



Reflections

August 2023

Administrative Information (989) 739-2607/Fax (989) 739-7556

Email: info@lakewoodshorespoa.com or

visit us at: www.lakewoodshorespoa.com

2023 Annual Meeting

156 voting Members and approximately 60 non-voting Members showed up for the 50th Annual Meeting of Lakewood Shores Property Owner's Association on June 17. The Board would like to send their sincere thanks to our 2023 Annual Meeting Tellers and Volunteers: Norma Smith, Donna Irwin, Sue Steiger, Tina Beckton, and Peggy Michaud. Below are the results.

2023 Annual Meeting Ballot Results

Candidates for the Board of Directors

The Lakewood Shores Board of Directors retains Incumbent Director Philip Johnson and welcomes new Director Jennifer Lueck.

2024 Membership Fee (Bush) Proposal

156 votes were cast. 101 voted yes and 55 voted no. The proposal passed.

Example of 2024 Membership fee structure

	2024 Developed Lot (w/Home)	First Contiguous Lot	Second Contiguous Lot	Third Contiguous Lot	Total 2024 Lot Fees
Previously Consolidated Homeowners	390.00	50.00			440.00
			50.00		490.00
				50.00	540.00
New Homeowner of Previously Consolidated Lots	390.00	270.00			660.00
			270.00		930.00
				270.00	1200.00
All Other Homes	390.00				390.00
All Other Undeveloped Lots	270.00				270.00

Lakewood Shores Diner's Club Proposal

155 votes were cast. 89 voted yes and 66 voted no. The proposal needed 2/3 of votes to amend the Articles of Organization. The proposal did not pass.

LSPOA Board Elects Executive Board Members

The LSPOA Board met on Tuesday, June 27th to elect the Executive Board Members for the 2023-2024 year. The results, terms and contact information are below.

Jim Martin, President

jmartinlspoa@gmail.com

June-2025

Kristine Handy, Vice President

khandyLSPOA@gmail.com

June-2025

John Bard, Treasurer

johnblwspoa@gmail.com

June-2025

Jennifer Lueck, Secretary

jluecklspoa@gmail.com

June-2026

Treasurer's Report January through June 2023

- Total dues billed \$480,076. Recovery of bad debt \$12,925. Bad check recovery \$25. Total membership fees are \$493,026 which is 102.6% of the annual 2023 budget.
- Total Administrative expenses are \$77,274 or 37.86% of the annual budget for this category. This is an excellent result for the first 6 months of the fiscal year.
- Total Beach Club expenses are \$77,107 or 52.64% of the annual budget for this category. We would like to see this number under 50% at the mid-year mark but we should see it level off over this next quarter as sales increase and many expenses remain static.
- Total Maintenance expenses were \$59,265 or 45.94 of the annual budget for this category. This is a good result as it gives us a small cushion in the budget for the remaining 6 months.
- Total Security expenses were \$35,470 or 39.19% of the annual budget for this category. This is also an excellent result for the first 6 months of the fiscal year.
- The Beach Club is running at 54.4% COGS including food and liquor. This gives us a 45.6% GP YTD. The net income at the 6-month mark is (\$50,633). This is 72.60% of our budgeted loss for the year. This should even out some as we go through our peak sales months of July and August and to some degree September.

Total Funds on hand:

Accounts	Amount on hand
Business Checking PNC	\$208,675
Marina Savings PNC	\$35,560
Storage Checking PNC	\$37383
CD Reserve Fund AAACU	\$55,630
General Savings AAACU	\$8.33
Petty Cash	\$800
Total	\$338,056

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, 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.

Board of Director's Meeting

The Board of Director's next General Meeting is Wednesday, August 9, 5:00 pm at the Beach Club. The agenda will be on the website, in the office and sent via e-blast prior to the meeting.

Torrential Rains Flood Tennis Courts

Recent heavy rains have run havoc on the tennis courts. A flooding of 4-6 inches occurred twice in July. While we were eventually able to drain the water, significant damage occurred to the surface. The surface was repainted in 2018 and cost approximately \$26,000.00. While aesthetically pleasing for a while, we believe that raising the elevation of the courts should have happened first. We are currently asking for bids to have concrete poured to raise the elevation and repair the damage. We are also asking for bids to resurface the basketball court and the Racquet Club courtyard. Any repairs will take place in 2024 if budget constraints allow.



Lawsuit Pending; Effects Repairs & Improvements Within the POA

Lakewood Shores POA was served a summons on June 16th. The lawsuit names three couples and two other Members as Plaintiffs. The complaint is in regard to the rescinding of the lot consolidation policy on September 8, 2021. The LSPOA attorney has answered the complaint and subsequently, a pre-trial hearing is set for September 26, 2023.

Due to the legal costs associated with the lawsuit, all budgeted capital repairs and improvements have been put on hold. We will keep the Membership updated as we journey through the process.

Extended Parking of Campers, Trailers, Boats etc.

All recreational or utility trailers and equipment need to be parked behind the front line of your home/garage. Storing of commercial equipment is not allowed within the POA at all. Undeveloped lots cannot be used for storage of any type of equipment including recreational. The LSPOA storage lot is also available. Contact the office for more information.

Membership Cards & Decals

Lakewood Shores POA takes pride in securing and maintaining a private membership. In order to maintain the integrity of a private membership, for the Members, it is part of the MSM Team's responsibilities to verify membership. They will do this by looking for the current year decal on vehicles parked at any POA common areas, if a decal is not present and IF they can determine who the vehicle belongs to they will ask that person for a Membership card. If a Membership card is not presented, the Security Guard (MSM personnel) is acting within their job duties to ask said person to leave the premises and/or Red Tag the vehicle. If you are an Association member in good standing or a registered guest, please advise the business office of the matter in order to avoid any further problems. To avoid these possible embarrassing situations, please have your cards & stickers in place.

Spotlight on Craft Day

This is an opportunity for all members & their friends to bring their craft, project, or art & join in the fun & fellowship here at Lakewood Shores. You can participate in a make & take class which we have occasionally. We've made craft flowers, playing card holders & walleye harnesses for fishing. Members are volunteering their time to teach projects. We've had some yummy treats, a hot dog luncheon, made new friends with many laughs & smiles. There are many wonderful people here at Lakewood Shores!

Why not come out to share some good times together.

We meet at the Racquet Club every 4th Monday from 10 am to 3 pm.



Don't forget...

There are bicycles, stand up boards & kayaks available for members to sign out and use on Cedar Lake! Stop into the office during business hours or contact Security after hours. Both numbers can be found on the back of your membership card.

There is also a game room with Foos Ball, Air Hockey, Billiards and Table Tennis .

The Game room is available for members to use as long as the Racquet Club is not rented for a private event.

Keno Arriving Soon

We have been approved to be a retailer for the Michigan Lottery. Keno, Powerball, Mega Millions, and more will be available in the Beach Club soon. We will also be able to sell tickets during office hours. Once we are scheduled for installation, we will be open for business. Updates to come....



Lakewood Shores POA
Game Day Chili Cook Off!!
UofM vs State
Root your favorite
Michigan team to victory!
October 21st @ Beach Club
Time TBD-\$8 admission
Chili Competition
Baked Potato Bar & more!
\$1 & \$5 Squares
50/50
Chili entries & judges wanted
Call 989-739-2607 sign up/reserve
Restaurant Closed for regular dining

Important Dates

Aug 26th- Annual Pig Roast @ Pavilion
Sept 4th- Labor Day
Oct 21st- MSU VS UofM Chili Cook Off
Oct 29th- 2nd Annual Trunk or Treat 4-6pm

3rd Annual POA Pig Roast!

August 26th~2pm-6pm

Roast pork & turkey with all the fixin's

Corn on the Cob station

Texas Sheet Cake

BYOB

Soda & Water \$1

Adults-\$18

6-12 yrs-\$10

5 & under!-Free



Games for kids & adults

All aboard on the Lakewood Express!

Rock & Face Painting

Prizes for kids!

50/50 Raffle

Guess how many pennies?

Call 989-739-2607 for Reservations

Lakewood Shores POA
Spa & Expo Day is back!
November 18th, 10am-1pm
We are looking for local vendors
(members & non-members)
who would like to set up that day
at the POA Racquet Club!
Light refreshments & snacks
will be served.
No admission charge
No reservation necessary
Vendors Please Call
989-739-2607 to register
This is a Members/Members Guest Only Event

Go to <https://lakewoodshorespoa.com/calendar/> to view the POA calendar for upcoming events!

It has been a fun & exciting season so far in Lakewood Shores POA...

Members kicked off the summer season at the **May Mingle!** It was a perfect afternoon for grillin' & chillin' on the deck!

Party goers enjoyed some tasty grilled burgers, coney dogs, and refreshments on the deck! Live entertainment was provided by Pat Emerine, and many others played fun games of cornhole.



The 7th Annual Garage Sale was held June 23rd & 24th. The Pavilion was added as a Hot Spot during the hunt for treasures. Members displayed & sold their Art & Crafts and were able to set up their "Garage Sale" under the Pavilion while patrons enjoyed hot dogs, chips, soda & water while shopping!



Interested in some of the Vendors sale items? Contact the office and they will put you in touch with the Member!

Friends & neighbors mingled at Lakewood Shores POA 50th Golden Jubilee July 1st! Hot dogs, cake & ice cream was provided for all whom attended. The children enjoyed, train rides, rock painting & their own “decorate your ride” parade while the “big kids” played cornhole, participated in the boat parade, enjoyed refreshing beverages on the deck & listened to live music provided by the talented, Pat Emerine. Congratulations this year to Ralph & Emmy Oestman for snagging the Traveling Trophy! Thank you to all the members, who volunteered, and made it a Jammin’ Jubilee!



LSPOA Save the Dates!

Trivia Night @ Beach Club

1st & 3rd Fri. - Now thru May & Sep-Dec

No Trivia - June-August



Game Nights @ Beach Club

6:30-8:30

June-August
(Every Thurs)

August 26th

Annual Pig Roast
@ Pavilion



October 21st

MSU vs UofM

Game Day Chili Cook Off!!



October 29th

Trunk or Treat @
Aaron Park 4-6pm



November 18th

Spa Day is back
@ Racquet Club!
Time-TBA



November 18th

Traditional Thanksgiving
Dinner @ Beach Club



December 1st

Christmas Decorating @
Beach Club!
10am-12pm
Lunch Served
to Volunteers



December 4th-20th

Giving Tree for POA
sponsored family



December 9th

Merry Christmas
Member's Christmas
Party!



December 31st

Lakewood Shores New Year's Eve Party
& Dinner Theater
Happy New Year!!



Events, dates & times are subject to change;
any updates and changes will be announced.

Mark your calendars!

There's some fun stuff going on
& coming up!

Keep an eye out for updates & details in
e-blasts, webpage: Lakewoodshorespoa.com
and on the Lakewood Shores POA
Facebook page!



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. The Catering
menu is available in the office or on the POA
website Lakewoodshorespoa.com

Keep us in mind for your special event.



LSPOA Member Activities

Game Night
Every other Thurs
6:30-8:30pm
@ the Beach Club



Mahjong @ Racquet Club
6-9pm **Wednesdays**
10am-3pm **Thursdays**



Euchre
Tuesdays
6pm-9pm Racquet Club



Bridge
Wednesdays
11am Racquet Club



Gifted Hands Craft Day
4th Mon/Beginning
May 22 @10am
Crafters bring own projects



Exercise Class
Mon-Wed-Fri/9:00am
Conference room



new MEMBERS



Michael & Stephen Quellman & Krista Jackson

Thomas & Blake York

Sunrise Development

Scott & Cheryl Paavo

Robert & Marina Scott

Sharon Langley

James & Carolyn Ruckle

Greg Granum & Vicky Woods

Mitchell & Morgan Davis

Joseph & Lisa Hanson

Kyle & Stacey Babbish

Brett & Cassandra Fowler

Erik Kahn

Jon Shust

Cynthia Kahahawai

Doug & Gena Altheide

Cynthia Reed

Ryan & Alyssa Black



FYI...

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.



ATV's & Golf Carts, Snowmobiles, **must follow** the Township regulations & guidelines & traffic laws, while riding in Lakewood Shores POA.

This includes following the **SPEED LIMIT!**

Riding motor vehicles is prohibited on the POA lawns. Riding on POA park trails is allowed.

The roads are not personal trails; RESPECT your neighbors!



Lakewood Shores POA- Reflections

Property Owners Association, Inc.

7701 E. Cedar Lake Drive

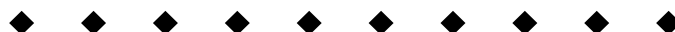
Oscoda, MI 48750

Administration ~ 989-739-2607

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BOARD OF DIRECTORS



Lakewood Shores Property Owner's Association, Inc.

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