



LAKE MIRAMICHI PROPERTY OWNERS' ASSOCIATION NEWSLETTER – Feb., 2023



<https://www.lakemiramichi.com>



ASSOCIATION FINANCES:

Several weeks ago, all property owners received a mailing entitled IMPORTANT MEMORANDUM. The document (1) explained how and why the Board revised Article III, Section I of the Bylaws, thereby giving the Board the authority to unilaterally establish levels of dues, and (2) announcing the level of dues the Board has set for 2023. If you have been reading our Newsletters over the last few years, what has been done will not come as a surprise you. **Below are excerpts from previous Newsletters:**

***“A time is inevitably coming when the Association will be faced with having to undertake costly large-scale projects vital to the health and continued existence of our community...As you are well aware, expense for such projects will be well beyond the means of a normal operating budget.” (May 2019)*

***“Obviously, continuously relying on savings to meet current expenses is a trajectory doomed to failure.” (Jan. 2020)*

***“Your Board clearly recognizes that using savings to help meet current expenses is not a sustainable trajectory.” (May 2020)*

***“Cash reserves are at about \$59,000 below our desired reserve level.” (Jan. 2021)*

***“Our financial trajectory is unsustainable; we cannot continue to draw on cash reserves to operate. Our options are quite clear; we must (1) reduce services and projects (even if vital) or (2) or increase revenue..., or (3) some combination of options 1 and 2.” (May 2021)*

***“Friends, we are fast approaching a crossroads. Either we will maintain and even aspire to improve the quality of life and high standards we have come to enjoy and expect, or we will by default surrender standards of excellence in a backward slide into mediocrity and disrepair.” (Jan. 2022)*

***“...It is clear that annual dues need to be increased more significantly to cover annual maintenance and services. In any event, it is abundantly clear that run-away inflation and unforeseen emergency expenses pose serious threats to our community’s well-being. We simply cannot continue to draw on cash reserves and must either increase income, or sharply reduce services, or a combination of both.” (May 2022)*

Please understand - our fiduciary responsibility as a Board has compelled us to take the actions we have taken. Simply “kicking the can down the road” towards eventual insolvency was not an option. Had we not taken these actions, we would have failed to fulfill the responsibilities expected of us, those of (1) ensuring our community’s long-range sustainability, (2) providing the quality and number of services expected by our membership, and (3) protecting our property values. These are uncertain times, but we pledge to do all we can, despite challenging circumstances, to help our wonderful community move forward and thrive.

DUES:

The Board understands that with the price of everything going up, it has become increasingly harder to budget.

Members now have the option of paying dues in two (2) installments of 50% each; first installment due **April 1**, second installment due **July 1**. Note the following:

The first installment is due April 1, 2023 and will incur a late fee of \$25.00 if not paid timely.

The second installment is due July 1, 2023 and will incur an additional late fee of \$25.00, if not paid timely.

Dues not paid in full by September 30, 2023 will incur an additional late fee of \$50

If you choose to pay in installments, you will not receive an additional bill for the second 50%.

BVW has the authority to turn over to a collection agency or file property liens, for accounts that are in arrears.

MEETINGS:

ANNUAL MEETING:

MEETINGS ARE OPEN TO ALL ACTIVE MEMBERS

Saturday, July 1, 2023 -The meeting will be held from 10:00 a.m. to 11:30 a.m. at the clubhouse, immediately following the 9:00 a.m. regular board meeting. Picnic to follow from approximately 1:00 – 4:00 p.m

REGULAR BOARD MEETINGS begin at 9:00 a.m. unless otherwise posted. Meetings are held at the clubhouse. **Sat., March 11 - Sat., April 8 - Sat., May 13 - Sat., June 10 - Sat., July 1**

Sat., Aug. 12 - Sat., Sept. 9 - Sat., Oct. 14

DTE ENERGY UPDATE:

DTE Energy will be working the area this summer signing up homeowners who want natural gas. They will be sending a letter beforehand to Association homeowners. Prior communications with DTE indicated the cost for hook-up to individual homes would be about \$3,400, but each individual situation will vary, depending on your property. It is the homeowner's responsibility to communicate with DTE regarding costs associated with their property.

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.

COMMUNICATING WITH BVW PROPERTY MANAGEMENT:

BVW is your property management company and manages common areas of concern. Issues such as (but not limited to) road blockage, billing, decals, gate cards 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: lynnesluite@bvwp.com or Lynne@bvwp.com. **PLEASE PROMPTLY INFORM BVW OF CHANGES IN BILLING ADDRESS AND IN OWNERSHIP OF BOATS AND VEHICLES.**

COMMUNICATING WITH THE BOARD:

Please be assured that BVW Property Management forwards to each Board Member-word for word- any written or telephone communication from you. To write to the Board, send your message to us via Lynne@bvwp.com or LynneSluiter@bvwp.com, indicate "to the LMPOA Board". If you prefer to write a letter, address it to: LMPOA Board of Directors, c/o BVW Property Management, P.O. Box 2397, Holland, MI 49422. Due to privacy issues, Board Members private information will never be shared.

ELECTION FOR 2023-2026 BOARD

The three-year term, for the Board Members listed below will expire May 31, 2023, leaving 3 open Board seats to be filled. If you wish to become a candidate for an open Board seat, please find the pertinent information and instructions enclosed in this mailing. Please note that these are VOLUNTEER positions.

- Dave VanderPloeg – President
- Julie Anderson – Treasurer
- John Cataldo – Board Member

!!!!!!! CONSTRUCTION PROJECTS !!!!!!!

Before being undertaken, plans for such must be approved by the Board to ensure that they are in compliance with local zoning laws, DEQ standards and other stipulations set forth in Sec. 5 of the Association Covenants. To begin working with the Board, contact Lynne at BVW to submit site plans for approval. Be sure to provide your contact information.

WEBSITE – under construction

Currently the website is under construction. Thank you to Gary Hammer and his team for VOLUNTEERING to take on this monumental project. The new site will offer greater security, a project sign-up calendar, "Lots for Sale" and a member blog.

NEW INITIATIVES:

- **Little Library** – Thank you to a very generous property owner for building a new "Little Library" for property owners use. The Little Library will be placed at the pavilion and stocked with books for all ages (young children to adult). It is asked that you leave a book when you take a book; if that is not possible, please return the books back to the library for others to enjoy!
- **Plant-a-Tree Program** – Once again, a property owner steps up to the plate...We are looking to implement a plant-a-tree program to beautify our entrance. Consider purchasing one of the packages "in memory of", "birthday gift" or just because. Price would include the cost of the tree, planting, a plague and watering bag. Currently costs are being investigated and further details will be posted at the clubhouse and on the FB pages. We will also be looking for volunteers to help clear the front entrance.
- **Dry Fire Hydrant** – The Evert Fire Department will be supplying – at no cost – a "dry hydrant" which is used to supply water for filling tanks on fire engines.

JULY 4TH CELEBRATION:

DATE: Saturday, July 1st
TIME: 1:00 – 4:00 P.M.
WHERE: Pavilion/Park

Come and enjoy a good meal that is hot off the grill. Meal includes your choice of a hamburger, a brat or a hot dog, with chips, potato salad, cole slaw and beans. Cost to be posted at the clubhouse/park.

Water and Soda also available at a separate charge.

50/50 raffle and kids' activities!

NET PROCEEDS BENEFIT LMPOA!
BOAT PARADE AT DUSK!