

Lake Arrowhead News

☘ **March 2017** ☘

LAPOA Board of Directors

President and Roads support:

Ron Race Jr. rracejr@aol.com

Vice President, Long-Range Planning, Technology, Website support:

Dwayne Crocker dwaynecrocker@comcast.net

Secretary, Communications, and Webmaster:

Mary Davignon mkdavignon@gmail.com

Treasurer & Collections Chairperson:

Judy Race randjrace@aol.com

Minerals: (Gas Wells) Chairperson :

Dave Johnston verndave1@hotmail.com

Building Control Chairperson:

Nelson Wheaton nitawh56@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:

Kyle Stubli kstubli80@hotmail.com

Environmental & Zoning Chairperson:

Anita Wheaton nitawh56@gmail.com

Forestry Chairperson & Social Committee 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 our website: **WEBSITE: www.lapoa.com**

LAPOA Office: 231-585-7411

Take advantage of the LAPOA drop box located on the mailbox building for payments and for correspondence to LAPOA.

**LAPOA
7065 Arrowroot Trail A-3
Gaylord, MI 49735**



Meetings and Special Events

Hayes Township Clean-up Day: June 10, 2017

The new time is from 7a.m. to 10a.m.

Board of Directors Meetings:

May 6, 2017 at 9:00 a.m. in Office Building

Annual Membership Meeting: July 1, 2017

10:00 a.m. at the Pavilion.

Board Meeting: The first meeting of 2017-2018 board will take place in the Office Building immediately after the election votes are counted.

Picnic: July 1, 2017 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 their lawn chairs.

Campground Meeting: May 27, 2017 at 10:00 in the Campground.

Campground Bottle Drive: All season long!



"Trick or Treat!"

Thank you Patti Gates and to all who pitched in to give the children a great Halloween Celebration.



LAPOA Office Management-

Years ago, Anita Wheaton began lending a helping hand to Marge Fowler, the first LAPOA Office Manager. Anita's volunteerism eventually evolved into managing the office, becoming a board member, managing the parks, and much more. Sad to say, Anita has resigned from the Office Manager position and we have had to try to find someone to fill her very capable shoes. When Judy Race prepared the contract for our new Office Manager, the list of tasks in the job description was extensive. Anita did an incredible amount of work behind the scenes, always managing to keep track of everything with efficiency and grace. Her sunny smile, broad knowledge, and professionalism will be sorely missed. On the job and off, Anita is a true friend who has always been willing to "go the extra mile" in service to our members. So when you see Anita, be sure to thank her for her generous service and wish her well as she embarks on her second retirement.☺

I have accepted the Office Manager position, and will do my best to administer the day to day details that help make Lake Arrowhead such a wonderful place. We have expanded the Office Hours, but occasionally the Office will close on Saturdays so that Larry and I can visit family downstate.

Mary Davignon

Agenda for the Membership Meeting

Any member in good standing who has a topic they would like to place before the membership at our Annual Membership Meeting must have the subject placed on the agenda. The agenda will be printed in our June newsletter. Any member desiring to place a request before the members at the annual meeting must submit a written request and place it in the LAPOA drop box or mail to: Mary Davignon, Secretary, 7065 Arrowroot Trail A-3, Gaylord, MI 49735. **The request must be received by May 1, 2017.**

NEW LAPOA OFFICE HOURS

Other than holidays, the Office is normally open:

Tuesday: 1:00 to 3:00 pm

Wednesday: 5:00 to 7:00 pm

Saturday: 9:00 to 11:00 am

If you need assistance outside of normal Office Hours, please don't hesitate to send an email, or leave a phone message.

The Al Lancaster Collection

LAPOA acquired several boxes of records that had been kept by Al Lancaster. Al was here from the beginning of the Development that was soon to become Lake Arrowhead. The documents were sorted, organized, and placed into binders for easy reading. The binders are kept in the LAPOA Office Building and members are welcome to browse through them during Office hours. Please do not remove any of the binders or their contents from the building.

In addition to the Al Lancaster Collection, the Office Building also has a lending shelf that is filled with family-friendly books, games, and puzzles.

Medical Care-

We sometimes receive calls from members who need immediate medical care and don't know where to go. There is a walk-in clinic in Gaylord that is an affiliate of Otsego Memorial Hospital. The clinic is located at 1996 Waldon, just N of McCoy Rd. and E of S. Otsego. It is not a 24 hour facility. Copy and paste this website for hours and services:

<http://www.myomh.org/medcare-walk-in-clinic>.

For more serious issues, an Emergency Room is located at Otsego Memorial Hospital, 825 N Center Avenue, in Gaylord. 911 does respond to calls from Lake Arrowhead. If possible, supply directions or meet emergency crews at the mailboxes.





Lake Arrowhead News Advertising-

LAPOA produces three Newsletters each year (March, June, and September). All three newsletters are posted on our website. The black and white June newsletter is also mailed to all our members. For \$100, local businesses may purchase an ad that will appear in the next three newsletters. Your ad will be a scanned image of your business card. To purchase an ad, please send your business card with your \$100 payment to LAPOA, 7065 Arrowroot Trail, A-3, Gaylord, MI 49735. Or you may deposit your envelope with your business card and payment in the LAPOA drop box that is located at our mailbox building. To advertise in our June newsletter, we must receive your card and payment no later than May 1, 2017. We reserve the right to refuse advertising. If you have questions, please contact Mary Davignon at mkdavignon@gmail.com.



Volunteers helped us to prepare our January mailing. Thank you to Larry Davignon, Ernest Ford, Jessica Ford, Pat Halleck, Judy Race, Ron Race, Joyce Shannon, and four year old Ernest Ford Jr. who applied the stamps. What a great group! Thank you one and all!

Pool-

No swimming for now, but it won't be long until our pool re-opens. Weather permitting; our pool is normally open the Friday before Memorial Day through Labor Day 10AM - 9PM each day.

Internet Expansion-

Cable companies choose their markets based upon U.S. census data. The data for Lake Arrowhead is skewed since so many of our members are part-timers and are not counted here. Currently Lake Arrowhead is primarily served by AVCI for DSL internet; satellite companies for TV; and Pigeon Phone Company for landlines. Many of our members do not have clear satellite signals and many would like to have the faster speeds and choices that only cable can offer. This would enable members to take classes, do research, work remotely, manage heat, locks, and home security from cell phones; download entertainment, job hunt, and more easily stay in contact with those we love. We hoped when Charter Cable installed their cable down Hayes Tower Road that we would be next on their list for cable, but so far, despite our requests, they have not expressed an interest in our community. We need to show Charter that there is a viable, concentrated market here in Lake Arrowhead where we have 305 dwellings and over 700 members. Whether using DSL or cable, Federal subsidies are available to help defray internet subscription costs for low-income households. If you are interested in having Charter Cable come into Lake Arrowhead, please write to Bill Morrand, Charter's Regional Communications Director. Email seems to be the preferred method of contact: william.morrand@charter.com

Be sure to include your Lake Arrowhead address and phone number in your email to Charter.

Trash-

The LAPOA Board of Directors has been working tirelessly to reduce our trash disposal costs. Our new security camera system has been very effective at deterring illegal dumping. It is the Association's policy to prosecute dumping by non-members. At our February meeting, our board approved the following new rule with consequences for illegal dumping by LAPAO members:

LAPAO Members or their guests that commit the violation of illegally dumping and/or littering on LAPAO Common Grounds and/or Trash Compactor shall be responsible for fines and penalties as identified herein. Members shall be solely responsible for any violation of the Association's Rules or Bylaws as if they committed the violation themselves.

Illegal Dumping and/or littering shall be investigated by the LAPOA designee(s). The LAPOA Board Officers must approve by majority concurrence one of the following actions defined below:

- First violation = Violation Warning Letter shall be issued to the member responsible. Note: LAPOA Officers may immediately escalate to a Fine and/or referring to Law Enforcement for egregious dumping / littering or failure to correct / cleanup as determined in the sole discretion of the LAPOA designee(s) charged with investigating such violations.

- Second offense within a three-year timeframe = \$250.00 violation fine shall be levied against the member responsible.

- Third offense within a three-year time frame = Violation shall be referred to Law Enforcement.



THE HAYES TOWNSHIP CLEAN UP DAY IS JUNE 10, 2017. FROM 7 AM TO 10 AM.

Please note the new time!

Location: Arrow Sanitation: 254 Little League Drive, Gaylord. 989-732-4243.

No hazardous materials, refrigerators, freezers, or air conditioners. Bring proof of residency or Hayes Township property ownership.

Lake Containment Area-

Please stay out of this area, as it is deemed unsafe and closed. Under no circumstances be near or around this water from our dredging project, as it is very dangerous. Thank you for your cooperation.

Roads-

-As winter comes to a close, and spring is on the horizon, please be patient with the conditions of our roads. Continue to obey the speed limits – this applies for all vehicles: cars, snowmobiles, and other ATV equipment. Use caution, as many of us use the roads for walking, running, etc. – please stay alert. As the thaw proceeds, the road quality subsides. Unfortunately, we cannot make repairs until they are dry enough for our equipment.

-Exciting news! It appears that we will be purchasing a new tractor soon. This new tractor will be larger, and will allow us to manage road maintenance better and more efficiently. Updates will come in the spring. Also in the spring, we will be hiring a local contractor with big equipment to reshape our roads.

-Chris Speen,

Lake Improvement, and Roads and Maintenance
Chairperson

Community News-

Current LAPOA information updates and postings by members, can be found on our LAPOA Facebook and Nextdoor pages. Nextdoor now has over 160 members who are members or residents of Lake Arrowhead! To join, go to Nextdoor.com and register using your Lake Arrowhead address.

County-owned Lots For Sale-

LAPAO Members who are current on their taxes and LAPOA assessments are being given the opportunity to purchase some Otsego county-owned lots at a greatly reduced price. These are properties that did not sell at county auction. They are being sold via quit claim deed and there are no back taxes or Association fees due. To purchase such a lot in Lake Arrowhead, please contact the Otsego County Treasurer at 989-731-7560.

Pets-

Please make sure that your pets are vaccinated, licensed, and confined as required by law. Loose dogs are in danger and may pose a danger to others. Oh, and please be sure to clean up after them too!



From the Financial Committee:

Budget: The 2016-2017 fiscal year has had its challenges due to a few major unexpected expenses. Over the summer we had a storm that caused a lot of damage to our roads and drainage that required us to hire an outside company to assist with the repairs. In the fall, we had a major repair to our tractor, and then just before the end of the year, the transmission needed to be replaced in our truck. Combined, these repairs were \$24,000 in excess of our normal operating budget. Fortunately, this year the Collection Committee was very successful in collecting past due assessments from 2015-2016 and prior budget years, which was approximately \$20,000 more than we had budgeted for income from past due collections.

-Through January, over 84% of assessments have been paid for the current budget year. With a month to go, by the end of the 2016-2017 budget year, we will hopefully match or exceed our last year collected assessments of 87%.

-The Campground again had a very good year, thanks to so many daily and annual campers. This enabled the Campground to build a pavilion for the campers to use.

Billing: March 1st is the beginning of the Association's fiscal year, therefore the 2017-2018 assessment bills will be mailed out the first week of March and are **due upon receipt**. Regular assessments increase 3% each year. All primary lots will also be billed \$71 for the reserve fund. To avoid late charges, 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 (each lot) with an unpaid balance. Please include your lot number(s) on your check to ensure proper crediting. Payments can be mailed or dropped in the LAPOA drop box on the mail house building. Your assessments may be paid by credit card (an additional 3% fee is charged on all credit card payments to cover the bank fees to process credit card transactions) by clicking on the "Make a Payment" tab on the www.lapoa.com website.

Collections: We continue with our practice of filing small claims for unpaid association assessments and have been awarded judgments on all cases that went before the judge. Most members pay in full or make payment arrangements prior to going to court. Quarterly we 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, LAPOA Treasurer

From our President:

Hello all,

We have a very busy board of directors working hard to make the best decisions for the future of Lake Arrowhead and our members. With that being said, the board will have five openings that need to be filled at the annual meeting in July. If you or someone you know is forward- thinking, can put the associations interests first while following the By-laws, and you are interested in continuing to make LAPOA a great place to live and vacation; I would encourage you to run for the board of directors. You DO NOT need to live in Lake Arrowhead full time. If being on the board isn't for you, but you have great ideas, I would encourage you to attend some or all of the board meetings and let your voice be heard. All members are welcome to attend board meetings, but only members in good standing may address the board at meetings. Thank you to the many members who attend the meetings and provide support for our community.

On a side note I would like to thank all of you for being cautious and patient while we worked on resolving the plow truck issues. I know it was a long process but your board is in the process of putting together a plan so hopefully we will not have to experience that type of situation again. Think Spring! ☺

- Ron Race Jr.

LAPOA President





Campground-

It won't be long until camping season and summer fun begin. Information about our Campground can be found on the "Amenities and Services" page of our website: www.lapoa.com. Please be aware that all assessments including 2017 membership dues must be paid before you will be allowed to reserve a campsite.

It's always fun when Grandpa is in charge, but sometimes.....



Aiden Race



Ryan Race

Grandpa gets into trouble!



Who's ready for Summer?

Application for Board of Directors 2017

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 email. 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. 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, 2017.

You may drop your application in the LAPOA drop box located at the mailboxes, or mail to:
Mary Davignon, Secretary, 7065 Arrowroot Trail A-3, Gaylord, MI 49735.

APPLICATION FOR NOMINATION

NAME OF MEMBER BEING NOMINATED:

ADDRESS _____

Phone Number _____

Please introduce the nominee and tell us why that nominee would be good representative on the board:

SIGNATURE OF MEMBER MAKING THE NOMINATION:

_____ DATE: _____


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