

# SEPT 2026

# LAKE ARROWHEAD NEWS



## LAKE ARROWHEAD PRIVATE COMMUNITY

**LAPOA Office: 231-585-7411**

**7065 Arrowroot Trail**

**Gaylord, MI 49735**

[www.lapoa.com](http://www.lapoa.com)

### **Office Hours:**

Tuesday 1:00-4:00 PM

Thursday 1:00-4:00 PM

Saturday: 9:00-11:00 AM

**Email to Staff:** [LAPOAoffice@gmail.com](mailto:LAPOAoffice@gmail.com)

LAPOA drop box is located on the East end of the mailbox building for payments and correspondence.

**Contact the board by email:** [board@lapoa.com](mailto:board@lapoa.com)

### **Board of Directors:**

Dave Johnston **President; Pool Chair; Minerals/Gas Wells Chair**

Chris Speen **Vice President; Roads, Ground, & Equipment Chair**

Lori Lancaster **Co-Treasurer, Personnel Chair**

Dawnna Pavelka **Co-Treasurer, Collections Chair, Newsletter Chair**

Karoline Kinjorski **Secretary, Technology Chair**

Dan Burroughs **Environment & Zoning Chair, Forestry Chair**

Paul Cutting **Building Maintenance Chair, Security Camera Chair**

Matt Daly

Troy Gahm **Building Control Chair; Real Estate Chair; Resolution Committee Chair**

Ron Race **Parliamentary, Bylaws, History Chair; Parks, Lakes & Safety Chair**

Cindy Smith **Campground Chair**

Gary Smith **Long Range Planning Chair**

Katie Warner **Deed Restrictions Committee Chair, Website Chair**

Rachel Wheaton **Social Committee Chair, Communications Chair**

Contact information for individual board members can be found on the LAPOA [Contact Page](#).



# Autumn



## **Upcoming LA Events**

### **Board Meetings**

October 10 2026 at 8:00 AM

December 7, 2026 at 6:30 PM

February 13, 2027 at 8:00 AM

April 10, 2027 at 8:00 AM

May 8, 2027 at 8:00 AM

\* all meetings held in Lancaster Hall  
& via GoogleMeets

### **Campground Meeting**

May 27, 2027 at 11:00 AM

in the Campground (tentative)

### **Annual Membership Meeting**

July 3, 2027 at 9:00 AM at the Pavilion

### **Social Committee Activities**

Halloween October 24, 2026 3:30-5 PM

## **2026 Board Election Results**

**Chris Speen - 171**

**Ron Race -152**

**Paul Cutting - 140**

**Matt Daly - 129**

**Gary Smith - 124**

Chase Gonion - 104

Nikki Burroughs - 82

Josh Sherrick - 69

Cyn Hughye-55

Randy Burroughs - 52

Patti Brown - 47

## **BOARD NEWS – IMPORTANT DATE CHANGES!**

### **Mark your calendars**

At its July 11, 2026 Annual Meeting the membership voted to add two additional meeting dates to the SECOND SATURDAY in the months of September and April.

Additionally, the membership did not ratify the bylaw change to move the ANNUAL MEMBERSHIP MEETING to the second Saturday in July therefore the date reverts back to the FIRST SATURDAY in July.

The **Annual Membership Meeting for 2027 will be held on July 3, 2027.**

# 2026-2027 Social Committee

**Rachel Wheaton, Chair**



We are in the process of creating the Social Committee Schedule of Events for 2026 – 2027. If you have any interest in joining the social committee or if you have any ideas for fun activities for members, please reach out to me at [rachelw@lapoa.com](mailto:rachelw@lapoa.com) or text me at 989-858-9779.

Hayride route below shown in bright green

If you plan on passing out treats along the route and want the hayride to stop at your house, please reach out to Rachel by October 17 so she can make sure to include you!!



# PARKS, LAKES, & SAFETY UPDATE

Ron Race, Chair

## Invasive Species -

LAPOA has entered into a three-year agreement with Huron Pines to clear Buhl Lake and Litte Bear Lake of invasive species. We are very familiar with this organization as we previously enjoyed a ten-year contract with them which expired in 2023. Government programs cover 50% of the cost. We brought them back last year to complete an inspection. Unfortunately, three Invasive Species were found – Purple Loosestrife, Phragmites, and Reed Canarygrass. Left untreated, these species will continue to spread and choke off significant areas of a lake.

They will be treating these three specific species in the lake's common areas near the shoreline of the two lakes on September 30<sup>th</sup> with a weather backup date of October 5<sup>th</sup>. Additionally, inspection will occur through 2029.

## Boating Rules -

Our boating season is slowly coming to an end. Two observations from our neighbors that are worth posting as a reminder.

#1. **Boating direction** of travel is counterclockwise.

#2. There is an evening **No Wake time** of 8:30PM or one hour before sunset, whichever is earlier.

## Visible Addresses -

Driving around our wonderful community, I have observed many issues where homes and/or stand-alone accessory buildings do not have addresses prominently displayed. Visibility of an address is critical in an emergency.

## Speed Limit -

Remember the speed limit on the dirt trails/roads within the Association is **25 mph** other than around Anita's Park and pool where it is **15 mph**. There are many walkers, runners and bikers who are also on the road...young and old. Be mindful that we all share the roads and it is not always easy to get off the road when a vehicle is approaching!



Work continues on repairing and painting park fences

High water levels affected all association docks this summer



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

**Morning pickup in and around LAPOA is between 6:30-6:55 am and afternoon drop off in and around LAPOA from 3:25-3:50 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 and Arenac Trails and Springgay Road.

## IT'S THAT TIME OF YEAR...



### ROAD IMPROVEMENTS UPDATE — CHRIS SPEEN, CHAIR

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 completed which included reshaping and re-pitching on Beechnut at Papaya and Fallen 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.

**2026** This spring and summer have been hard seasons for our roads. There were numerous heavy rainstorms and washouts throughout the spring and summer requiring many man hours and supplies to repair the roads. As of August 31, 2026, the budget for road repair/sand and gravel which was budgeted for \$15,000 has expenditures of \$23,700 and we are only half way through the budget year. The Roads Committee will be reviewing prior repairs and processes and will be working on a plan that will be more than a band-aid. This is important work since road maintenance is one of the Association's largest expenses.

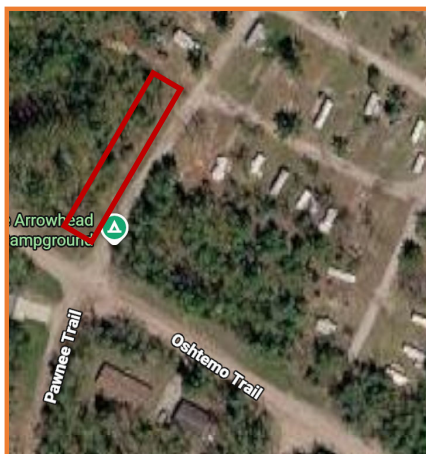
### Winter Parking

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 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.**

**NO trailer parking by Lancaster Hall.**



Reminder for Winter 2026-2027, overflow parking will be on the left side of the campground drive between signs.

## IMPORTANT INFORMATION ON DUES

### 2026 Annual Membership Dues:

\$309.52/year for Primary lots whether improved or vacant and \$71/year for Primary lots for reserve fund.

\$112.56/year for Secondary lots.

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

On March 1st, annual statements are mailed or emailed to members on file. Payments are due upon receipt; a late fee of \$50/lot is added if payment is not received by June 15th. Late fees will not and cannot be waived per Association bylaws. **Note:** There is a 3% charge to help cover bank fees when paying with a credit card.

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

The collections committee will once again be reaching out to owners regarding unpaid dues. Please pay the dues before we initiate legal proceedings. It saves you money in the long run because when we pursue payment through the courts, you also will have to pay the Association's court costs. So far this year we recovered over \$36,000 in delinquent dues and \$15,000 in late fees.

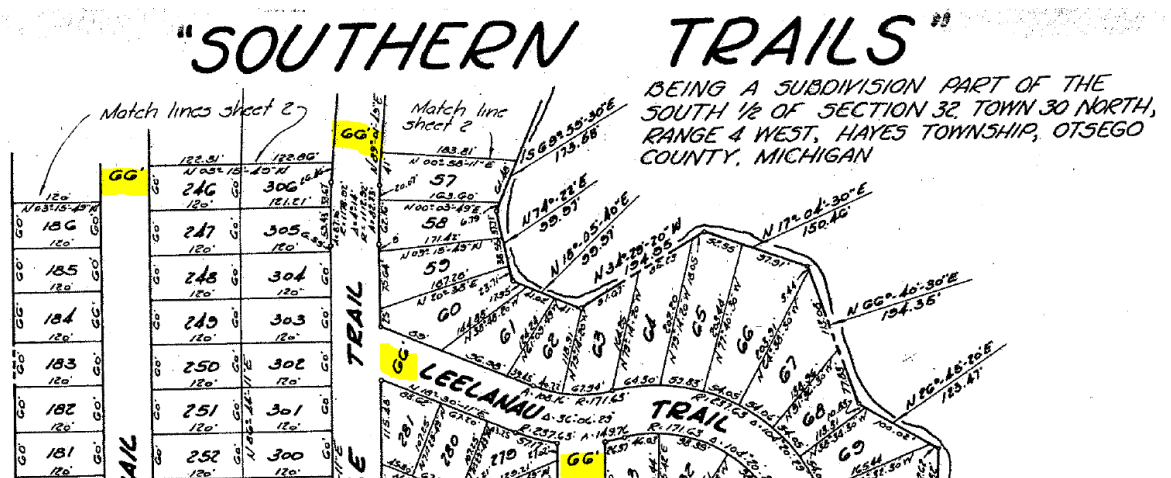
## PURCHASE / SALE OF LOTS

Whenever a property is bought or sold in Lake Arrowhead, the office must update/create the account for that property. Please provide us a copy of the registered deed as soon as it is available.

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](http://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 ANOTHER SNOWY WINTER

The last several winters have presented several unique challenges in the Association. We had two years in a row with record amounts of snow in total. One of the main challenges has been 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!



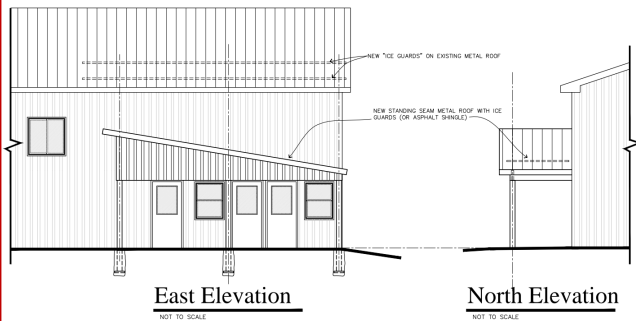
## Zoning Enforcement

Lots that are in violation of Otsego Co. Zoning Ordinances will be reported to the County. Please clean up your lot and remove blight to avoid being reported.



## Building Maintenance

We are in the process of replacing the roof that collapsed that covered the entrance to the maintenance garage/bus waiting room. The board has selected a design that should withstand the snow load. Thanks to Tom Rozycki for providing several design renderings.



## School Bus Waiting Room

The school bus waiting room is available for students to wait for the bus in the morning. 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!

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

Amerigas has locked in our propane price at \$1.89 per gallon effective October 1, 2026 through September 30, 2027 which is a 4 cent increase from last year.

## Campground Update

I am happy to say that it has been 6 long years but the electrical and plumbing is paid off and we can move forward with improvements in the bathhouse and the surrounding area. This year we were able to fill all seasonal sites and looking forward to another great camping season in 2027.

Cindy Smith, Campground Chair

The Campground had expected revenues of \$54,750 and brought in \$51,750 through August 31, 2026. They have spent \$17,500 of their \$28,750 budget through August and have a few repairs to be completed after the end of camping season.



The Board is in the middle of searching for a new Campground Caretaker. At this time, the office will handle winter reservations.

## TREASURERS UPDATE

### Current Budget

As of August 31, 2026 we have collected just under \$260,000 out of \$277,000 budgeted for dues revenue. We typically budget dues at 95% of the dues billed or \$292,000 for 2026-2027. We have brought in \$365,000 for the general fund which exceeds the estimated revenues of \$339,500. This is good news as we have had several budget lines that are over budget at the end of August 2026.

We have spent \$246,000 of the \$339,500 budgeted for 2026-2027 in the general fund. Many accounts are under budget; however, there are several that are over budget. Road Maintenance which covers repairs, sand and gravel was budgeted at \$15,000 is over budget at \$23,700 spent to date. Equipment Maintenance, budgeted at \$12,000, has current expenses of \$16,300. Hopefully we do not have as many equipment repairs as last winter. Luckily we are under budget on road brine. We were able to make it through with only one brine application this summer which freed up \$7,600 to help offset the overbudget lines.

Bad debt expenses is also over the budget of \$5,000 at \$38,500. Bad debt has not been written off for several years so it was brought up to date. These are amounts that have been deemed uncollectible. Through the hard work of the collection committee, over \$36,000 was brought in for past due assessments as well as \$15,000 in late fees associated with past dues. There was only \$17,000 budgeted as revenues for collection of past due dues and late fees. These revenues help offset the bad debt expenses.

Our reserve fund is currently just under \$65,000. At the end of the 26-27 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.

### Gas Well and Forestry Income

Gas Well and Forestry income are not included as budgeted lines items in our annual operating budget. They can be very unpredictable, some years the income is much higher than others. Through August 31, 2026 we have received almost \$6,000 in gas well income. We have a scheduled cut this winter so we may see forestry revenue hit this year's budget. 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.

### Deed Restrictions Update

You should have received a mailing with updated Declaration of Restrictions requesting your review and signature for the ratification of the updated restrictions. If you so choose, please return your signed affidavit to the office by November 30, 2026.

The Deed Restrictions Committee is holding open meetings every other Tuesday at Lancaster Hall between 6:30 - 8 pm. You are welcome to stop in, call the office or join us on Google Meets to ask any questions.

|          |         |         |
|----------|---------|---------|
| Sept. 29 | Oct. 13 | Oct. 27 |
| Nov. 10  | Nov. 24 |         |

More info can be found at:

<https://www.lapoa.com/meetings-news-events/#news> - Amended and Restated Declaration of Restrictions

**Google Meet joining info** Video call link:

<https://meet.google.com/qau-bjmo-ynd>

Or dial: +1 240-734-0334 PIN: 993365848

More phone numbers:

<https://tel.meet/qau-bjmo-ynd?pin=2204413465026>

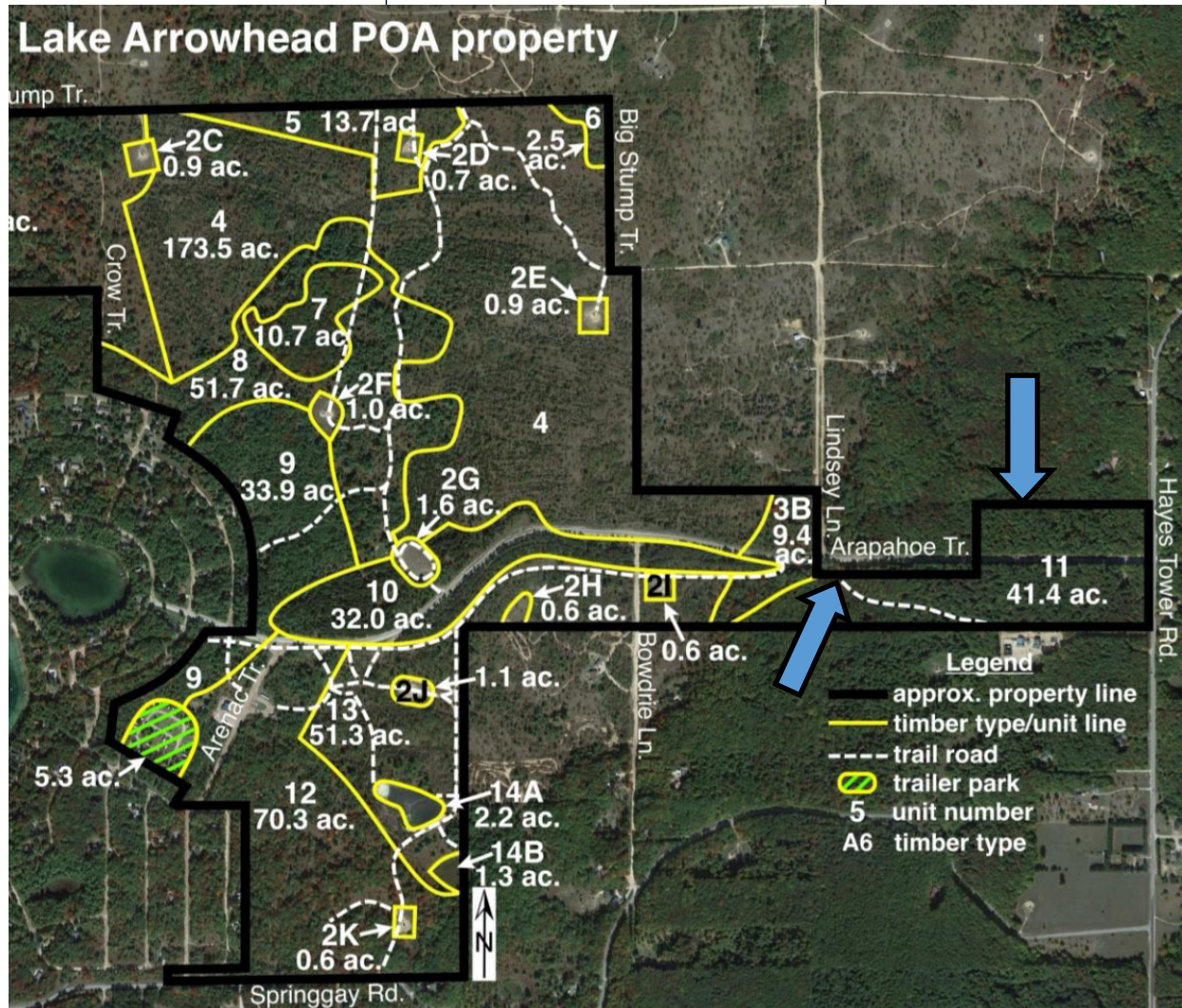
There should be a notary available at Lancaster Hall during these meetings.



## 2026-2027 Forestry Planned Cut

In 2021, the Association entered into a Forest Management Plan with Martell Forestry. This year's scheduled cut is section 11 (see the blue arrows below). The cut will be a select cut along parts of Arapahoe. Part of the parcels on the south side of Arapahoe Trail are not association property, so those will not be cut. This cut should help with allowing more sun to hit the road during the winter.

**Forest Management Plan Map**



## Membership Polling on Dues Increases

In the near future, the board will be conducting polling of the membership to gather information regarding dues increases as they relate to roads improvement and other capital improvements. If we do not have updated contact information, please reach out to the office and provide your email address. We value your feedback and want to reach as many members as possible and email is one way we do that. You can call the office at 231-585-7411 or email at [LAPOAoffice@gmail.com](mailto:LAPOAoffice@gmail.com) to provide your contact information.

# 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](mailto: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.



|                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                               |                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>ADVISORS CAPITAL</b><br/>Insurance and Home Loans</p> | <p><b>Fil Filkoski - Producer</b></p> <p> 734-272-7909</p> <p> <a href="mailto:fil@advisorscapital.us">fil@advisorscapital.us</a></p> <p> 42400 Nine Mile Rd.<br/>Novi, MI, 48375</p> | <p><b>Add my contact</b></p>  <p><b>to your phone!</b></p> | <p><b>Follow us on</b></p>  <p><b>social media!</b></p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|

**SOLDONMICHIGAN TEAM**  
YOUR NEIGHBORHOOD REAL ESTATE AGENTS



KINSEY BURROUGHS | NANCY JACOB | LESLIE BURROUGHS | KAYCIE GAHM | TROY GAHM  
989.370.2504 989.614.3327 989.614.1114 989.370.1187 989.614.1073

**smithrealty**  
1349 S OTSEGO AVE | GAYLORD, MI 49735 GROUP

**DMS Construction, LLC**



- New Homes
- Siding
- Garages
- Decks
- Cultured Stone
- Additions
- Roofing
- Pole Barns
- Knotty Pine
- And More!

DAVID STUBLI JR.  
989-350-5453  
KYLE STUBLI  
989-350-5454

**Licensed Builder**  
Over 30 Years Experience

Proudly Serving Lake Arrowhead Since 1976



**AVS Broadband**

[avsbroadband.com](http://avsbroadband.com) | 888.282.4932



**Pigeon Telephone**

[pigeontelephone.com](http://pigeontelephone.com) | 800.292.0614

