

Lake Arrowhead News

March 2016

LAPOA Board of Directors

President and Gas wells:

Ron Race Jr. rracejr@aol.com

Vice President and Long Range Planning:

Ed Heitsch edandce@cavtel.net

Secretary; Communications, and Webmaster:

Mary Davignon mkdavignon@gmail.com

Treasurer & Collections Chairperson:

Judy Race randjr@aol.com

Technology Chairperson; Website support:

Dwayne Crocker dwaynecrocker@comcast.net

Building Control Chairperson:

Dick Miller rmtmupnorth@gmail.com

Pool Chairperson; Parliamentarian, By-laws,

Historian Support:

Ron Race Sr. rracesr@aol.com

Campground Chairperson:

Marcia Schick deno481950@yahoo.com

Roads and Maintenance Chairperson; Long Range

Planning Support:

Chris Speen Chris@twinoakslandscape.biz

Parliamentarian Chairperson; By-laws, Historian;

Forestry support:

Connie Stubli connie@gaylordlaw.com

Real-estate Chairperson; Collections Support;

Parks, Recreation, Lakes, & Safety Support:

Dana Stubli danafrancis14@gmail.com

Parks, Recreation, Lakes, Safety Chairperson;

Roads and Maintenance Support:

Kyle Stubli kstubli80@hotmail.com

Environmental & Zoning Chairperson; Collections

Support:

Anita Wheaton nitawh56@gmail.com

Forestry Chairperson:

Brook James Winiger winiger3@hotmail.com

To all board members: Board@lapoa.com

Email to Office Staff:

LAPOAoffice@gmail.com

Additional contact information is posted at the bulletin boards and under "Contacts" on the website: **WEBSITE: www.lapoa.com**

LAPOA Office: 231-585-7411

Save a Stamp! A LAPOA drop box has been installed on the mailbox building for payments and for correspondence to the LAPOA.

**LAPOA
7065 Arrowroot Trail
Gaylord, MI 49735**



Meetings and Special Events

Board Meetings:

May 7, 2016 at 9:00 a.m. at the Office.

Annual Membership Meeting: July 2, 2016

10:00 a.m. at the Pavilion.

In addition, the first meeting of the newly elected board will take place in the Office Building immediately after the election votes are counted.

Picnic: July 2, 2016 at 2:00 p.m. at the Pavilion.

Beverages, burgers, hot dogs, and paper products are provided. Members are asked to bring a dish to share and lawn chairs.

Campground Meeting: May 28, 2016, at 10:00 in the Campground.

Hayes Township Clean-up Day:

American waste has set our clean-up day for **June 11, 2016 from 7 a.m. to 11 a.m.** During this time Hayes Township property owners can dispose of those large items that cannot be discarded at our dumpster. No air conditioners, freezers, refrigerators, or hazardous materials will be accepted. You can take your large items to **Arrow Transfer Station** 2561 Little League Drive (Just E. of Gaylord off of M-32) 989-731-9688. Remember our dumpster is only to be used for ordinary household trash. No building materials, furniture, hazardous materials, yard waste etc.

If it doesn't fit in the door, it doesn't go to the dumpster!

Late fees are applied on June 16th. Bills are sent out March 1st and payments are due upon receipt. Our bylaws require us to charge a \$50 late fee on accounts in arrears.

Our Pool

Wait until you see your pool this summer. Oh my gosh, it is absolutely beautiful! It looks like a brand new pool. The pool was drained, sand blasted, cracks and weak spots repaired and fortified, the bottom and sides covered with quartz marcite, tile around the waterline, steps and deep divider line, and the top ring has been repaired and stained.

Here's how we got there. The pool surfaces generally need repainting every five years at a cost of around \$15 to \$17K. However, the pool had several layers of paint which were flaking and we were in need of sandblasting to remove the old paint and then put new paint down at a cost of approximately \$26K. With the assistance and expertise of Ron Race Jr. we were able to develop a long term solution where we wouldn't have the expense of repainting the pool every five or six years. Upgrading the pool with the quartz marcite and with proper care, we won't need to address the pool bottom for 25 to 30 years. Additionally, after 25 to 30 years, the pool will just need a deep cleaning to bring back the beauty of the quartz marcite.

For the past two years, the pool management team has been trying our best to show a savings in our annual pool budget and place those funds (\$10K) into a "pool repair" savings account. We used this savings in addition to augmenting with reserve fund dollars to complete the project. The reserve plan had allocated \$25K to repaint the pool in 2015. Your Board authorized taking advantage the long term expenditure savings opportunity. The total cost of this long term solution was just less than \$30K = \$10K from pool savings and \$20K out of the reserve, leaving \$5K in the reserve fund to be applied to other future LAPOA capital projects.

It was a lot of work, with many hours donated to the cause. Thank you to Judy Race who brushed the pool twice daily for two week while the product cured and managing the chemicals. Special thanks to Ron Race Jr. who literally saved the association tens of thousands of dollars via his excellent pool company owner's contacts.

Feel the need to help your Association and earn a little money along the way? We are looking for someone to split the Pool Managers position for the 2016 pool season. If interested, please submit a letter or interest/resume to the office at LAPOAOffice@Gmail.com by April 1, 2016.

This summer, be sure to come out with your friends, family, children, and grandchildren and enjoy your new, inviting pool. As always, we will keep the pool crystal clear and a perfect 82 degrees.

Submitted by Ron Race, Pool Chairperson



From the Financial Committee:

Budget: With the 2015-2016 fiscal year coming to a close, we ran into some real challenges to make our budget this year. The gas wells income came in \$11,000 under budget and \$15,000 less than the previous budget year. The good news is that we were able to pay our bills this year thanks to a few areas that came in below budget expense and to the Collection Committee who were able to collect over \$28,000 in late fees and past due assessments from previous years. Over 87% of 2015-2016 assessments were paid this year, compared to 83% last year. That 4% increase from last year to this year and amounts to almost \$6000. The majority of expenses came in around budget, and fortunately we did not have any unforeseen major expenses. The Campground again had a very good year, thanks to so many daily and annual campers who enabled the Campground to add funds to their savings account for future Campground projects. The final Lake improvement special assessment payments have come in as expected and all loans for the Lake Improvement project have been repaid.

Billing: March 1st is the beginning of the Association's fiscal year, therefore the 2016-2017 assessment bills will be mailed out the week of March 1st and are due upon receipt. To avoid a late charge, please pay all current and past due assessments by June 15th. On June 16th we are required to apply a \$50 late charge to all accounts with an unpaid balance. Please include your lot number(s) on your check to ensure proper crediting. As approved at the membership meeting last July, a 3% annual increase has been added to all 2016-2017 regular assessments. Also, as approved at the membership meeting last July, each primary lot will be billed \$71 for the reserve fund. Beginning with this billing, you will be able to pay your assessments by credit card (a letter explaining the new credit card acceptance procedures will be included with your bill).

Collections: We continue with our practice of filing small claims for unpaid association assessments and have been awarded judgments on all cases filed. To date we have notified over 50 property owners of the small claims filing, many owners have paid in full or made payment arrangements to avoid going to court; others have paid after the judgment was issued. All collection costs have been covered within the late fees that we collect, so 100% of the past due assessments collected go directly to the association. We continue to post the owners names that have past due assessments on the window at the LAPOA office. If you have past due assessments, please call the office to make payment arrangements.

Submitted by Judy Race, Treasurer

Appearances Matter!

Property values in Northern Michigan took a major hit during the last severe economic recession. Fortunately, the market for homes in our area has improved and values are steadily rising again. During the past couple years we've had to say goodbye to some of our old friends and neighbors who have sold their cottages as we welcome several new families to our community. Lake Arrowhead is a recreational community with a mixture of full time and part time residents. We want to have fun on the lake and trails and though most of us tend not to "manicure" our properties, we still want them to be beautiful. As the snow melts this spring and the plants begin to sprout, please take a look at your property and imagine the view from your neighbor's lot or from a potential buyer's perspective. Is it time for a major yard clean up? Have you been "storing" things outside that should be protected from weather, or holding on to trash rather than disposing of it properly? Most of our members comply with the Association rules/ Otsego County ordinances and do a great job maintaining their properties. We infrequently get neighbor complaints from members in regard to "junk" left on lots, chickens, or loose dogs. Letters will be sent to owners whose are in violation of the rules. Remember. In Lake Arrowhead trash may not be left on lots; and it is unlawful to keep farm animals or to allow dogs to roam freely. During our spring walkabouts, let's all pitch in and pick up the empties and litter that have been hiding under the snow

Mark your calendars!! The Hayes Township clean-up day is June 11th.

Thank you to all our members who generously donate their time and talents to make our community a great place to live and to vacation.

Let's be green all year long!

Here in Lake Arrowhead we average 26 “roll offs” of our dumpster each year. It now costs at least \$913 each time our dumpster is emptied. We can protect our environment and reduce this expense by abiding by the “No Dumping” rule and by recycling. Families who recycle typically cut their trash output by at least two thirds. There are five recycling centers in the county. The nearest one is just South of the Hayes Township Hall on Hayes Tower. The sign for the Hayes Tower Recycling Center is very hard to see. Look for the large cyclone fenced yard with two gravel driveways. See our website “Amenities and Services” page for the latest Recycling Guide and maps for all the centers.

Lake Improvement-

As winter comes to a close, please be sure to understand the ice conditions before venturing out on the lake. With winter getting a late start this year, lakes throughout Michigan should be considered “not safe”. Also with the springs that were dredged, there will be more water movement in these areas, thus resulting in thinner ice conditions. Again, be safe and avoid the ice. Same goes for the containment area. This area is closed, and under no circumstance should anyone attempt to go near this area (winter or summer). Applied Geotechnical Services will be out again (June) this year to survey the lake and provide us with the results.

Roads-

Even though winter got off to a late start, we still have received our fair share of snow. Slow down and be cautious when traveling our roads, this includes snowmobiles and ATV's too. Please abide by the 25MPH max speed limit within the subdivision. Many of our residents walk the roads, and we need to make sure everybody is safe. With spring fast approaching we will do our best to keep the roads maintained during the thaw.

Submitted by Chris Speen, Lake Improvement and Roads Chairperson

Improvements:

This summer you can expect to see a new roof going onto the Office Building and a new pavilion (paid for with Campground funds) being constructed at the Campground. Internet access will be expanded.

Be sure to check out the Lake Arrowhead Nextdoor and Facebook pages for current announcements.

Something's Fishy!!

Yes, and it's Buhl Lake! Last fall the lake was stocked with Northern Michigan produced hybrid bluegills, crappies, and bait fish. The hybrids are a cross between sunfish and bluegills and grow to be quite large. These pan fish are excellent eating, so enjoy the catching and the eating! The lake also contains native bluegill, sunfish, crappie, bass and pike.



Agenda for the Membership Meeting

Any member in good standing who has a topic they would like to place before the membership must have the subject placed on the agenda which is printed in the June newsletter. Any member desiring to place a request before the members at the annual meeting on July 2, 2016, must present the request in writing and place it in the LAPOA drop box or mail to: Mary Davignon, Secretary, 7065 Arrowroot Trail, Gaylord, MI 49735. The request must be received by May 1, 2016.

Membership Meeting Procedures are spelled out clearly in our bylaws. See Articles V and VI. Please be aware that only members in good standing may participate in the meeting and cast votes. Mail-in ballots are accepted for Board of Directors positions but proxy voting is not permitted on any subject.

Application for Board of Directors 2016

In accordance with Article V, Section 6 of our by-laws, the application for nomination to the Board of Directors has been made a part of this newsletter. This year there are five, board of director positions available for terms of three years. Article VII, Section 12b of our bylaws calls for meetings to be scheduled during the months of February, May, July, August, October and December. Special board meetings may also be called when necessary, and some board work is performed via internet. Board members are required by the by-laws to remain in good standing during their terms and to attend at least 50% of the board meetings each year. Nominee's name must appear as an owner on a deed of one of the lots in the Association and you must be a member in good standing to be eligible to be a board member. To be considered a member in good standing, all annual maintenance assessments and special purpose assessments must be paid in full by the specified due dates. You may nominate yourself or another member who is in good standing.

This application must be in the hands of the secretary no later than May 1, 2016.

You may drop your application in the LAPOA drop box located at the mailboxes, or mail to:
Mary Davignon, Secretary, 7065 Arrowroot Trail, Gaylord, MI 49735.

APPLICATION FOR NOMINATION

NAME OF MEMBER BEING NOMINATED:

ADDRESS _____

Phone Number _____

PERSONAL RESUME:

SIGNATURE OF MEMBER MAKING THE NOMINATION:

_____ DATE: _____