

LAKE ARROWHEAD NEWS—SEPT 2024

Upcoming LA Events

Board Meetings

October 5, 2024 at 8:00 AM

December 7, 2024 at 8:00 AM

February 1, 2025 at 8:00 AM

May 3, 2025 at 8:00 AM

* all meetings held in Lancaster Hall & via Zoom

Campground Meeting

May 24, 2025 at 11:00 AM in the Campground

Annual Membership Meeting

July 5, 2025 at 10:00 AM at the Pavilion



LAPOA Office: 231-585-7411

7065 Arrowroot Trail

Gaylord, MI 49735

www.lapoa.com

Office Hours:

Tuesday 1:00-4:00 PM

Wednesday 5:00-7:00 PM

Thursday 1:00-4:00 PM

Saturday: 9:00-11:00 AM

Email to Staff:

LAPOAoffice@gmail.com

LAPOA drop box is located on the East end of the mailbox building for payments and correspondence. Contact information for individual board members can be found on the LAPOA [Contact Page](#).



LAKE ARROWHEAD
PRIVATE COMMUNITY

Board of Directors:

President; Building Maintenance Chair; Campground Chair

Paul Cutting

Vice President; Communications Chair; Resolution Committee Chair

Tracey Duty

Secretary

Cyn Huyghe

Treasurer; Collections Committee Chair; Personnel Chair

Judy Race

Environment & Zoning Chair; Parliamentary, Bylaws & History Support; Real Estate Chair

Dana Stubli

Pool Chair; Minerals/Gas Wells Chair; Resolution Committee

Dave Johnston

Parks, Recreation, Lakes & Safety Chair; Pools Support

Katie Swank

Roads, Ground & Equipment Chair; Parliamentary, Bylaws, History Chair; Forestry Chair; Personnel Support

Dan Burroughs

Social Activities Chair

Patti Brown

Newsletter Chair; Parks, Recreation, Lakes and Safety Support; Technology Committee

Dawanna Cron

Long Range Planning Chair; Campground Support

Gary Smith

Building Control Chair; Technology Committee; Resolution Committee

Tiffany Race

Website Chair; Parks, Recreation, Lakes and Safety Support; Personnel Support; Resolution Committee

Katie Warner

Long Range Planning Support; Resolution Committee

Lori Lancaster

2024-2025 SOCIAL COMMITTEE

Here it is officially the end of summer. Vacations are over. Kids are back in school. Fall is truly just weeks away. We are all looking forward to Halloween with Trick or Treaters and their excitement for all that candy they will get. **This year's Halloween event will be Saturday Oct. 26th, 5pm until we are all exhausted from a great evening. It will be at Anita's Park, the pavilion, and Lancaster Hall.** We hope you will join us and participate with decorating your vehicle's trunk and passing out candy to kids with their spectacular costumes. Hey adults! Dress up too please and show these kids how it's done! There will even be a prize for the best costume. So STAY TUNED to the LAPOA private FB or our LAPOA website or the upcoming sign postings throughout the trails of the community for more details.

The social committee is gearing up for future events so stay tuned for more information:

- *Christmas tree lighting celebration and festivities at Lancaster Hall, Dec. 7th (time TBA)
- *Chilli Cookoff contest and Valentine event, Feb 8th (time TBA)
- *Easter Egg Hunt and festivities at Anita's Park and Lancaster Hall, April 19th (time TBA)

Any donations of Halloween, Christmas, Valentines, and Easter decorations would be greatly appreciated. We want to expand our decorations for everyone to enjoy in our community. Keep an eye on FB for things we need donated.

WE NEED YOUR HELP!! Through Volunteering your TIME to help in the PLANNING, and SETTING UP and TAKEDOWN of these events.

OUR BUDGET IS SMALL to do all the things we would like to do for our community. So any monetary donation would be wonderful! Join us in any way you can. We would be so excited to have you be a part of these events. Bring your family, your friends, and get to know more people in our community. Contact Patti Brown through FB posting, through our website; Patti@LAPOA.com, or at 734-368-3053 for anything pertaining to the social committee and its festivities.

You can also catch Karoline, Tracey and Tammy around LAPOA.

And last we welcome ANY SUGGESTIONS YOU HAVE for more events. With your help we can make these events GREAT for our community.

NEEDED FOR THE FALL FESTIVAL

- ⇒ Hay Wagons and Drivers for Parade around Lake
- ⇒ Volunteers needed to help during the event
- ⇒ Monetary and Supply donations needed

Contact Patti and the Social Committee on the LAPOA Facebook page



Patti Brown, chair person
Tracey Duty, support
Karoline Kinjorski, support
Tammy Benoit, support



FROM THE TREASURER...

Current Budget: We are currently about half-way through the 2024-2025 budget year and have been able to stay within budget, we have not had any unexpected expenses. We have collected 90% of billed assessments ytd which is on track with recent years. We currently have \$125,000 in our Association Operating budget, which includes \$30,000 for the annual road improvement project. Our campground has \$8,000 in the Operating budget. Our reserve fund is currently \$168,000. The reserve funds are held in a CD and money market while we await the delivery of our new truck which is expected this winter. The balance owing to the truck purchase is approx. \$120,000. The equipment for the truck has been prepaid. It is always exciting to see the benefits of our reserve fund collections. We are able to pay for this new truck and all equipment with our reserve fund (no loans or special assessment). The next major project to focus on will be the resurfacing/replacement of Arapahoe.

Gas Well income: We no longer allocate the gas well income in our annual operating budget. It is very unpredictable, some years the income is much better than others. Last year we received \$8,800 from our gas wells and the board allocated those funds to create a new pickleball court. Pickleball Courts typically cost much more than that, but much of the work was done with volunteer labor by LAPOA members.

Trash removal expense: Our third highest expense behind the roads and payroll is trash removal. Each time the compactor container is picked up, the cost is over \$1000. We were recently able to negotiate a new contract that will save us about \$200 per container pick up. Even as we grow and have more people in our community, our trash tonnage continues to decrease. This is great! We as a community have all contributed. Between controlling illegal dumping and more and more owners recycling, we have decreased the number of trash container picks up each year over the last

few years. In 2021 we had twenty-one pickups, 2022 we had nineteen pick up and last year we had eighteen pickups. If you don't currently recycle, it is a great time to start. The recycle center is conveniently located on Hayes Tower just before M-32. We all appreciate the help from our LAPOA community neighbors to control illegal dumping. If you see anyone that looks like they might not be a LAPOA member, quite often an unfamiliar vehicle with excessive amounts of trash, please note the date, time and vehicle description and leave a message on the office phone (231-585-7411) or send an email LAPOAoffice@gmail.com with the information. We will have the video reviewed and investigate to see if it was an owner. If it was not an owner, we will contact the police to make an illegal dumping complaint. The trash compactor is only to be used by LAPOA members in good standing and only for household garbage (list of unacceptable items is in the compactor building). Thank you everyone for helping control trash removal costs!

Collection Committee: Our collection committee consists of three members. We have been short one member for the last year, and another resigned at the beginning of this year. Handling collections in-house is a lot of work, but it saves us all a lot of legal fees and expenses. I am happy to say that we recently added two new board members to our Collection Committee. We continue with our program of filing small claims, working with mediators, and attending court, for unpaid LAPOA dues, and also placing liens when appropriate. All members with past due LAPOA dues are posted on the window at Lancaster Hall. If you are behind in paying your LAPOA dues, please contact the office. If you are unable to pay in full, we can work out a payment plan. We much prefer to set up a payment plan vs court. We count on these dues to create a budget and pay our LAPOA expenses. If anyone does not do their part and pay their annual dues, it causes hardship on the entire community.

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The Parks Committee has had a lot of interest in cleaning up and restoring the old volleyball court in Anita's Park. We have had new volleyball nets donated for the project. The guys in the maintenance department have come out and gotten the project started by clearing away the brush and debris that had taken over the space (see picture above). We will continue working to get it ready for use in the Spring of 2025.

We have also had several requests to clean up the old ball diamond located off of Arapahoe. We will be gauging interest and looking into the possibilities in reclaiming our Field of Dreams and are interested in your input. Please contact Katie Swank at KatieS@LAPOA.com to express interest in helping with the project.



We also have plans to spruce up the various parks around the Association. We hope to work with the Beautification Committee and the Social Committee on some joint ideas to make LAPOA an even prettier place to live, play and socialize. Stay tuned for ideas on how you and your family and friends can take part in!!

Katie Swank, Chair
 Katie Warner, Support
 Dawnna Cron, Support



SCHOOL IS BACK IN SESSION

The Lake Arrowhead Community has one bus stop for kids heading off to school. It is located in front of the maintenance building. There is a heated waiting room in the maintenance building where kids can wait for the bus or parents can wait to pickup their children. There is also Wi-Fi available!

Morning pickup is between 7-7:15 am and afternoon drop off is between 3:35-3:50 pm. Please use extra caution during these times. The bus travels on Arapahoe, Arenac Trails and Springay.

ROAD IMPROVEMENTS UPDATE

In 2021 our membership approved an increase in maintenance assessments. As part of the approval, the Board of Directors committed to utilizing approximately \$30,000 each year to improve our roads (trails). This commitment has certainly been beneficial to all of us as we transverse around our wonderful community.

2022

The Roads Improvement Committee researched, developed a scope of work, obtained bids, and recommended three road areas for enhancement. The Board of Directors agreed and approved to move forward with a portion of Leelanau Trail, all of Oneida Trail, and a portion of Okemos Trail.

The Board was able to find partial funding to get our children out of the mud and water at the bus stop. Proper base, build up, slope, and grading was accomplished, and a large retention pond was built. Fortunately, a member volunteered to remove the debris from building the retention area for free. This saved the Association considerable money.

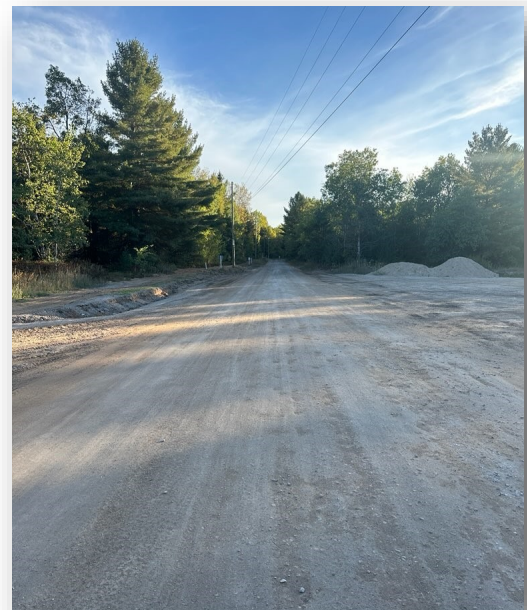
2023

The Board approved Roads Improvement enhancement of the intersection of Arrowroot & Deer Run and Arrowroot Trail from Deer Run west to Beechnut Trail.

2024

This year's project has just been completed with improving Arenac Trail from Arapahoe to Oshtemo Trail, continuing west on Oshtemo to Cochise Trail. This included building proper base, grade, material, ditching, water run off areas, and retention ponds.

Ron Race Sr. and Dan Burroughs
Roads Improvement Committee



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.***

YOUR LAPOA ACCOUNTS - PLAN AHEAD

Whenever a property is bought or sold in Lake Arrowhead, we must update/create the account for that property. Please provide us a copy of the registered deed as soon as it is available. On March 1st, annual statements are mailed or emailed to members. Payments are due upon receipt; a late fee of \$50/lot is added if payment is not received by June 15th. Note there is a 3% charge to help cover bank fees when paying with a credit card.

Current annual membership dues:

\$291.75/year for Primary lots whether improved or vacant and \$71/year for Primary lots for reserve fund.

\$106.10/year for Secondary lots.

**Additional lots with a well and septic are billed at the Primary lot rate.

You have recently purchased property in Lake Arrowhead, have recently moved, have new contact information, or would prefer email billing, kindly complete and return the [LAPOA Contact Information Form](#), also available in the office. We still lack valid phone numbers or email addresses for many of our members. This information can be very helpful to have, especially in an emergency situation - we would be more than happy to add it to your accounts.




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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](#). 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. **Advertising requests must be received by February 15, 2025 to be placed in the March 2025 newsletter..** Questions should be directed to dawnnac@lapoa.com. Please place your envelope with your business card and your \$100 check in the LAPOA drop-box or mail to the office.

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