



## **Vacation Rental Behavior Policy (Effective 1/1/2025)**

**Speed Limit is 25 MPH except otherwise noted**

Locust Lake Village POA is a residential community comprised of full-time residents with family and children. It is not a community of strictly vacation homes.

Locust Lake Village has a clear set of rules and expectations for residents and renters to ensure a peaceful and respectful living environment.

### **Neighbors:**

- When outdoors please consider your neighbors. Please be conscious of the noise level.
- Please bring all the trash to the compactor area to avoid attracting wildlife.

### **Use of Lake, Beaches, and Picnic Areas:**

- **Please respect the property.**
- Rules and Regulations established for the beach including hours of operation, are posted at the beach areas, and must be obeyed.
- **No Smoking** is allowed on beaches. There are marked areas for smoking.
- Pick up your trash and place it in trash receptacles.
- Cooking fires are limited to the grills provided.
- **No Dogs are permitted at the beach or picnic areas.**

**Vehicle-related rules:** Within Locust Lake Village we focus on safety and parking considerations for the entire community and help prevent parking congestion. Here is a breakdown of these guidelines.

### **Speed Limit in the Village is 25 MPH – 10MPH by Lakes and Amenity areas**

Residents and visitors are encouraged to drive slowly and carefully within the community.

### **Parking Regulations and Vehicle Requirements:**

- Outdoor parking for overnight rentals and day guests is limited to parking spaces that are available in the home's driveway. It is prohibited to park vehicles on public streets, in right of way, lawns or vegetated areas. All vehicles must have current valid registration, insurance and must possess a Locust Lake Village Parking Permit, indicating authorization to park within the community.
- Locust Lake Village has specific procedures and requirements for renters regarding check-in, parking permits, and access to community facilities. Here's a summary of the key points.

### **Rental Bands**

- Bands are mandatory for all individuals 12 years old and above. These are used for identification and access to the community, amenities, or facilities and must be worn, the rental bands must be left after each stay.

### **Parking Permit and Vehicle Registration:**

- Renters must register their vehicle on the **Locust Lake Village Registration Link** for security purposes which grants access to the community and is required for any vehicle parked overnight within the community.

### **Office Hours are as follows:**

#### **Winter Hours – 2<sup>nd</sup> Friday in September to the 2<sup>nd</sup> Friday in May**

Monday – Friday 8:00am – 4:30pm

Saturday 8:00am- 2:00 pm

Sunday – CLOSED

#### **Summer Hours 2<sup>nd</sup> Friday in May to the 2<sup>nd</sup> Friday in September**

Monday, Tuesday & Wednesday 8:00am – 5:00pm

Thursday, Friday & Saturday 8:00am -6:00pm

Sunday – CLOSED

*Holiday Monday Hours 8:00am-2:00pm*

**Thanksgiving, Christmas Day, New Years Day – CLOSED**

**Locust Lake Village has 4 beautiful Lakes - Pines, East, Pilgrim, and Locust.  
Parking at the Lakes**

- Pines, East and Locust lakes all have sand beaches, playgrounds, bathrooms, and plenty of parking available. To use these beaches, individuals need owner bands, guest day bands, or Rental wristbands.
- Pines Lake beach also features a seasonal snack bar operated by a local restaurant, The Junction, where payments are accepted in cash only.
- Pilgrim Lake does not have a beach or swimming facilities; it serves as a location for ice skating during the winter months.

**Beach Access and safety:**

- The beaches are open 24 hours a day; however, it is important to note that lifeguards are only on duty during specific posted times.  
*Users should be aware that use of the beaches and lakes is at their own risk when lifeguards are not present.*

**Trash Disposal: Make sure you display our Trash/Parking pass**

- Locust Lake Village, disposal of trash is handled through a centralized gated compactor area rather than individual house pick-up. Due to foraging by active bear and other wildlife populations, trash left outside leads to problems and potential dangers.
- All residents and renters in LLV are required to use the industrial trash compactor.
- The trash should be bagged in kitchen trash bags and deposited in the compactor.
- Recycling materials such as paper, metal and glass should be brought to the trash recycling compactor. Plastic trash bags are not allowed in the recycling bin as they may cause jams that shut down the compactor.

**Trash Facility is located at 202 Martha's Lane:**

The trash facility is open the following days/hours and there will be an attendant on site to assist you.

**Trash Center is closed on Tuesday & Thursday**

Monday, Friday, and Saturday	7:30am-3:30pm
Wednesday & Sunday	9:00am-5:00pm

Holiday Monday Hours	9:30am-5:30pm
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**Closed on Easter, Thanksgiving, and Christmas Day, New Year Day**

## What do I do when the trash facility is closed?

- If you are scheduled to check out on the day the compactor is closed, please take the bulk of your trash to the compactor a day earlier. Contact the owner or the property manager if you have any concerns.

## Rules regarding Campfires:

**YOU MUST CONTACT THE RANGERS EVERYTIME YOU START A FIRE.**

**The number to call is 570-646-3532**

- Campfires are allowed with flames not exceeding a height of 2 feet and within a circle of 3-4 feet in diameter.
- **Burn Bans-** Campfires are permitted only when there are no burn bans in effect by any Township authorities. Compliance with the local burning regulations is essential. Check the message board at the entrance to the community or **call the Rangers at 570-646-3532**, the office will notify you as well, if a ban is in effect.
- **Adult Supervision-** All fires must always be attended by a responsible adult.
- **Safety Measures-** A working water hose or fire extinguisher must be close to the campfire area. This is a safety precaution in case the fire needs to be extinguished quickly.
- **Restriction on Materials- Refuse / debris or leaf burning is strictly prohibited.**

## Undesirable Behavior in the village:

Locust Lake Village has outlined a clear set of behaviors that are considered unacceptable within the community, warranting immediate intervention and possible law enforcement involvement. These behaviors include:

- **Fighting:** Engaging in physical altercations or violence.
- **Belligerent Behavior Towards Neighbors:** Displaying aggressive or confrontational behavior towards fellow residents.
- **Public Intoxication:** Being visibly intoxicated or under the influence of substances in public areas.
- **Excessive, Disruptive, or Objectionable noise:** Creating disturbance beyond the permitted noise levels specified by LLVPOA rules.
- **Use of Illegal Drugs:** Any involvement with illegal substance within the community.
- **Lewd behavior:** Displaying inappropriate or offensive behavior that is sexually explicit or offensive.
- **Excessive use of profanity:** Using foul or offensive language in an excessive or disruptive manner.
- **Inappropriate sexual behavior:** Engage in actions of a sexual nature that are deemed inappropriate within the community.

The immediate intervention and potential law enforcement involvement for these behaviors underscore the importance of maintaining a safe, respectful, and harmonious living environment within the community. Residents and renters are expected to adhere to these guidelines to ensure a positive atmosphere for everyone in Locust Lake Village.

## **Frequently Asked Questions for Short Term Renters**

### **Quiet Time:**

Sunday-Friday	11 PM-8 AM
Friday-Sunday	11 PM-8 AM

### **What are the emergency contacts for this area?**

Locust Lake Rangers	(570-646-3532)
Pocono Mt Regional Police	(570-895-2400) or 911
Tobyhanna Township Fire Dept	(570-839-8485) or 911
Pocono Mount Regional EMS	(570-839-8485) or 911

### **When do I need to wear the Rental Wristbands**

Renters and day guests over the age of 12 years old are required to wear their wristbands whenever using the amenities or attending events.

### **Are Fireworks permitted?**

**NO.** Never. If you set off fireworks within Locust Lake Village, security will issue you an immediate \$300.00 fine with no warning or exceptions. A call will be made to the owner, and the fine is to be paid immediately at the office.

### **Are rental guests allowed to rent golf carts or ATV's and bring them into the community to use?**

Locust Lake Village has special rules and insurance requirements for golf carts. Locust Lake Village does not permit rental guests to use personal or rented golf cars within the Community, and rental guests are NOT permitted to use ATVs or UTV's at all.

Rental guests are only permitted to use homeowner registered and license golf carts with the permission of their rental owner or host. A copy of that permission must be sent to the office prior to their arrival at [rentals@locustlakevillage.org](mailto:rentals@locustlakevillage.org).

### **Where can I find out what activities are occurring in the village during my stay?**

Current activities, as well as other information, and pamphlets of local areas' attractions, will be provided to you at the main office in the village located at 1778 Lake Lane and on our website at [locustlakevillage.org](http://locustlakevillage.org).

### **Are rental guests allowed to bring their own (electric motor) boats?**

Renters are not permitted to bring their boats to Locust Lake Village lakes due to the risk of contamination. This measure has been implemented to protect our waters and prevent the introduction of harmful contaminants that could negatively impact the ecosystem.

### **Can I rent a canoe, kayak, or paddle board?**

Pocono Boat House has rental canoes and kayaks at Pines Lake for rental by the hour starting Memorial Day Weekend. You may call or go to their shop and request a boat. The address is 602 PA Route 940. The phone number is 570-646-4107. They rent kayaks and paddle boards in the summer, issue fishing licenses, sell bait, and rent ski and boarding equipment in the winter.

### **What is the official capacity at a rental house?**

Per the township zoning ordinance, they have different permits. The maximum overnight stay at any rental house is:

**Tobyhanna Township** or whatever is deemed approximate by the township due to the size of your septic tank. **Tobyhanna:** 2-night minimum stay and STR capacity limit as noted on Township permit for the property.

**Coolbaugh Township** or whatever is deemed approximate by the township due to the size of your septic tank. **Coolbaugh :** 2-night minimum stay and STR capacity limit as noted on Township permit for the property.

However, please check with your homeowner for more specific details about the house you are renting, as occupancy may be set lower by the homeowner.

### **I'm going to have a few friends over during the day while I'm renting.**

A Day Guest band and car pass for the day will be available at the office after completing the day guest form found on the Locust Lake Village website, the fee of the day guest is \$5.00 per person and \$10.00 per car.

*All guests that are staying at your home must register their vehicle and have rental bands.*

### **What are the rules for dogs within the community?**

Dogs must always be leashed and **are not allowed** on any of the community beaches or in the picnic area near the beaches. These are rules established by the PA Department of Health and Safety. Locust Lake Village tests the water quality of these beaches daily, and pet waste can increase bacteria levels and result in beaches being closed. Please clean up after your pet and dispose of waste properly.

**Dogs are only allowed by little cottontail by the launch area.**

### **I'd like to go fishing; Do I need a license?**

Yes! According to Pennsylvania Law, anyone age 16 and over needs a valid fishing license, even in a private community. You can easily purchase one at the **Pocono Boat House** on Route 940 or online at [www.fishandboat.com](http://www.fishandboat.com). You also need a trout stamp if you are fishing on Locust Lake or East Lake, which are stocked with trout several times a year. Pines Lake does not have trout (it has bass), so you don't need a stamp for Pines Lake. Please observe the catch and release and fishing size limits that are posed at each lake.

### **Is ice skating or ice fishing permitted on the lakes?**

How do I know if the ice is thick enough for ice skating or fishing?

Ice skating is permitted if the ice is of an acceptable thickness. Maintenance assesses the conditions at Pilgrim Lake only to ensure the ice is thick enough to skate on. Ice fishing is permitted on the lakes when the ice is of an acceptable thickness. All skating and fishing are “at your own risk” on all lakes. Children should be accompanied by and always supervised by an adult.

### **Where is the sledding hill?**

Follow Lake Lane all the way to the back of the Community, past the rear gate. Once you pass the rear gate and mailboxes are on your left, the entrance to the sledding hill will be further ahead up the hill on your left.

### **Where is the ski hill and when is it open?**

The ski hill is located at the Chalet. It is open on Saturdays and Sundays, 10am-4pm, depending on a sufficient snow base, slope grooming and weather. Helmets are required. Waivers must be signed before use of the ski hill. Renters need to register prior to skiing. Equipment can be rented at the Pocono Boathouse.

### **Fine Structure for Rules Violation:**

**Traffic Offenses:** All offenses within calendar year

First offense:	\$150	Citation & Call to property owner/property manager
Second Offense	\$200	Citation and call to owner/property manager
Third Offense	\$300	Citation and call to owner/property manager
Fourth Offense	\$500	Citation and call to property owner/manager for immediate removal

**Non-Traffic Offenses:** All offenses per rental period

First offense:	\$150	Citation & call to property owner/property manager
Second Offense	\$250	Citation and call to owner/property manager
Third Offense	\$600	Citation and call to owner/property manager
Forth Offense	\$1,000	Citation and call to property owner/manager for immediate removal

#### **Fireworks:**

First offense	\$300	(NO WARNING)
Second Offense	\$600	(NO WARNING)

Upon review, management reserves the right to impose the maximum fine for all incidents that require a police response.