

Lake Arrowhead News

September 2021

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Ron Race Sr.

**Technology Chairperson; Communications, Parks,
and Social Committee support:**

Katie Warner

Contact entire board by emailing: board@lapoa.com.

Contact information for individual board members can be found on the "Contact Information" page of our website. **WEBSITE: www.lapoa.com**

Our improved website is easier to navigate and has lots of useful information. You can even make credit card payments.

For your convenience, LAPOA has a drop box located beside the door on the mailbox building for payments and for correspondence to LAPOA.



Fun in the sun on July 4th

***Upcoming Social Events (See page 5 for more!)**

September 5, 2021 - Hillbilly Ride and Ice Cream Social

October 23, 2021 - Halloween Festival

October 30, 2021 - Fall Clean Up

December 18, 2021 - Winter Solstice Tree Lighting

February 19, 2022 – Chili Cook-off

Board of Directors Meetings

September 4, 2021 at 9:00 a.m.: Special meeting re:

Otsego County combining lots practices, and AmeriGas propane pricing.

October 2, 2021 at 9:00 a.m.

December 4, 2021 at 9:00 a.m.

February 5, 2022 at 9:00 a.m.

May 7, 2022 at 9:00 a.m.

Board meetings are held in Lancaster Hall.

Campground Meeting: May 28, 2022 at 11:00 a.m. in the Campground

Annual Membership Meeting: July 2, 2022 at 10:00 a.m. at the Pavilion

Annual Picnic: July 2, 2022 at 2:00 p.m. at the Pavilion

**Details and/or changes on events will be posted on our website, Mailbox Building, and Nextdoor & Facebook as information becomes available. We encourage our members to join Nextdoor, or follow us on Facebook to keep up with all the LAPOA news.*

LAPOA

7065 Arrowroot Trail

Gaylord, MI 49735

Email to Office Staff: LAPOAoffice@gmail.com

LAPOA Office: 231-585-7411

Office Hours:

Tuesday 1:00-4:00 PM

Wednesday 5:00-7:00 PM

Thursday 1:00-4:00 PM

Saturday: 9:00-Noon

FINANCIAL REPORT

Budget: To date, over 91% of our members have paid their 2021-2022 regular assessments, which is 2% increase over this same time last year. In following some of our neighboring Homeowners Associations, our collection rates are well above those of our neighbors. We are very fortunate that the majority of our owners realize the importance of paying their annual assessments so that we can maintain our beautiful association lands and amenities. We are almost half-way through the 2021-2022 fiscal year and because of the excessive rains we have had this summer, we have spent a large amount of our annual roads budget on repairing the roads. The new compactor has helped us by allowing more tonnage per removal. Gas wells continue to generate a small amount of income. Right now, most other budget items are on track. Hopefully we will have a mild winter, and our equipment will continue to operate without any major repairs.

Increase for 2022: Thankfully the membership approved an annual assessment increase beginning in 2022. This will allow us to maintain and improve our amenities, provide dust control by returning to adding brine to our roads several times a year and keep up with rising costs of utilities, trash removal, and material to maintain our roads, in addition to giving an increase to our contractors that have not seen an increase in over 7 years. This annual increase will also allow additional funds to create and implement a long-range plan to improve the drainage on our sand roads. A Big Thank You to our members for seeing the value of our amenities in Lake Arrowhead and approving this much need increase.

Worth repeating-The Reserve Fund *What will \$71 buy? 5 years after we began collecting \$71 annually from all primary lots, here is a list of what the Reserve Fund has paid for: Repair and resurface the pool with commercial grade quartz, replaced the pool heater, replaced leaking roofs on the pavilion, the pool house & the office, purchased the heavy duty Mahindra tractor, replaced the (old and beyond repair) trash compactor with a new more efficient model, added a drive through compactor structure, installed security cameras, and added 35 mailboxes and 10 additional parcel boxes. Without our reserve fund, we would have lost amenities and/or have had several special assessments. With all these accomplishments, we still had approximately \$90,000 in the reserve fund after 5 years.* This year, the reserve fund allowed for improvements to one of our amenities, a much-needed campground electrical upgrade and the addition of 6 sites. With the electrical upgrade, the annual camping fees were increased. The additional sites were immediately filled from our lengthy wait list. The additional sites and the increase will allow the funds used for the upgrade to be returned to the reserve fund over the next several years. This campground electrical upgrade project is part of a long-term plan to expand the campground even further after the funds are returned to

the reserve fund. Once the Campground has been expanded, some of the additional income generated from this addition will then flow to the Association operating budget to supplement the annual assessments. This long-term electrical upgrade and campground expansion plan is a win-win for everyone, upgraded electricity for the LAPOA owners who use the campground, additional campground sites to accommodate our waitlist and down the road more income generated to flow into the Association operating budget.

Collections: COVID had stopped our court actions for a while, but we are now back filing cases and court is now held over Zoom. We have placed several liens this year, which prompted some owners to pay their past due assessments prior to our filing a small claim. All collection fees, including court costs and the costs of placing and releasing liens, is charged to the property owner. As a reminder, any member with a past due balance should reach out to the office to work out a plan for payment before a lien is placed on your property or a claim filed in small claims court.

-Submitted by Judy Race, Treasurer

Roads, Ground, & Equipment



As we know, the original developers did us no favors by not engineering the roads to any kind of municipal standards. In fact, many of our roads include the name "trail" for good reason. Most are below side grade with no ditches or means of relieving the water. We have been working on a long-range plan that will substantially help correct what we have inherited.

Our caretaker is wonderful. So far this summer we've encountered record rains. Three times we had back-to-back days of horrendous rain. Our man Tim would get the roads safely passable, and then that night another bout of flooding rain would hit, leaving us with 3' & 4' washouts. Twice we had equipment breakdown, but he got us safely through it.

Please help all your neighbors out by slowing down with your vehicles, and use the many miles of trails through the woods for your ORVs and Motorcycles.

-Ron Race – Roads Chairperson

Community Pride Abounds!



Our gardens are planted and maintained by our Beautification Committee led by Alice Kennedy. Leslie and Nicki Burroughs have helped keep the gardens watered this summer.



Volunteers came out on May 29th to help re-set stone and spread mulch in the Association gardens at our entry, our pool, and at Lancaster Hall. Wayne at T&W Landscaping donated the mulch. Thank you to all who contributed and worked so hard that day. The gardens are lovely!



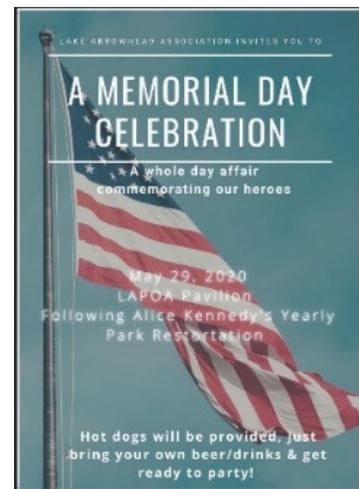
Pickleball Anyone? Carolyn Wright and Donna Young striped the basketball court so that it can also be used for Pickleball by all our members. They even gave lessons for those new to the game. Carolyn and Donna donated the equipment and Ron Race built a storage box to house it. This is the Pickleball Court & players on day one.



These are just some of the many members who donated a few hours of their time and removed junk and litter from our roads and parks last spring. We finished quickly and enjoyed donated food and refreshments. Thank you all!



Many of us support the Beautification Committee and exhibit our community pride by wearing LAPOA t-shirts. Here Dave & Sue Ransom are seen showing off Daves' handiwork and expressing their pride in our community.



To celebrate Memorial Day and to remember those who sacrificed so much for our nation, Kaycie, Leslie, and Nicki Burroughs planted American flags at homes throughout the Association. They also provided hot dogs, drinks, and fellowship at the pavilion throughout the afternoon. It was great day to meet our neighbors.

We don't always catch our members in photos as they pitch in to improve our neighborhood. We do notice, and we thank all of you who contribute to making this a great community in which to live and vacation.

Special thanks to:

- Tom Harden for cleaning up our lake as he paddles about on his paddle board or kayak. Tom also worked with Ron Race and the two men rescued a fish-hooked loon last summer. Not an easy task!
- Larry Davignon who changes our Fire Danger sign.
- Diana Sanom for organizing our community-wide garage sales.
- Ben Chudzinski who is always ready to help Tim by making a special tool, welding, or helping with repairs.
- Members who shared fireworks for all to enjoy on July 4th weekend.
- Alice Kennedy and Fango for organizing, shopping and cooking for our annual picnic.
- Jim Sinatra for helping Magdalena at the office by shredding, keeping the decks at the office blown off and shoveled, (they also scrubbed the carpet); and helping monitor the AED in the winter so it doesn't get too cold.
- The family of Nelson Wheaton for memorial donations for park improvement that paid for new park benches.
- Mike Tripp for donating his time to frame and do the cement work for the new park benches.
- Ryan and Aaiden Race for helping their grandpa in the parks by spreading mulch, creating a walkway etc.
- Thanks also to our Board of Directors and Contractors who work behind the scenes and consistently go above and beyond the call of duty to help our members and to enhance our community. Your generosity is much appreciated.



Katie Warner, Phil Sandberg and family built an ice rink by the park on Pueblo for all of our members to enjoy. Here the rink is being kept clear as a little one learns to skate. Thank you family for all your hard work!



Rob Weaver, one of our seasonal campers, graciously contributed his pig roaster and many hours of his own time cooking the pig for the Campground Pig Roast.



Many hours were spent by Cindy Smith our campground manager who organized, decorated, and set up for the event.

CAMPGROUND

All the new seasonal campers are settling in and enjoying the new upgrades to the electrical system. The six new sites have been a welcome addition. The daily campers also love the upgraded electrical and water. We had a very successful pig roast on July 4th with the most campers ever attending; enjoying the food and the beautiful weather.

The campground continues to be busy and there have been several family reunions and get-togethers this season. We are expecting a busy Labor Day weekend and another possible pig roast for the campers.

One reminder: When seasonal campers sell their Lake Arrowhead properties and are no longer members in good standing, they must remove their camper and vacate the campsite they are leasing. No refunds are given. We have a waiting list for permanent campers and the next person on the list will be offered a seasonal site.

Our Campground speed limit is 5 MPH.



Our pool was enjoyed throughout the summer.

About Dead Trees

The good news is that water levels have begun to subside. The bad news is that several years of extremely high water have caused many large and small trees by our lakes to die. ***It is the property owners' responsibility to have their dead trees taken down and removed.*** Lake Arrowhead Property Owners Association has many lake-side parks with many large dead trees. Jeff Kennedy (Fango) and helpers will be marking trees in the LAPOA parks that are in most need of attention. The Association will be taking bids to have them removed beginning this winter. Homeowners with dead trees may do well to negotiate tree removal at their own expense to be done when our park trees are being removed. Cut trees may not be left on the ice or burned on the ice.

Safety on our Lakes and Roads

For everyone's safety, please obey our Association rules and laws regarding Michigan boating regulations, and Michigan recreational vehicle regulations. Be sure your family members and guests obey them too. All are posted to our website and **our Lake Rules are posted at the boat launch.** During the summer a few jet skis and boats were traveling in the wrong direction and/or too fast near shore and in the marked "No Wake" zones. ***We also observed many young children driving golf carts or ATVs without supervision. There are special rules regarding children on such vehicles. For everyone's safety, please obey the law.***



This photo of a fawn along Beechnut Trail was taken by member Victoria Moore in May.

Docks

Association Docks: The Boat Launch Dock is normally scheduled to be installed as soon as the ice has melted (no later than May 1st) and is to be removed after Oct 15th. Other docks are scheduled to be installed by May 15th and removed after Sept 15th.

Members' Docks: Members are required to remove their docks at the end of the boating season. Some members have removed their submerged docks but there are a few left that must be removed. Submerged docks can be a hazard for boats and protruding poles are a potential hazard to snowmobilers.

The Social Committee is in full Effect!

After a long year of cancelled social events, the LAPOA social committee is working to put you back in the neighboring mood! We started off with our local ice cream truck visiting the pavilion area on a Saturday afternoon. Next up - bringing back the hillbilly ORV ride this Labor Day weekend followed by a hand dipped Moomers ice cream social. Around the corner is the ever so popular Halloween Festival – which we are working to make even better this year – followed by a fall community cleanup to prep for snowfall. Stay tuned for more details. On the horizon – fundraising with some new LA swag- Koozies and Hats. Do you have an idea or want to be involved in our committee? Drop us a line at nicoleb@lapoa.com.



About Pets

This summer we received several complaints of loose dogs threatening people who are out for walks in our neighborhood; as well as two reports of people being bitten by loose dogs. Dog fights can easily start when the advances of friendly dogs aren't welcome. We should all be able to walk or run throughout the neighborhood without fear of loose dogs. Our rules state: ***"It is unlawful to permit any domestic animal to run at large or to disturb the peace of the neighborhood. Owners are required to clean up their animal's waste."*** We are also noticing that some of these animals do not have collars and tags. Otsego County requires dogs to be vaccinated, licensed, and controlled. Complaints regarding potentially dangerous animals may be directed to Animal Control in Gaylord at 989-732-6494.

Forestry Update

During the August 7, 2021 LAPOA board meeting the board approved the 20-year forestry plan presented by Martell Forestry on May 1, 2021.

The recommended harvest is classified as a "SELECT CUT". They feel this is the best way to manage the forest in a sustainable manner for timber production and forest health. The first harvest is planned for the 2021-2022 winter. Please use extra caution when riding the trails during this time.

-Carolyn Wright, Forestry Chairperson

Lake Arrowhead Pickleball

Our new Pickleball court is open to everyone and we have 4 paddles for you to use. If you are not sure how to play the game you will find the Pickleball rules posted next to the court or you can YouTube it and watch a video before playing.

Pickleball is often described as a mix of racquetball, ping pong and tennis. The court size is roughly one-third of a tennis court, and players use graphite paddles with no strings to hit a plastic ball – that resembles a wiffle ball – over the net. The game is geared toward doubles and the compact court size requires quick reflexes.

Most recently, Pickleball has been referred to as the fastest-growing sport nobody has heard of. Last year, there were an estimated 4.2 million players in the United States, reflecting a 21% increase over 2019.

What's the appeal? It's fun, social and friendly, according to the [USA Pickleball Association](#). The rules are simple, so the game is easy to learn for beginners but can develop into a fast-paced, competitive sport for experienced players.

We hope to see you on the court.

- Submitted by Carolyn Wright

Winter Parking

Parking is not allowed on our roads or in the Fire Lane at any time. Sometimes in winter our members or guests find their usual parking spots filled with snow. There are limited amounts of short-term parking available in designated areas by the Maintenance Garage and by Lancaster Hall. Vehicles must not block access to the Maintenance Garage or access to our sand/gravel. No trailers by Lancaster Hall please. ***Vehicles/trailers that interfere with the Fire Lane or maintenance of our roads will be towed at owner's expense.***



Please do not blow or rake leaves into the road. They clump under the truck and interfere with grading.

Trash

Thank you to all our members who help us to keep our dumping costs down by recycling on a regular basis. There are several recycling centers in Otsego County; the closest is on Hayes Tower Rd just south of the Township Hall. Look for the cyclone fence and two driveways.

Instances of illegal dumping have gone down significantly with the help of our security cameras, reporting by members, and regular monitoring. Sad to say, we still have some members who leave items outside of our dumpster or place prohibited items inside the compactor. Dealing with these violations is time-consuming and should not be necessary.

Our compactor is for ordinary household garbage only. The board of directors will soon consider increasing the penalties for illegal dumping by members. After all, it is posted:



A hose and water supply has been installed in the trash compactor building for easy clean-up of any accidental messes. Please be respectful and clean up your own spills and trash that may have been dropped. The water will be turned off in the winter to prevent freezing.



Taking Care of Business

Please notify the LAPOA Office if you are purchasing property in Lake Arrowhead. We would like to welcome new members to the Association and provide you with a Welcome Packet. For all property purchases, we need proof of purchase to set up your LAPOA accounts. Proof of purchase is normally a copy of the registered deed. In the past year, the Registrar of Deeds has been behind in processing documents so in lieu of the registered deed, we will also accept an unregistered deed and a copy of the cash register receipt issued when the deed was registered. New owners are also asked to provide their current mailing address, phone number, and email address. Existing members are asked to keep us up to date with that information.

Plan Ahead

On March 1st of each year statements are sent out to each member's last known mailing address. You will receive a statement for each lot that you own in Lake Arrowhead. Payment is expected upon receipt. Payments must be received by us by June 15th. On June 16th, in accordance with our bylaws, a \$50/lot late fee is added to accounts whose assessments are not paid.

At our July Annual Membership Meeting, after a detailed financial review by our Treasurer, our members voted to approve an increase in our dues. *In March 2022, First/Primary Lots will increase to \$275 for 2022-2023 which includes the 2022 3% annual increase. The additional reserve fund on primary lots will remain at \$71 per year. Second/Additional Lots will increase to \$100 for 2022-2023 which includes the 2022 3% annual increase.*

About Mailboxes

Mailboxes may be leased by full-time residents of Lake Arrowhead. A mailbox application can be downloaded from our website or obtained from the Office. If you sell your Lake Arrowhead home, please return the mailbox keys to the Office and provide your new mailing address. If you are owed a key deposit refund, it will be mailed to you. Do not pass keys on to the next tenant or homeowner. Each person utilizing the mailboxes is required to lease their own mailbox. Our low, one-time fee that each mailbox lessee pays helps to defray the maintenance costs of the mailboxes and the mailbox building.

Mailboxes and parcel boxes fill quickly especially in the weeks leading up to the holidays. Please pick up your mail daily so that parcel boxes are available for more packages. When mail piles up in your box, parcel keys sometime get "lost" amongst the layers of mail. Also, look carefully in your box for parcel keys. They may be deep in the box.

Social Media Sites (Nextdoor & Facebook)

LAPOA has community standards regarding media activity. The purposes of LAPOA media sites are for community building; and for sharing community news, events, recommendations, safety bulletins, lost and found, etc.

LAPOA Media sites are NOT to be used for personal attacks, complaints, negative personal opinions, or other comments that could be detrimental to the Lake Arrowhead community.

Complaints should properly be funneled through the LAPOA Office, or if time sensitive, to the appropriate LAPOA Board Member.

-LAPOA Board of Directors



Bus Stop Safety and Warming Room

Be sure to come to a complete stop whenever a school bus has its flashers on while picking up or dropping off children. You must wait until the flashers are off before proceeding.

There is a heated waiting room in the Maintenance Building where children can wait for the school bus or parents can utilize while waiting for children to return. It even has Wi-Fi.



Photo by Sue Ransom





Leslie Burroughs
Sales Associate
989-614-1114
lburroughs22@gmail.com

Berkshire Hathaway
100 W. First St. Gaylord, MI, 49735
989-732-9555
Real Estate Sales TEAM!

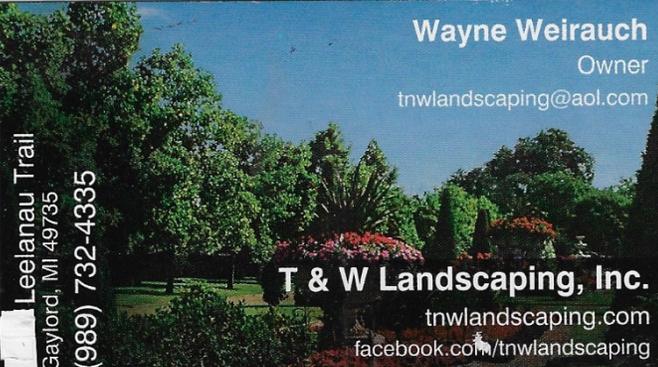


Nancy Jacob
Associate Broker
989-614-3327
nancyjacob@gmail.com

Travel Consultant, Owner
Loreen Haynes
Loreen@breakawaycruiseandtravel.com



616-308-6421
www.breakawaycruiseandtravel.com



Wayne Weirauch
Owner
tnwlandscaping@aol.com

Leelanau Trail
Gaylord, MI 49735
(989) 732-4335

T & W Landscaping, Inc.
tnwlandscaping.com
facebook.com/tnwlandscaping



Mike Foth
Branch Manager
mfoth@bellforklift.com
Cell: 989-397-5951

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Paul Cutting
Licensed Agent
pcutting@trustshieldins.com

452 N. Grand Street
P.O. Box 699
Schoolcraft, MI 49087
trustshieldinsurance.com
(269) 679-4918 office
(800) 261-4918 toll free
(269) 679-2306 fax

Newsletter Advertising

Advertising helps to defray the costs associated with printing and mailing our June newsletter. Our newsletters come out each year in September, March, and June. All three newsletters are posted on our website. See www.lapoa.com. Only the June newsletter is printed and mailed to our members. **If you would like to advertise your business in the Lake Arrowhead News, please submit your business card and a check made out to LAPOA for \$100.** Your card will be scanned and included in our newsletters for one year. **All advertising requests must be received by February 15, 2022 to be placed in the March 2022 newsletter.** Please place your envelope with your business card and your \$100 check in the LAPOA drop-box at the LAPOA Mailbox building or mail to:

LAPOA
7065 Arrowroot Trail
Gaylord, MI 49735
Questions should be directed to maryd@lapoa.com

