based on visual confirmation of any rule violations.
- If you plan on dropping off family members (especially elderly parents) and leaving them without transportation, please let Security know they are staying on property. Please be aware that there are currently no transportation services operating anywhere in our area (bus service, taxis, Uber, etc.). Eagle Lake will not provide transportation for anyone. In case of an emergency, they should call 911 and then security (570-842-6889).
- Owners who identify fellow owners flagrantly violating the COVID-19 and CDC (masks, social distancing and group gathering) are asked to call the Community Security office at 570 842 6889.

ADDITIONAL INFORMATION

Area Info: Please be aware that Pennsylvania has still not lifted restrictions on businesses. All restaurants remain take out only. We are not aware of any restaurants or grocery services that are delivering to Eagle Lake at this time.

Fishing: Fishing is permitted within Eagle Lake but is catch and release only until further notice. If fishing from shore, please use social distancing measures. As always, PA fishing licenses are necessary and can be obtained at Ace Hardware.

Boats: Owners that have purchased a boat rack and have received their sticker(s) may place boats on racks beginning May 15th.

Permits: We will continue to accept and process permits electronically. Permits can be downloaded at www.eaglelakeca.com and can be returned via email to info@eaglelakeca.com, faxed to 570-842-4537, or left at one of the drop boxes at Community Management or Security.

Work Orders: Only emergency work orders will be completed at this time. (Ex.: No electricity, no water, etc.) Requests for convenience moves or utility upgrades are not being taken at this time.