

LAKE ARROWHEAD NEWS—SEPT 2025



LAKE ARROWHEAD PRIVATE COMMUNITY

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](#).

Contact the board by email: board@lapoa.com

2025 Board Election Results

Cindy Smith-139

Rachel Wheaton-138

Karoline Kinjorski-137

Troy Gahm-128

Dave Johnston-99

Nicole Burroughs-59

Phil Sandberg-57

Board of Directors:

President; Building Maintenance Chair; Security Camera Chair

-Tracey Duty

Vice President; Pool Chair; Minerals/Gas Wells Chair; Forestry Co-Chair, Roads, Ground, & Equipment Co-Chair

-Dave Johnston

Co-Treasurer, Personnel Co-Chair, Collections Co-Chair, Deed Restrictions Chair

-Lori Lancaster

Co-Treasurer, Personnel Co-Chair, Collections Co-Chair, Newsletter Chair; Technology Chair

-Dawnna Pavelka

Secretary, Parliamentary, Bylaws, History Chair

-Cyn Huyghe

Social Activities Chair

-Patti Brown

Roads, Ground & Equipment Co-Chair; Forestry Co-Chair

-Dan Burroughs

Building Control Chair; Environment & Zoning Chair; Real Estate Chair; Resolution Committee Co-Chair

-Troy Gahm

Communications Chair, Resolution Committee Co-Chair, Website Co-Chair

-Karoline Kinjorski

Long Range Planning Chair

-Gary Smith

Parks, Lakes & Safety Chair

-Katie Swank

Website Co-Chair

-Katie Warner

Campground Chair

-Rachel Wheaton

Cindy Smith

BOARD NEWS – IMPORTANT DATE CHANGES!

Mark your calendars

At its July 5, 2025 Board Meeting the Board voted unanimously to move the Regular Board Meeting Dates to the SECOND SATURDAY in the months of August, October, December, February, and May. The Board Meeting Dates for the remainder of the year will be: October 11, December 13, February 14 and May 9.

Additionally, the Board also voted unanimously to enact a Bylaw Change to move the ANNUAL MEMBERSHIP MEETING date to the SECOND SATURDAY in July. The **Annual Membership Meeting for 2026 will be held on July 11, 2026.**

This Bylaw Change will be on the agenda at the July 11, 2026 Annual Membership Meeting for a vote of the members present. As with any Bylaw Change, if the membership does not ratify the change, then the Bylaw reverts back to its original form (wording).

Submitted by Cyn Huyghe, LAPOA Secretary

Upcoming LA Events

Board Meetings

October 11, 2025 at 8:00 AM

December 13, 2025 at 8:00 AM

February 14, 2026 at 8:00 AM

May 9, 2026 at 8:00 AM

* all meetings held in Lancaster Hall & via Zoom

Campground Meeting

May 23, 2026 at 11:00 AM in the Campground

Annual Membership Meeting

July 11, 2026 at 9:00 AM at the Pavilion

Social Committee Activities

Halloween October 18, 2025 5 PM

Christmas Tree Lighting December 13, 2025 6 PM

Chili Cook-off February 14, 2026 6 PM

2025-2026 Social Committee



Fall is upon us! The Leaves are turning. Summer clothing is slowly being stored. Time for long sleeves, long pants and jackets. The children are adjusting to new school schedules and the last of the swimming days at the pool are done.

The Labor Day weekend ended with the social committee hosting an outdoor movie night at the pavilion on a very cool evening. We had a fantastic turnout of 52 moviegoers. "The Parent Trap" movie was chosen by the members who voted on Facebook. We watched it on a donated 10ft movie screen. The concession table offered free popcorn, donated movie box candy, sodas and water. S'mores



and the Soho fire offered some warmth along with tons of blankets to cuddle in during the movie. Donations from many LA members consisted of a blanket throw, handmade earrings, t-shirts, candy, gift certificates, a tote bag with a stitched Lake Arrowhead logo, and many more contributions. Tickets were bought and a drawing promoted a winner. Thank you to all that donated for the social fund in helping us continue with events to bring our **members** together.



Our next event will be **Halloween on October 18th at 5 pm at Anita's park**. The Committee has the challenge of not disappointing our children and adults with festivities in the spirit of Halloween. The event is early this year due to the conflicts of the Social Committee in their personal lives...so do forgive us.

The calendar brings us to the Christmas Tree Lighting at Anita's Park along with a festive time in Lancaster Hall on **December 13th at 6:00 pm**. As Christmas passes, the enjoyment of the chili cookoff **February 14th at 6:00 pm** will be held at Lancaster Hall. Enter your favorite chili recipe as a 50/50 split for the most favored chili and a fundraiser for the Social Committee. We are hoping to have more movie nights outdoors, expand our annual picnic celebrating the 4th of July with a carnival theme of games, blow-up slides and of course, food, cotton candy and popcorn. Our budget is limited so all donations, monetary and volunteers, are appreciated and help us continue to plan events for all ages.

Let us know your ideas of what you would like to see for future festivities. We look forward to good times together for all ages. We thank you from the bottom of our hearts for giving in all the ways that you have.

And lastly, a huge thank you for the hard work behind the scenes of Dave Johnston and Ken Brown. We couldn't have done any of these events without you.

Connect with the social committee by contacting Patti Brown at 734-386-3053, through our website emails, notes in the drop box at the postal station or via the office. Leave your name and phone number and I will get back with you. We look forward to hearing from you.

Thank you to Don Beers for making Lake Arrowhead cornhole boards and donating them to the Social Committee!

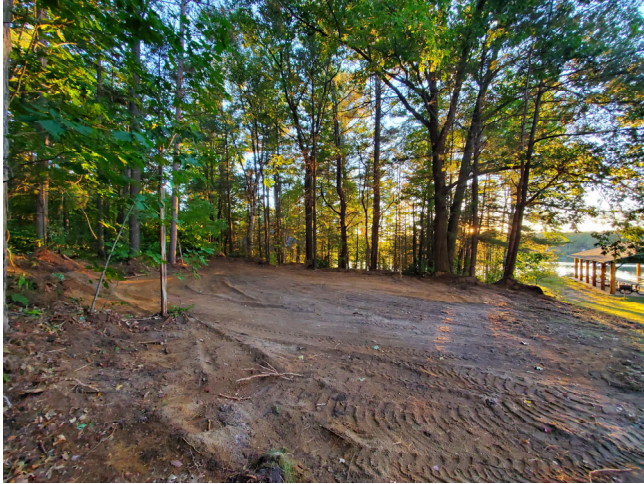


Patti Brown, Chair Veronica Johnston Karoline Kinjorski

Tammy Benoit

Tracey Duty

PARKS, LAKES, & SAFETY UPDATE



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The restoration of the volleyball court in Anita's Park is finished! With the help of LAPOA members and employees, we were able to return the volleyball court back to a useable amenity. Thank you to a generous donor for the funds to purchase tarps to cover the sand volleyball court before the leaves drop to minimize maintenance and upkeep. Also we greatly appreciate the donation of volleyball nets and a volleyball.

Tree damage cleanup from the ice storm is an ongoing project.

The ice storm debris has been chipped by Timberline and once they are finished and the chips are removed, **basic restoration of the baseball diamond will begin!**

If you have any questions regarding Parks, Lakes and Safety feel free to contact Katie Swank at katies@lapoa.com.

Katie Swank, Chair

THE FUTURE SITE OF LAPOA'S FIELD OF DREAMS



Message From the President

Here we are preparing for Fall again. I hope this finds you all well with full hearts from another beautiful but short summer at Lake Arrowhead! We've all had to spend the majority of our summer cleaning up after the ice storm, and the neighborhood is really starting to look better. The ballfield is now closed for brush drop off as they have started chipping it. I am looking forward to seeing the ballfield rejuvenation in there! Perhaps a baseball tournament next year...? We are always looking for volunteers to help with Social Events. We have Halloween coming up soon and as it's our largest event, we need lots of hands.

Please reach out to Patti if you are interested in donating or volunteering your time. We heard your requests for bigger and scarier so we are brainstorming that now! Can't wait to see what our team comes up with. I'd like to thank each and every one of you for being a part of our little oasis back in LA.

~Tracey Duty

\$\$\$\$ Propane Price \$\$\$\$

Amerigas has locked in our propane price at \$1.85 per gallon effective October 1, 2025 through September 30, 2026 which is no increase from last year!



Campground Update

This years' camping season started out rough with several campers losing their camper due to the ice storm. There was a huge amount of clean up due to the tree damage leading to the removal of over thirty trees.

The campground opened as scheduled and it has turned out to be a great summer. We held our first Halloween in July for the campers playing candy bar bingo followed with a cookout and closed the event out with fresh hot popcorn. With the unofficial ending of the summer Labor Day weekend we held another event of candy bar bingo followed by another cookout. Thank you to all of the people that volunteered to help out. Looking forward to another great camping season in 2026.

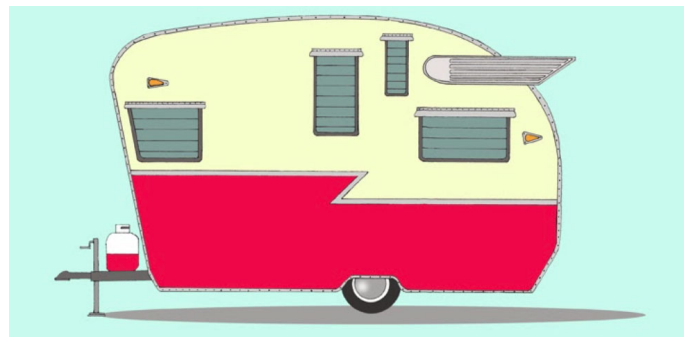
Cindy Smith, Campground caretaker



Building Maintenance

The repairs to the maintenance garage have been completed. The fencing in Anita's Park is being painted by some dedicated members. I'd like to thank Ken Brown, Brian Martin, Patti Brown and Ken Duty for volunteering their time to start getting it wrapped up. Several fences have been repaired as well.

~Tracey Duty, chair



TREASURERS UPDATE

Current Budget

What a year we have been through so far, record amounts of snow and then the ice storm hit. With that being said, we as a Board are working hard to stay within budget even though we have had some unexpected expenses this year. We are currently just over 50% through the 2025-2026 fiscal year. We have collected 95% of billed assessments so far which is comparable to recent years. This line item makes up 93.5% of our total general operating budget. Timely payment of dues is what keeps the association running smoothly.

We currently have \$115,000 remaining in our Association general operating budget, which includes \$30,000 for the annual road improvement project that was recently completed, but not yet paid, on Beechnut around Payapa and Fallen Timbers.

Our reserve fund is currently just under \$55,000 after the new truck has been paid for. At the end of the 25-26 budget year, any excess net reserves will be moved to the Reserve Fund. Looking ahead, the next major project we will need to focus on will most likely be the resurfacing/replacement of Arapahoe.

Ice Storm Recovery

As each of us had unexpected expenses due to damage from and clean-up after the ice storm, so too did the Association. We have spent over \$35,000 to date for items such as temporary dumpsters, tree removal, repair of damaged picnic tables at the boat launch and fences through the grounds, tractor repair, and repairs to Lancaster Hall roof. We also had expenses to push back the brush pile a few times as everyone worked to clear their properties and LAPOA common areas. We did receive an insurance claim payment of \$9,700 to offset the cost of tractor repairs. There may be a few more expenses as we finish cleanup before winter.

Gas Well and Forestry Income

Gas Well and Forestry income are not included as budgeted line items in our annual operating budget. They can be very unpredictable, some years the income is much higher than others. Through mid-September we have received over \$6,200 in gas well income and over \$30,000 in forestry income. If these funds aren't needed to help cover emergency expenses, they are transferred into the reserve fund to help grow the reserve fund for future projects outside the normal year to year expenses.

Collection Committee

The collection committee consists of three members. Handling collections in-house is quite an undertaking, but it saves the Association on legal fees and expenses. We are happy to say that we are operating with a full 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 will work out a payment plan. We much prefer to set up a payment plan than take a member to court. We count on these dues to create a budget and pay our LAPOA expenses. If members do not do their part and pay their annual dues, it causes hardship for the entire community.

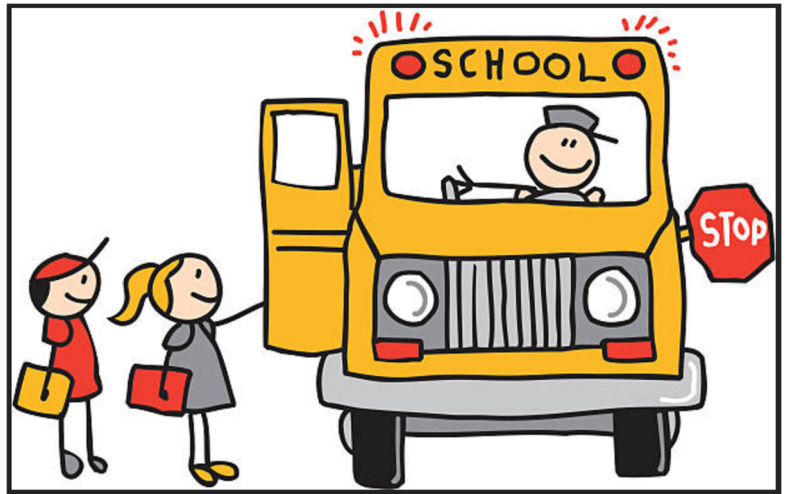


THE WHEELS ON THE BUS...

The Lake Arrowhead Community bus stop is located in front of the maintenance building.

Morning pickup is around 6:58 am and afternoon drop off is around 3:20 pm. Please use extra caution during these times. If you can use a different route during these hours, please consider doing so.

The bus travels on Arapahoe, Arenac Trails and Springgay.



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).

2023

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

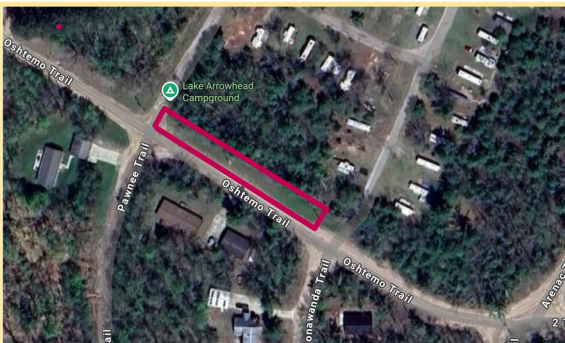
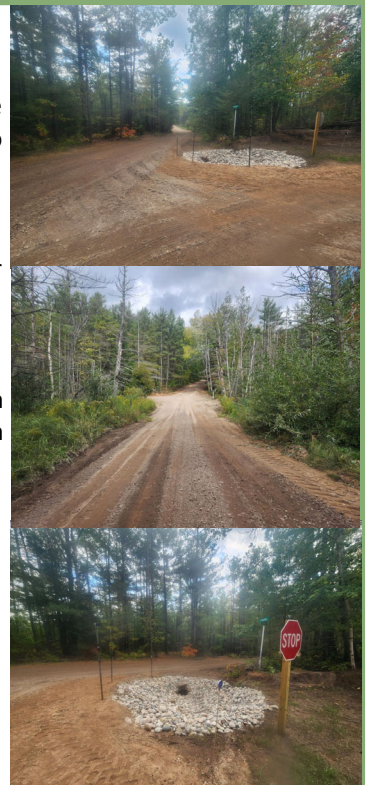
2024

The 2024 project improved 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.

2025

The 2025 project was just recently completed. Reshaping and re-pitching was done on Beechnut at Papaya and Timbers Trail to aid in diverting water runoff to prevent giant washouts as has been occurring. A culvert was installed so the water will go under the road and into the woods and not on the road.

**Dan Burroughs and Dave Johnston, Co-Chairs
Roads Improvement Committee**



New for Winter 2025-2026, overflow parking will be on Osthemo Trail in Front of the campground.

Winter Parking

Sometimes in winter our members or guests find their usual parking spots filled with snow. There is a limited amount of short-term parking available. **NO trailers by Lancaster Hall.**

NO PARKING OF VEHICLES OR TRAILERS AT THE MAINTENANCE GARAGE OR BY THE TRASH COMPACTOR/GAS TANK.

Parking is not allowed on our roads or in the Fire Lane at any time. 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.

2025 annual membership dues:

\$300.50/year for Primary lots whether improved or vacant and \$71/year for Primary lots for reserve fund.

\$109.28/year for Secondary lots.

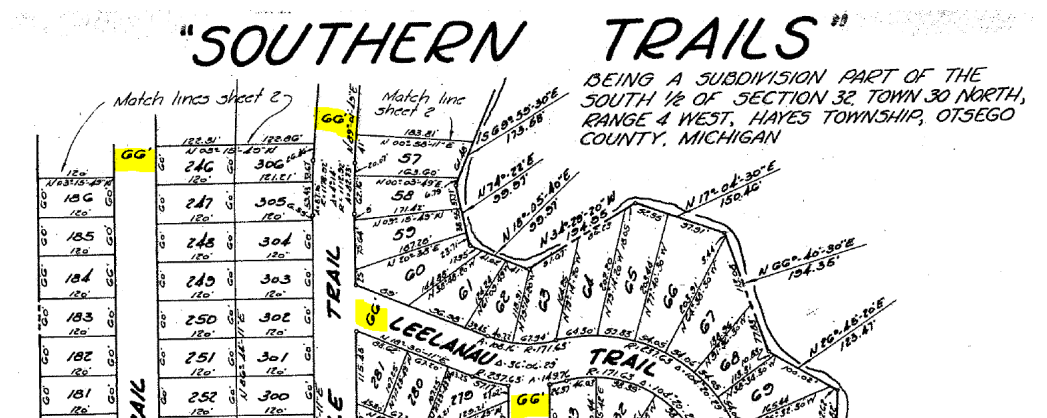
**Additional lots with a well and septic are billed at the Primary lot rate.

Primary and Secondary Lots now have an automatic 3% "cost of living" annual increase so the association can keep up with increasing operating expense.

If you have recently purchased property in Lake Arrowhead, have recently moved, have new contact information, or would prefer email billing, please complete and return the [LAPOA Contact Information Form](#). A fillable form can be found on the Contact page at www.lapoa.com. It is also available in the office. We still lack valid phone numbers/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.

PREPARING FOR WINTER

Last winter presented several unique challenges in the Association. We had record amounts of snow in total; however, we also had significant amounts of snow at the beginning of winter (almost 27 inches by Nov 30) that never really went away throughout the winter. One of the main challenges was keeping the roads open for two-way traffic and trying to push additional snow when the banks were already higher than normal. One way that property owners can assist the association and our Road Crew and any contractors is to make sure you place markers so that they can be aware of permanent items that may be in the right-of-way (which is 33 feet from the center of the road). Below is a sample of plat map showing that the road easement is 66 feet. We appreciate your assistance with this matter!



THANK YOU TO OUR LOCAL BUSINESSES FOR 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](#). 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, 2026 to be placed in the March 2026 newsletter.** Questions should be directed to dawnnap@lapoa.com. Please place your envelope with your business card and your \$100 check in the LAPOA drop-box or mail to the office.

Wayne Weirauch
Owner
tnwlandscaping@aol.com

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