

### **POA Financials**

The preliminary year-end profit & loss for 2022 has been completed. It is preliminary, as it will now go to a CPA for state and federal income tax preparation. The CPA will make any adjustments needed including bringing forth our depreciation expense. This will change our current bottom line. The final year-end profit & loss will be available by the Annual Meeting on June 17, 2023.

Our preliminary net income for 2022 is \$18,572.43 which falls short of our budgeted projection of \$19,287.00. However, we also have added assets to our balance sheet in excess of \$23,500. Assets include new docks, a zero-turn riding mower, updated lighting, security and point of service equipment in the Beach Club, upgraded LED parking lot lights and misc. small tools and equipment.

A 2023 proposed budget was presented to the Finance Committee on January 12. After much discussion, the committee voted to recommend the budget to the Board for approval. The Board will meet on February 8 at 5:00 pm at the Beach Club. The 2023 budget will be on the agenda.

As a Member in Good Standing, you have every right to information regarding the financial health of the POA. Please do not hesitate to inquire. The preliminary 2022 profit & loss is posted on our website. You can access it by clicking this link.

<https://lakewoodshorespoa.com/wp-content/uploads/2023/01/PL-BUDGET-DEC-WEB.pdf>

You can navigate there yourself by visiting [lakewoodshorespoa.com](http://lakewoodshorespoa.com), click on "Member Login" in the upper right side and type in the password: LSPOA. You will then scroll down to "Board Documents and Reports" and choose "Current Profit & Loss". The office is always happy to provide you a copy as well. Stop in or call any time.



When reporting a crime or other serious event, be sure to call 911. We have had several members call security first. Although Security will be happy to assist in many ways, they are not law enforcement or first responders for emergencies

### **Board Meeting Schedule**

The Board meets 4 times a year minimal. These meetings are in addition to the Annual Meeting. Tentative dates for 2023 are:

- February 8
- May 10
- Annual Meeting June 17
- August 9
- November 8

More meetings will be announced if necessary.

Meeting dates are tentative and may be rescheduled.

An application and permit are required when improvements or additions to existing structures are performed. The application will go in front of the Architectural Control Committee for approval. Please contact the office prior to purchasing supplies or starting your project. You may go to the Lakewood Shores Website and log in to download and print an application or stop into the office and pick one up.



### **\*Important Dates\***

**Feb 11:** Valentines Dinner Special at Beach Club....  
**Mar 17:** St Patty's Day Dinner Special at Beach Club  
**Mar 20:** Spring!  
**June 23-24:** Community Garage Sales  
**July 1:** LSPOA Golden Jubilee Celebration!  
**Aug 26:** Annual Pig Roast

## **Member Correspondence and 2023 Dues**

2023 dues were billed on December 1, 2022, and they were due on January 1, 2023. As of January 27, approximately 70% of dues had been received and processed. We thank you for your timely remittance and appreciate your membership.

Since 2023 dues invoices were sent, the office and ultimately the Board has received letters, calls, and visits from members who were previously not paying dues on their extra lots under the rescinded lot consolidation policy. In 2023, they were invoiced for each lot as stated in the Articles of Organization. This seemed to come as a surprise to some members even though this process has been underway since July 2021.

Some correspondence has been extremely pointed and derogatory while some members just want to understand the issue and know if there is anything they can do.

- One member took to the pavement to circulate a petition to have a proposal at the Annual Meeting that would alleviate some of the burden to those members who, in good faith, had entered into an agreement to consolidate their properties.
- Another member has submitted a proposal to the Board of Directors that the Articles and Bylaws be amended to grandfather those members until the properties are transferred.
- A few members have threatened to sue the POA, and still others communicate that they feel the POA, and Board are conspiring to take their money while holding secret meetings, relishing in their “power” and withholding meeting minutes and financial information from the members.

I commend the members who have taken the initiative to make a difference. I would also like to address some of the derogatory comments made by others.

***Your belief that you spent enough time on his issue ...is not a responsible direction for a Board that works for its members.***

- The fact that the lot consolidation policy was against our Articles and Bylaws surfaced many times since 2004. However, that information was swept under the rug. The Board in place in late 2020 was approached by a member who owned four contiguous lots that were consolidated for tax purposes. He stated a direct inequity and demanded that he be able to consolidate his lots and only pay one fee. This member eventually threatened legal action. The Board in place in July 2021 requested a letter of opinion from the POA attorney. The attorney advised, as other attorneys also advised, that we were operating against our own rules and that we had to set it straight. Not long after that, we lost three members of our Board and brought on three new members. The Board in place from August 2021 through June of 2022 worked diligently to come up with proposals that would make this less impactful on the 170 previously consolidated members and more equitable for the other 1,100 members. The proposals were taken to the Annual Meeting for the members to vote on. The Board was chastised and bullied during this process. In the end, the proposals were not voted in by the members and we had to revert to the structure that had been voted in by the members in 2021 (390.00 developed and 230.00 undeveloped). The Annual Meeting also brought two new Members to the Board.

***...To the point of POWER this Board has held secret meetings. The minutes of these meetings was denied to members.***

- Minutes are always available to members. They are posted on our website and on our office door. They are available immediately to any member who asks. This includes minutes dating back to the ‘70s. However, minutes are not available until after they are approved at a General Board Meeting. At the Board meetings, members are only supposed to discuss items on the agenda.

Secret meetings are a rumor started by a few previously consolidated members who wanted to gather support in their efforts to condemn the Board and thus stop the process of “unconsolidation”.

- ◇ The Board has workshops to accomplish the tasks necessary to build an agenda, accomplish the daunting task of preparing for the Annual Meeting, and to gather background and details on topics being considered for a vote. Nothing is decided or voted on at these meetings.
- ◇ Special Board Meetings are held as required to cover emergency decisions that must be made quickly, personnel related issues, and legal issues. Obviously, personnel and legal issues are not communicated broadly. Minutes are made of these meetings providing the topic(s) discussed and voted on, but confidential personnel or legal matters are not included in these minutes.
- ◇ Committee meetings are held to discuss specific activities. Minutes are not required for all committee meetings as any proposals or recommendations from a committee would need to come forward to a Board Meeting for a vote, anyway.

***The Board is comprised of several members that do not even live in the POA.***

- Through the years, Boards have been comprised of Board members who live in the POA and those who do not. Both are POA members. Thankfully there are members who care enough to take on this task. Since this remark was pointed toward the rescinding of the lot consolidation policy, it doesn't relate to at least two of our current Board members who did not join the Board until June 2022 (both live in the POA). Current Board members who experienced some aspect of the issue were comprised of 3 homeowners, 2 previously consolidated homeowners and 2 undeveloped lot owners who are local residents.

***The Board created a paid position for one of the Board members.***

- In addition to the unreal trial and tribulations associated with the rescinding of lot consolidation, the Board and I also re-opened the Beach Club after a 2-year hiatus. This was a huge job and at times it almost didn't occur. Board members, POA members, and I came together to tackle all the obstacles that come when you are starting a new business. To get to where we are now, we went through 22 different staff members for the Beach Club alone. It was a very difficult time to hire as wages were high and nobody wanted to work. Our remaining staff have limitations in time and in some cases knowledge. They are also daunted by the fact that we have limited clientele which leads to lesser take home pay. Once things got "rolling" with the Beach Club, volunteers stepped back and allowed the staff to take ownership. However, our Board President was still helping with pricing, ordering, training, inventory, systems and staffing needs. We were training two of our staff members to take on this position in addition to their own, but both have taken on full time employment elsewhere. I have looked for somebody who would be able to do this needed task at a low hourly rate and very few hours weekly. As you might assume, that person doesn't exist. Carolyn stepped up to fill this void for me and I am forever grateful. How do you find somebody who truly cares and will work incredibly hard for such a small gain? There are no benefits, and she doesn't accept any pay for most of her time. I am accepting applications for this position.

***The Board refuses to show members the financial figures they are spending on maintaining their "little country club".***

- As stated under the financial section of this newsletter, financial information is available to every member always. This Board has never withheld that information. The profit and loss is posted quarterly on our website and is available at the office. The board does not have immediate access to this information at any given time. The information comes from the office. The 2022 preliminary year end shows a small gain for the POA, and a substantial loss for the Beach Club. While the Beach Club has lost \$60,000 to \$95,000 in recent years, we are showing a loss of \$100,000 for 2022. When considering that loss, please take into consideration the \$20,000 in startup expenses and the fact that we had to staff before opening and closed due to losing key staff members several times. There has been much learned and we are eager to implement new ways to decrease the loss the Beach Club has brought through the years.

I commend this Board as well as their predecessors for their commitment to LSPOA and its members. When you take an oath and you take it seriously, you can truly make a difference. Please, read your emails and mailings. Attend the Annual Meeting and vote. Ask questions and get involved. Be a part of the answer.

## **2022 Maintenance Activity Report**

### **Projects**

- Paint the Boys of summer 2004 sign.
- Start work on the contributor's honor sign from the causeway.
- Decorate the Beach Club with volunteers.
- Set up for the giving tree.
- Move the appliances in the kitchen.
- Spread 20 yards of dirt to our lawns.
- Gutters at Racquet club.
- A/C hooked up at Racquet Club.
- Clean and organize the tennis court storage building.
- Build two kayak racks for beach club. One for our water toys, and one for member storage.
- Install new docks.
- Repair old docks on sea wall.
- Paint deck boards at Huron beach with volunteers.
- New deck into outhouse at the beach.
- Paint all trash cans for parks.
- Paint the two person bikes.
- Build a new dock crane for maintenance vehicle.
- Put docks in and take them out with volunteer help.
- Rebuild the 16-foot maintenance trailer. New tires, new paint, new deck.
- Rebuild the Agrifab leaf machine.
- Volunteers rebuilt 5 directional signs within the POA.
- New roof on Aaron entrance buildings. Volunteers painted the buildings.
- Build two new signs for Christopher entrance.
- Stain all fences this year.

### **Kingswood Pond**

- Strain the fence.
- Plow parking lot for ice skaters.
- Maintain the lawn.
- Cut down fallen trees.
- Dock put in in May, taken out in October.

### **Briarwood Beach**

- Put a new carpet on the swim platform.
- Plow parking lot for ice fisherpersons.
- Maintain beach and lawns.
- Cut down dead trees. Clean up fallen branches.

### **Huron Beach**

- Replace the pump.
- Paint and repair the pump house.
- Paint the outhouse surround.
- Volunteers painted the wall.
- Paint the foot wash station.
- Maintain the lawns and the beach.

### **Aaron Park**

- Cut down dangerous trees. Pick up fallen branches.
- Stain the fence.
- Gregg's Tree Service dumped some chips for our walking path and ground up some brush for us.
- Complete the walking path to the water tower road.
- Install a new dog waste station and garbage can

### **Sherwood Dog Park**

- Check the garbage. Pick up branches from the storms.
- Repair the dog ramp from snowmobile damage.

### **Pavilion**

- Maintain lawns, add new dirt to sidewalk area, and plant new grass seed.

### **Beach Club**

- Work order to fix small holes in vent screen and in bricks to discourage rodents.
- Plow parking lot and salt walkways.
- Decorate for Christmas.
- Move the kitchen appliances.
- Install new kitchen faucet.
- Clean the TVs near the bar.
- Clean and re-supply the Beach club bathrooms weekly.
- Install new docks at the shoreline behind the club.
- Take out docks in the fall and store into the tennis storage building.
- Install a heat duct into the crawl space for pipes and floor heat.

- Block off large holes in beach club office crawl space and insulate that area.
- Paint the chef's office and the coat room.
- Remove willow and cedar trees from the lawn.
- Stain the fences.
- Maintain the lawns and sprinkler systems.
- Spread dirt and sew grass seed where trees were removed.
- Volunteers organized the shed.
- Build two kayak racks for the beach club.

### **Racquet Club**

- Clean the club before and after rentals.
- Clean the conference room weekly.
- Plow parking lot and salt and shovel walkways.
- Paint all the fascia. Install new gutters with screens.
- Add blown in insulation.
- Bury the down spots from the gutters.
- Remove all shrubs from building and parking lot.
- Remove dead tree's and pick up branches from storms.
- Maintain sprinkler systems and lawns.
- Install a new sign for the Racquet club.
- Install a new dehumidifier and run the drain line under the building to the sump pump.

### **Causeway**

- Drop the flagpole with assistance from Gregg's Tree Service. Repaint the flagpole, install new hardware and rope, and raise the flagpole.
- Maintain the lawn and sprinkler system.
- Spread dirt along the entire break wall and seed with grass.

### **Maintenance Building and Storage Lot**

- Plow the snow.
- Mow the storage yard.
- Organize the storage yard before fall fill up.

### **Entrances**

- Maintain lawns at all entrances. Water taken to entrances for flowers during the summer months.
- 46 Work orders completed in 2022.
- Maintenance truck used 414 gallons of fuel in December 2022.
- Maintenance truck driven 4166 miles in 2022.
- Rec fuel used in 2022 was 194.6 gallons.
- 30 gallons of diesel fuel used in 2022.
- Installed Speed Limit Signs at 3 main entrances.

## **Scheduled Winter Maintenance Projects**

- Repair of Racquet club vinyl flooring
- A new sink installed in the Racquet club kitchen.
- Refacing and repair to Causeway memorial signs.
- Refacing and repair to various signs.
- Rearranging of Beach Club kitchen to allow for more venting.
- Small equipment repairs, sharpening, and oil changes/ preventive maintenance.
- Snow removal and salting of community properties.
- Build 6 new docks Build a new sign for briarwood beach.
- Paint and repair Pavilion sign.
- Paint and install back splash in Beach Club lobby bathroom.



## **New Walking Path at Aaron Park**

Maintenance Supervisor, Jay Wells is always busy keeping everything working and looking great. He has managed to find a little time to begin the process of creating a walking path through the woods in Aaron Park. We will have a dedication for the trail in the Spring, but we wanted to share the progress. Be sure to head over to Aaron Park for a peaceful winter walk.



There are lots of beautiful parks and green spaces to walk your dog. Please remember to pick up the gifts they leave behind. Dog waste bins are located at both Aaron and Sherwood Parks.

## **Cedar Lake Association Needs Your Membership to Protect Lake Levels**

Happy New Year! As we start the year 2023 the AICLA (Alcona Iosco Cedar Lake Association) is connecting with all prospective AICLA members who enjoy Cedar Lake.

*Did you Know?*

- ☐ The AICLA was founded in 1992 as an all-volunteer property owner 501(c)(3) nonprofit corporation to actively promote the stewardship of Cedar Lake and its watershed.
- ☐ The CLIB (Cedar Lake Improvement Board) being separate from the AICLA, was started in 2008 and is funded from a 10-year SAD (special assessment district) that collects property tax revenue (\$150/year levy 2020 – 2029) for items like lake level, augmentation projects, weed control, and land acquisitions.

*Why support the AICLA?*

- ☐ Maybe you noticed our updated look, informative quarterly newsletters, technology updates, water sampling initiatives, island clean-up, annual FREE boater safety classes, annual volunteer education efforts in conjunction with EGLE. Perhaps behind the scenes warrants your support with meetings with DNR for boat launch upgrade considerations, county drain commissioners regarding augmentation, grant training and research to further stock fishing, invasive species/weed control, and spot dredging for shallow areas restricting boat traffic.

We are working hard for Cedar Lake, and together with increased membership, the AICLA will have a bigger voice for initiatives with local, state, and federal entities. Any questions please let me know. Consider joining our membership, and support our efforts with improving Cedar Lake for today, and the future!

Sincerely,  
Jeff Linderman – President, AICLA  
[jlinderman@alconaioscocla.org](mailto:jlinderman@alconaioscocla.org)



## **You Can Help Protect Our Lakes**

Master Gardener and LSPOA member, Margaret Behm has asked that we share information regarding home and garden activities that can affect our water quality. We should all be concerned about our lakes and take the extra effort to protect them. An article provided by Margaret sites improper use and storage of lawn and garden fertilizers endanger our environment. Fertilizer runoff into surface water causes unwanted algal and weed growth. Never fertilize to the water's edge. Leaving grass clippings on your lawn is a natural fertilizer and lowers the need for chemicals. For more information, visit the US Environmental Protection Agency website at <https://www.epa.gov/sourcewaterprotection/how-can-you-help-protect-source-water>.

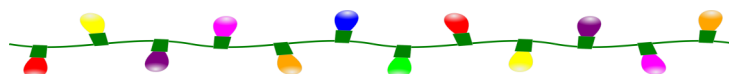
## CHRISTMAS AT LAKEWOOD SHORES....

The Beach Club hosted the Members Christmas Party December 10th, and once again good tidings were shared & lots of cheer was spread! The prime rib dinner, and all the trimmings were wonderful



## LSPOA Christmas Light Contest

We hope everyone had a Merry Christmas! There were so many beautiful Christmas light displays this year! It was a very hard decision! 1st place goes to John & Kim lighting up the block with their detailed light placement. Even the truck was lit up! 2nd Place goes to Jeremy & Danielle with their Island of Misfit Toys! So nostalgic and inviting! There were many who deserve honorable mentions! We appreciate all of you who participated, big & small!! Have a blessed and wonderful New Year!



16 POA Members showed up to take down Christmas Decorations in & around the Beach Club! All their help made it a fun & easy task. Melinda Marion provided delicious soups and sandwiches to all the volunteers! We would like to extend a huge 'Thank you' to everyone who pitched in!





## LSPOA Social Scene

Get involved and make new friends! LSPOA has many clubs, events and opportunities to learn, socialize, and meet your fellow members.

### Dinner & Game Night Saturday

Dinner and Game Night is new this year! Come for dinner and stay to play. You can come as a single, couple or invite a guest. Current games include Clear the Deck, Mexican Train (Dominoes) and Euchre. Feel free to join in or bring your own game. Board Member, Diane Long started the group and says "It's been great! People are loving the fellowship." Everyone is welcome to dinner Saturday. You do not have to participate in games. Dinner is 5-8 pm and the bar stays open until 9 pm on Saturday. Appetizer type snacks are still available after the kitchen closes. Reservations are encouraged.



### Euchre Tuesday

Euchre Tuesdays at the Racquet Club started in 2021 by LSPOA Members Mike and Eva Martin. We currently have 25 members with an average 16-18 each week. It has been an absolute pleasure hosting this amazing group each week. They are the most caring, funny, intelligent group you'll ever meet, and we are honored to call them friends. Please join us Tuesday evenings at 6PM in the Racquet Club.

All are welcome regardless of your skill level!

Eva Martin LSPOA Member and Euchre Host  
614-314-1260

Members interested in playing Bridge on **Wednesdays**  
please contact Pat Novak @ 989-640-3104.



Experienced Players Only

### WALKING/AEROBICS

The exercise class starts at 9:30 on Mon-Wed-Fri. in the Conference room (located in the Racquet Club Complex) Bring your tennis shoes & water and be ready to get your steps in!



The Mahjong groups meet on **Thursdays** in the  
Racquet Club from **10a-3p & 6-9p.**

Call the office for  
more info 739-2607.



# Upcoming Events



## The Beach Club Caters!

You can now have your event catered when you rent the Racquet Club, Pavilion or Beach Club for your special event. We are in the process of finalizing our catering menu. Once completed, it will be posted to our website and available at the office and Beach Club. It will also be included in future e-blasts.

Keep us in mind for your special event.





## NEW MEMBERS

*Michael McAllister*

*Joseph Ward & Jamie McNichol*

*Susan Miller*

*Jeremiah & Tracy Shore*

*Laurie Spooner*

*Trena Dillon*

*US Recland*

*Teresa Pizzo*

*George Prenos*

*Douglas & Linda Hartlep*



# Lakewood Shores POA- Reflections

Property Owners Association, Inc.

7701 E. Cedar Lake Drive

Oscoda, MI 48750

Administration ~ 989-739-2607

[info@lakewoodshorespoa.com](mailto:info@lakewoodshorespoa.com)

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

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## BOARD OF DIRECTORS



**BOD Meetings held on the 2nd Wednesday of each Month**

Lakewood Shores Property Owner's Association, Inc.

Board of Directors

Carolyn Eickel, President	<a href="mailto:carolyn.eickel@gmail.com">carolyn.eickel@gmail.com</a>
Bob Drogosch, Vice President	<a href="mailto:bdrogosch@yahoo.com">bdrogosch@yahoo.com</a>
John Bard, Treasurer	<a href="mailto:johnblwspoa@gmail.com">johnblwspoa@gmail.com</a>
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Jim Martin	<a href="mailto:jmartinlspoa@gmail.com">jmartinlspoa@gmail.com</a>
Mike Martin	<a href="mailto:mmartinlspoa@gmail.com">mmartinlspoa@gmail.com</a>