



# LAKE MIRAMICHI PROPERTY OWNERS' ASSOCIATION NEWSLETTER – May, 2023



<https://www.lakemiramichi.com>



## ASSOCIATION FINANCES:

Over the last six years, it became apparent that the Association's ever-increasing financial stress - if left unchecked - would drive us to insolvency. Thankfully, the 2023-2024 dues increases have averted that, and we are now well positioned to maintain the subdivision's environmental well-being, provide requisite services for members, rebuild cash reserves, and ensure protection of property values. All will agree that the process of righting our financial ship has not been easy and is one we don't care to repeat! To provide some helpful perspective, here is a brief history of the major "whats and whys" of our finances from 2006 to the present:

\*From 2006 to 2017, yearly dues increases were tied to mandated yearly cost-of-living indexes; unfortunately, the resulting yearly increases were negligible. For example, a house on the lake paid \$287 in 2006, then \$294 in 2007. By 2017, that same house paid only \$336 - a dues increase over ten years of only \$49!

\*Unsurprisingly, since by 2017 income was failing to support operating expenses, the Board requested the Association to approve revised bylaws and an increased dues schedule. For example, that same house on the lake would pay \$500 per year, with future yearly dues increases capped by a predetermined percentage. The proposal was approved, but the increase cap was set at 5% rather than the 10% recommended by the Board.

\*From 2018 onward, the Board had been warning that silt run-off from the roads was doing serious permanent damage to the lake. Since the 2017 dues increase was only enough to cover normal operating budget, the Board was forced to draw from reserve funds to embark on the restoration of the road and drainage systems needed to protect the lake from irreversible major damage.

We have been playing "catch-up ball" with expenses vs. income since 2006, a game made all the more challenging in recent years by hyper-inflation. Thanks to the recent dues increases, that game finally has ended. With both an adequate dues base and the 5% cap on future increases now in place, we can provide the services and environment protection our community needs without future "sticker shock" from another game of "catch-up."

- Budgeted income for the fiscal year is \$261,158.50. As of 4/30 \$226,615.16 has been received, representing approximately 87% of budgeted income.
- Budgeted total expense for the fiscal year is \$261,158.50 (\$227,700 Operating + \$33,458.50 to reserves replenishment) As of 4/30/23, \$58,928.34 has been paid out, representing 25.8% of the total operating expense. Year to date expense is higher than budgeted due to a prepayment of Lake Surveys and Treatments, which provided a discount of \$875 for early payment.
- Road Restoration/Maintenance and Lake Maintenance are by far our two largest categories of expense. We anticipate five re-ditching, reshaping and gravel projects this year, including Miramichi Drive front lots 67-72 Tass cove, Wasco Trail from lots 467-463, Pawnee Trail from lots 527-460, Miramichi Drive from lots 7-15 and 19-29 and Cowlitz Cove from Miramichi Drive to lot 883
- Estimated total expense in Road maintenance category is \$85,000. This includes road improvements, road grading and repair, brining and snow removal. This represents approximately 37% of our annual operating budget.
- Budget for Lake Expense is \$65,000. This includes Dam maintenance, labor and maintenance/repairs for the harvester, and surveys and treatments. This represents approximately 29% of the operating budget.
- Cash reserves currently stand at \$116,884.18 which is approximately 51% of our annual operating expenses, which is far below the established benchmark of one year of operating expenses. This will improve in the coming years, as the reserves replenishment is now in the budget.

## MEETINGS:

### ANNUAL MEETING:

Saturday, July 1, -10:00 a.m. - 11:30 a.m. at the Clubhouse. The Board of Directors for 2023-2024 will be introduced and with the remainder of the time given over to a "State of the Association" report and a question/answer time open to all present. We urge you to attend this meeting and future meetings.

Also, attend the Regular Board Meeting at 9:00 just prior to the Annual Association meeting.

### UPCOMING

**MEETINGS:** Meetings begin at 9:00 a.m. unless otherwise posted. Meetings are currently held at the clubhouse. However, zoom meetings at a local venue are being researched.

June 10	Aug. 12
Sept 9	Oct. 14

Meeting information is also posted on the LMPOA Website Calendar or on the bulletin board at the park

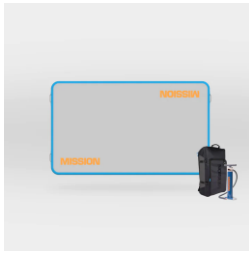
## WEBSITE/ELECTRONIC COMMUNICATIONS:

The website has had an overhaul. Please visit [www.lakemiramichi.com](http://www.lakemiramichi.com). You will discover new features and areas such as Current Communications, a new calendar feature with links to supporting documents for events, a Local Area tab that provides links to surrounding areas, the ability to upload photos or documents directly through the contact section. There has been a "Live Video" section added to the "Members Only" area. Also, push notifications (e-mails) will be sent with updates, to members that have a log in. ZOOM is also being researched.





## INDEPENDENCE DAY CELEBRATION - PICNIC IN THE PARK



A picnic in the park is scheduled for July 1, 2023 from 1:00-4:00 p.m. Food available for purchase – Grilled hamburgers, brats and hot dogs plus chips, salads, and dessert. There will be children’s activities (book nook and face painting, and of course our wonderful new playground). There are 3 raffles: a 50/50, A yeti cooler package and a Swim Mat. All raffles are separate raffles. Please visit the website at [www.lakemiramichi.com](http://www.lakemiramichi.com) and go to the calendar – click on the link on 7/1 for detailed information about pricing and more. If you are interested in volunteering at this event, please contact Julie Anderson @ 616-745-3610 or Dean Anderson @ 616-293-4609.  
**Join in on the Boat Parade at Dusk. Please feel to Decorate!**

### DTE ENERGY UPDATE:

DTE has met with several homeowners regarding the hookup to natural gas. The cost for hook-up to individual homes would be about \$3,400 but will vary depending on your property. Work is expected to begin approximately October 2023. If you are interested in learning more, please contact Jacob Jackson @ 231-349-4446 or Matt Hunter at 989-350-8830. Both are representing DTE.

### CONSUMERS ENERGY:

Consumers Energy is in the area performing maintenance trimming and cutting of trees. Trees have been marked with blue spray paint with various symbols – depending on the work to be performed. Please visit the website at [www.lakemiramichi.com](http://www.lakemiramichi.com) and go to current projects for additional details.

### HUNTING & DISCHARGE OF FIREARMS:

Lake Miramichi is a residential community; both hunting and the discharge of firearms are prohibited by our governing documents and by local zoning ordinances. Violators will incur fines from the Association and risk possible response from law enforcement.

### THANKSGIVING FAMILY MEAL:

Lake Member Julie Anderson is planning to collect food donations to provide a Thanksgiving meal to a family in need. If you are interested in donating non-perishable food items (household items are also welcome) please contact her at 616-745-3610. The Turkey, Potatoes, Rolls and Stuffing will be provided. If you are a family in need, or know of a family in need, please contact her in confidence. If no one from the lake responds, it will be donated locally. Please watch FB and the website as time gets nearer.

### DUMPSITE – MEMORIAL DAY WEEKEND:

We will be providing a large roll-off dumpster this busy weekend, for use only by homeowners who have access to the dumpsite via the card-operated gate. As always, the posted rules – such as **NO TIRES, CONSTRUCTION MATERIALS ETC.** – must be observed by homeowners. The dumpsite is for use only by **PAID UP HOMEOWNERS**. The dumpsite is under video surveillance, and violators of rules will be fined \$200

### BVW PROPERTY MANAGEMENT:

BVW is your property management company and handles common areas of concern. Issues such as (but not limited to) road blockage, billing, decals, and more should be handled directly through BVW. You can call their office at 616-594-0797 and follow the prompts for Maintenance or Condominium Management or e-mail the Homeowners Association manager at: [lynnesluiter@bvwp.com](mailto:lynnesluiter@bvwp.com) You may also use the website Contact section.

### LITTLE LIBRARY:



Thanks to a generous donation from one of our Lake Members, we now have a beautiful “Little Library” located at the clubhouse/pavilion, with books for a wide range of ages and interest. Sit back and enjoy reading a new book, while enjoying our Lake community. Please leave a book when you take a book.