



Happy New Year & return to Buehler's Idlewild Inn 2023!!

Mary and I have had many blessings over the last year, with time together with each other and family. This time we used to heal and take stock in the most important elements of our lives. There wasn't even a close second that 'time with family and friends (you)' is what we most cherish and will be my focus in whatever my future holds. That is why our primary business focus of the future will be Buehler's Idlewild Inn. In 2023 I am stepping back even more from my other businesses to do this.

My Condition

My cancer treatments (stage 4 Pancreatic) will likely continue, through this next year, but I am scaled back to a pill version of chemotherapy now, having much reduction in tumor activity. I am not, and may never be, "healed" completely from this, but I have a much more normal schedule now without bi-weekly trips to Philadelphia for infusions. The hope of the treatment is to "manage" what I have and right now it is "under control!" I am partially back to working with IceWorks now, mostly advisory. This frees up time to begin the many proposed projects we have for Buehler's Idlewild for the 2023 season.

A Year of Blessings

We have stayed in touch with many of you over this last year and I'm sure many have seen and commented on some of the posts of our family shared on social media. We are excited to start the new season with grandchild number 2 from Alex and Chris!! Ruby, now 2, is a doll -and even skiing with Opa already!! Alex and Chris are moving from Princeton, NJ to Yardley, PA this spring as well. Olivia and Gabe reside together in a house in Bethlehem, PA while Gabe finishes out a graduate program at Lehigh and Olivia works as a Chemist nearby in Nazareth, PA. As previously mentioned, we are blessed to be near enough to spend time together and see each other often. Although we re-homed the farm animals this past summer, Mary still walks the farm road



with the dogs almost every day. We plan on bringing some animals back, but this is still a discussion. Mary has also started indoor planting of seeds and is looking forward to spending a little more time in the garden and spending time with you all back at the farm this season. I (Mark) am looking forward to 'hopefully' using some of the time away from the kitchen (this upcoming season) on more outdoor projects, spending time with you, continuing with treatment and healing, some recreation - and of course time with my family.

Some Changes and Improvements

As we previously shared, we will be modifying a few things to aid in accommodating my treatments (with healing and needed rest and fitness) as well as a needed improved quality of life with my family and friends!!

- Stay/Reservation Schedule changes (explained in more detail further down)
- Hybrid Meal schedule - Buehler's serving many meals and you'll be responsible for some
- Kitchen, increased refrigeration as well as outdoor cooking at the Game Room
- Access to the Outside Grill, tables etc at the Farm House
- Access to use the FarmHouse Dining room



Some additional improvements underway for 2023 season:

- Refacing of Game room with additional front porch roof and additional seating
- Renovation of Game Room Bathroom
- Relocating the 7 front Parking spots (along driveway by the Spring House and past existing towards the barn), to open up the middle of the resort for aesthetic reasons. Loading and unloading will still be permitted in the middle, but not permanent parking.
- New chairs for Game room
- New outdoor furniture (Adirondack chairs)
- Refurbish and replacement of picnic tables

Continued maintenance improvements “plans”

- Tennis court repairs, top coat, lines and addition of Pickleball
- Barn yard cleanup of old fallen down shed
- Continued Pond weed management

Housekeeping

As we adjust to new staffing schedules and hopefully some more help this year, we will be continuing to have bathrooms cleaned daily and bath towels exchanged on Tuesdays and Thursdays in the Summer weeks. Beds will be straightened and made upon requests. Garbages and recycling will be checked and emptied on Tuesdays and Thursdays as well. If any service is needed beyond our schedule, we're glad to accommodate as staff is available. Communication would be the key here.

2023 Rates

Our calculation of rates is a combination of wanting to keep rates reasonable, yet factor in an estimated 1/3rd reduction of food costs and add back in the inflation adjustment. Also we are heading into a contract (hopefully by the time you arrive) to purchase Buehler's and we have to factor an increased cost of mortgage vs the lease payments. We have also compared to other resorts in the Poconos and feel that we are still in a fair pricing category. The only rates that were increased beyond the above calculation were the Single Occupancy rates as we only have so many rooms and have had increased requests for private rooms.

Buehler's Rates 2023*				
	Daily	6 day	Weekend	3 Day Weekend
Adults/Children (single Occupancy)	\$110.00	\$595.00	\$265.00	\$350.00
Adults (Dbl)	\$82.00	\$450.00	\$215.00	\$260.00
Children (12-15) Dbl	\$55.50	\$275.00	\$112.00	\$170.00
Children (6-11) Dbl	\$45.50	\$225.00	\$90.00	\$135.00
Children (3-5)	\$30.50	\$135.00	\$57.00	\$88.00
Children (under 3)	\$10.00	\$50.00	\$20.00	\$30.00
Farm House Room 8 (Private)	\$95.00	\$495.00	\$225.00	\$260.00
Unused rooms as resort "buy-out"	\$100.00	\$600.00	\$200.00	\$300.00
*plus 7.5% Taxes and %15 Service Charge				

***Prices 'include' (but not prorated with meal reduction)... Also included are: firewood, use of all facilities, pool, tennis, volleyball, lake, boats, fishing, etc.**

Tippling & Service Charge

As the world seemed to have changed quite a bit with staffing shortages, we were not immune to its effect. In 2021 we struggled to have the help we needed and found ourselves paying more for willing adults and still had to be competitive to get any youth workers. The typical pay structure for Buehler's has been that the majority of the staff pay came through your generous tipping. Now that we are changing with less served meals we will make a Hybrid adjustment to this as well. We will increase the wages to the staff to be competitive and implement a service charge of 15% to help to cover wage increases. Average tips were more than this, but with the service changes we feel we'll leave it up to you if you want to reward any exceptional service separately to any of the individuals!

Reservation and Meal Schedule changes

Week long Summer stays will be from Sunday Check in after 12 PM (noon) to Saturday AM. We ask that you are out of your guest rooms by 10:30AM.

Week long stay meals will include:

Breakfast each day
Lunches- on Tue (Tacos/Quesadillas) and Thursdays (Pulled Pork, Mac and Cheese)
Dinners- Sunday (BBQ Chicken Cookout at 6pm), Wednesday (Roast Pork) and Friday (*Land and Sea* Dinner)

You and your families would be responsible for Lunch on Mon, Wed and Fri as well Dinners on Mon, Tue and Thursday

*The thinking behind this schedule is that you wouldn't need to plan or prepare a meal upon arrival or on your last night, or to have to compete on a Sunday or Friday night with local restaurant business if you were eating out or picking up takeout.

Spring and Fall Weekend stays will be from Friday Check in after 12 PM (noon) to Sunday AM, and we ask that you are cleared out of your guest rooms by 10:30 AM but may stay and enjoy the property, Game Room kitchen, grills, etc... until 1 PM, to allow our staff to complete the cleaning needed.

Weekend meals will include:

Breakfasts on Saturday and Sunday
Dinner on Saturday night will be a *Land and Sea* dinner
You and your families would be responsible for Dinner on your way in Friday and Lunch on Sat (and Sunday if you like).

*The thinking behind this schedule is that the Friday dinners typically were the hardest for entire groups to make on time.

Three day Weekend meals (Memorial & Columbus Days) will include:

Breakfasts on Saturday, Sunday and Monday
Dinner on Saturday night will be a *Land and Sea* dinner and Sunday Night a BBQ Chicken/Ribs Dinner.

You and your families would be responsible for Dinner on your way in Friday and Lunch on Sat and Sunday.

We're as green as we can be!...Managing food scraps, trash and recycling will take all of us and we'll provide properly labeled containers and instructions to manage.

IMPORTANT: As many of these changes are new to all of us, please be flexible as we work through them together. We plan on stocking the Game Room with the 'cooking' & eating utensils and equipment you would need, but, for now, not all of the 'eating' plates. Plan on bringing disposable plates and cups. We will plan on having some extra basic staples available (for sale) if needed (like butter, cooking spray, etc..) but we cannot grant access to our kitchen and its supplies as we will still be preparing half of the meals and, no matter how considerate you all are, it would become a "treasure hunt" each day if we shared. We will be sharing more detailed descriptions of what is available before your stay.

Why these changes?

Other than the obvious circumstance of my cancer treatments and time needed for recovery and healing, there were many other factors which steered our decision making toward some of these changes.

Purchasing the Farm and property from the Buehler's

It is our intention to finally purchase Buehler's Idlewild Inn from the Buehler's. After many, many years of discussions, we are there!! We are in negotiations with Scott to settle on a purchase price and if all goes as planned, we intend to sell Sculpted Ice Works and buy the farm!! Full disclosure, the conversations between Mary and I on this at times might have resembled a debate in congress!! Some of the important factors in agreeing to "go all in," were:

- Less time working (nearly 100 hours/weekly in the summer previously)
- Increased quality of life
- More time with our family...and with yours
- Succession plan
- Back up plan (if my wheel's fall off!!)
- Ability to afford mortgages while maintaining a reasonable quality of life
- Changing of some of the responsibilities, (reservations, staffing, etc.)

Status:

- We are still waiting on Scott Buehler for final numbers \$\$.
- My commercial lenders are in, up to date, and on standby.
- I have a prospective buyer for Sculpted Ice Works (this is our down payment!!)

Scott Buehler update

Scott has been going through a few tough medical things as well. He is seeking treatment for kidney stones and some heart issues. Both are requiring surgery.. Please keep him in your prayers.

3-5 year Reinvestment into the resort

2023 - Game Room, Cabin, Property

- Kitchen and renovation of Game Room with new extended roof over deck
- Upgrade Electric (through the Spring house and Game Room)
- HVAC (Mini-split) in Game Room (Heat and AC)
- Renovation of Cabin (which Mary and I reside in)
- Move parking to improve aesthetics
- New roofs on Gameroom, Cabin and Sheds
- Tennis court repairs
- New (and maintenance of current) outdoor furniture
- Improve drainage away from buildings
- Plant Apple Orchard
- Manage forest for Maple syrup “sugaring”

2024 - Spring House- Lake

- Spring House Renovations
- New roof on Spring House
- HVAC for Spring House
- Improve Lake/Boat Launch area with shed for fishing gear
- Re-stock Pond with fish

2025 -2028 - Farm House

- Remove and replace Farmhouse kitchen adding full basement
- Add second story addition to Farmhouse above kitchen
- Renovate room layout to provide most rooms with their own bathrooms
- Extend/flatten Stairs to meet code and add second egress (exit) from back addition
- Individual HVAC (mini split) heat and AC for each room.
- Re side, Insulate, New Roof and New Windows in Farm House (may extend our season!!)