

An Important Message from Your President

LSPOA Town Hall – Wednesday, December 6, 2023, 5:00 pm at the LSPOA Beach Club

In response to feedback from and recommendations from POA members the Board of Directors is happy to announce that we have scheduled a Town Hall for POA members.

The term “Town Hall” has many definitions and interpretations, so there are really no hard-and-fast rules for holding a Town Hall. One common description I’ve seen for these events is that they are an opportunity for the exchange of ideas, asking/answering questions and addressing concerns – the goal for our POA Town Hall is to be successful in those three areas.

A very common practice in the business world is for “management” to follow an agenda, present information to employees, and at some point open the floor for questions and comments from those in attendance – typically in a very controlled fashion – that is not happening December 6.

There will be no set agenda, the meeting will be called to order and members will have the opportunity to ask a question, share an idea or voice a concern. The Board has heard a lot about rumors circulating within the POA and would like the opportunity to hear some of them and address them with membership.

A Town Hall-specific email address has been established for members who are unable to attend the meeting, or who would like to submit their question/comment prior to the Town Hall. We urge members to submit any questions or suggestions through the email address to allow the Board to provide as much information as possible at the meeting. Email questions must include the member’s name and address or lot number of their property in the POA (emails without this information will not be addressed by the Board).

Send your questions/comments before meeting to: townhallspoa@gmail.com

No POA-related topic is off limits. However, there are certain topics that the Board will not be able to provide much, if any, information on – notably: the lawsuit against the POA, personnel information, and others.

SPECIFICS:

Any POA member in good standing will be allowed to speak.

Each speaker must identify themselves and provide the address or lot number of their property in the POA.

A strict time limit of three minutes will be allowed for each speaker.

A microphone will be provided, and each speaker must use the microphone.

Each speaker will be provided with one minute for a follow-up question or comment (if appropriate), following the Board's response.

A moderator will be present at the microphone and will be designated as the official timekeeper.

The Board will endeavor to answer/respond to each speaker, even if it is to let the speaker know that they will address the question/comment and provide a detailed response following the Town Hall.

Action items will be captured and shared with membership via established POA communication processes. Updates on action items will be provided to membership through those same channels.

GROUND RULES:

The expectation is that all attendees at the Town Hall will conduct themselves in a calm and respectful manner. To ensure that the climate within the meeting remains orderly and respectful, the following rules have been established:

- Only the speaker at the microphone is allowed to speak.
- The Board President will wait until the speaker has finished and then the Board President, another Board member or the Executive Director will respond.
- Consistent with POA rules and regulations, inappropriate, offensive or threatening language will not be permitted under any circumstances.
- Any person using inappropriate, offensive or threatening language will be asked to leave the meeting immediately. If the offending person does not leave the meeting when asked, the meeting will be suspended for up to five minutes. If the offending person has not left the meeting by the end of five minutes the meeting will be adjourned. (offending individuals will be subject to disciplinary action by the Board, per POA rules and regulations)

**Jim Martin, President
Lakewood Shores POA**

Update to Rules & Regulations

At the General Board Meeting on November 8, the Board of Directors voted to amend the Rules & Regulations to include the following content. There were no other changes, and the updated version is available on our website, by request via email, or by stopping into the office. info@lakewoodshorespoa.com – lakewoodshorespoa.com – 989-739-2607

Member Conduct

In order to ensure an environment of mutual respect within LSPOA, the use of abusive, aggressive or threatening language or actions toward any POA staff, Board of Directors or volunteers will not be tolerated. Members exhibiting this behavior will face one, or more of the following penalties: loss of member in good standing status (for a period to be determined by Board of Directors); having access denied to POA facilities. Local law enforcement will be contacted if aggressive behavior is deemed extreme enough to be warranted.

If the abusive, aggressive or threatening language or actions take place during any communication (i.e., via telephone, email, or in person) with a POA staff member, Board Director or volunteer, the offended individual has the right to end any communication and report the incident to the Executive Director and/or Board of Directors.

Lawsuit Update

The pretrial hearing for the lawsuit brought against the POA by five Memberships regarding the rescinding of the lot consolidation policy was held on October 24. The proceedings were to set time limits and a tentative schedule of the process. The Judge ordered mediation of the parties and later the POA attorney requested mediation be waived. The plaintiff's attorney agreed to waive mediation and we are currently awaiting the Judge's decision. The waiving of mediation could result in a change in our schedule, but the trial is currently set for May 13, 2024, at 9:00 am.

LSPOA Club and Facility Use

The Board of Directors and the Executive Director have been approached by several Members who are involved with POA Clubs such as Euchre, Bridge, Game Night, Crafts, Exercise and Mahjong. There was concern over the liability portion of the agreement they had signed or were to sign for use of the Racquet Club Complex.

Clubs were not allowed to use the complex until 2021. Prior to that, they would be able to play cards and mahjong at the Beach Club and it would open for lunch on those days. An exercise class was also allowed to use the Beach Club but were charged a use fee.

In 2021, many Board Members and volunteers rolled up their sleeves and completed some much-needed repairs and upgrades to the Racquet Club Complex. Upon completion, they thought it should be enjoyed by the Membership. The Board and Executive Director invited existing clubs to hold their meetings for free. We also welcomed new clubs. Soon there was a flurry of fellowship and activities for the enjoyment and wellbeing of Members.

An agreement was created, and approved by the Board in place at the time, that required a host or representative for each club. It further required the club to clean up after each meeting, to advise staff when they left or if they would not be coming, and to understand that rentals would take precedence. The form went on to include the same liability clause that Members who rent facilities sign. All clubs in place at the time agreed. Recently, a new club host raised concern over signing the agreement due to the liability clause.

The Admin office has fielded many questions recently about the need for the liability waiver portion of the agreement, and at the November 8 General Board Meeting, the Board heard from several Members regarding the agreement. Following the meeting, The Executive Director contacted the liability insurance company and inquired about the liability clause and its use as it may apply to our insurance coverage and a possible increase in cost. The company has advised that the liability clause was most likely a legal suggestion and that we are okay to drop it as it applies to clubs of the POA.

A new agreement form has been created and existing clubs should complete theirs as soon as possible. If you are interested in forming or joining a club, please contact the office.

Beach Club Update

It was hoped that the Beach Club would be open and serving drinks, snacks, and occasional specials on Friday and Saturday nights by now. Unfortunately, staffing is a huge obstacle. Initially, a former staff member agreed to be our bartender and manage the club as it gains footage. However, she changed her mind. We then were extremely hopeful over one application, but that person did not show up for the interview. We have advertised the position via eblasts, newspaper, Facebook sites and more and still no bites.

I have spent a great deal of time reading and learning from the history of the Beach Club's successes and downfalls. Without a doubt, we need a special person to open us back up. The right candidate will exhibit traits of leadership and kindness, self-confidence and respect, intelligence, and curiosity. An energetic and friendly attitude and the desire to make things better and be a part of the POA family is a must. Experience is preferred but is not a deal breaker. We do have standby help to allow the candidate to take personal days when needed. I have no doubt that the right person is reading this article. Please call....

Board Members Resigns

Board Member Carolyn Eickel, Board Treasurer John Bard, and Board Member Shelley Goodlaski have resigned their positions on the LSPOA Board of Directors. Their leadership, hard work, integrity, and loyalty to the POA will be greatly missed by their fellow Board Members, POA Staff, POA Members, and myself. They stood strong and led the POA through very difficult times and held the viability of the POA above all things. We wish Carolyn, John, and Shelley all things healthy and happy, now and always.

These resignations have left Board seats open, and the Board is seeking eligible candidates. Interviews are being scheduled. Interested candidates should contact a Board Member or myself as soon as possible.

POA Financials

The 3rd Quarter financial statements are available on the website (Member Login), at the office and via email. You may contact us at 989-739-2607, director@lakewoodshorespoa.com, lakewoodshorespoa.com.

The Maintenance Committee, Executive Director, and MSM Supervisor are currently working together to build a list of maintenance needs and estimates/quotes for 2024. Once this is completed, we will be able to draw up a 2024 draft budget for the Finance Committee to review.

2024 dues invoices will be mailed out on December 1 and are due January 1. Dues are \$390 developed lots, \$270 undeveloped lots, and \$50 undeveloped lots for those Members who had signed the now rescinded lot consolidation policy.

Home Businesses

There are absolutely no home businesses allowed within Lakewood Shores POA. The following excerpt is contained within the deed restrictions for all subdivisions.

No business, trade or enterprise of any kind or nature whatsoever shall be conducted or carried on upon said lots in said subdivision

Maintenance Truck

While removing the docks in October, the maintenance truck's frame was damaged. It was deemed incapable of being used as a plow truck. The truck has been in use by the POA since 2004 and has seen its better days. We have budgeted to purchase a "new" truck the last few years, but other maintenance demands ultimately took precedence and the truck purchase was deferred. As I write this article, POA Member Matt Handy and MSM Supervisor Jay Wells are returning from a road trip with our new 2018 GMC Sierra 2500 equipped with a factory Western 8.5' stainless steel ultra mount plow. The old plow will be sold, and we are thinking of utilizing the 2004 Chevy pickup as an additional vehicle to allow crews to split up during the busy months. Let it snow!



Kingswood Entrance Sign Removed

Recently several contractor yard signs were removed from various locations around the POA. The signs that were removed were in violation of POA Rules & Regulations, Deed Restrictions, and Bylaws due to the projects having been completed long before. One contractor took offense and removed our Lakewood Shores sign and fence that was encroaching on his lot on Kingswood and Cedar Lake Drive. We will look at revamping the entrance in the near future. I would like to send a sincere thanks to POA Member Tim Fullerton for picking up the debris and bringing it home to the maintenance barn for us.



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.

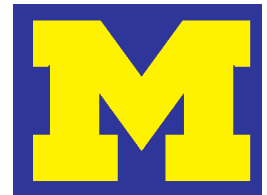
The roads are not ORV trails; please RESPECT your neighbors!



The Chili Cook Off was so much fun! Thank you to all the members who submitted chili's and brought desserts, and all the ones who came out and supported the event! Tim & Linda Schmieder are always such a great help & fun to have around! Congrats to Kristine Handy for 1st place white chicken chili, Kathy Laatz for 2nd place braised pork chili & Jim Martin 3rd place for his venison chili! we had 14 entries! Thank you to the judges for making the calls! Hail to the Victors!



Chili Cook Off Winners



The 3rd Annual Aaron Park Trunk or Treat provided tricks & treats for the little goblins & ghouls! Thank you Matt Handy for organizing this spooktacular event!



The Spa Day made a comeback!!

Albeit a blustery day, it was a beautiful one to visit the Racquet Club for the Spa/Expo Day last Saturday! The room was filled with an array of vendors & shoppers! A lil' something for everyone! Thank you to, Chelsey Butterson with MJ's, she was on fire with facials and eyebrow tints! Thank you to, Shelley Goodlaski for the beautiful jewelry & local scenery greeting cards, Connie Rosser with her cute baby burp cloths & cover ups, Brinn Honsinger had beautiful paper crafted gift boxes and holders, Cakes 2 Die For had sugary sweets for all, Makayla's Beaded Pens had a vibrant collection of pens, trinkets & t-shirts, Ashlee's tumblers has tumblers to match everyones personalities, Matt Handy with Gorman Real Estate, Shawn's Sugar Scrubs has scents you'll crave, Ashlee's Kitchen, for her so very interesting freeze dried foods (yum), & Tina Wells provided parafin hand waxing, a decadent treat for your busy digits! The vendors were wonderful & we loved having you all make our Spa/Expo Day happen! Thank you & special thanks to POA members Kim Bard, Shelley Goodlaski & vendor Shawn Eckel for all your help! You ladies rock!



Member's Christmas Party

Please join us for the Member's Christmas Party on **Saturday, December 16, 5:00 pm at the Beach Club**. The event will be catered by the Mountain in Black River and will be served buffet style. The menu features herb butter crumb chicken, slow roasted angus sirloin with mushroom gravy, country glazed ham, and penne rigate' with meat sauce. It includes all the sides, salads, appetizers, and desserts. Special holiday drinks will be available at the bar, and we will have the white elephant gift exchange with a \$15 suggested amount. **The absolute deadline to reserve for this event is Wednesday, December 6. The cost is \$40 pp.** Please see the flyer later in this newsletter.





'Tis the season
to mix & mingle!
celebrate the warmth of
the season with family &
Friends, at the Members
Annual Christmas Party!
Holiday cocktails & appetizers
Buffet dinner including savory
entrees & delicious accompaniments!
December 16, 2024 @ the Beach Club

Doors open at 5pm

Dinner served at 6pm

Christmas Carols

50/50 Raffle-proceeds to Christmas family

White Elephant gift exchange-\$15

Reservations required by Dec 6th-\$40 p/p

Call 989-739-2607



Lakewood Shores
7th Annual Christmas Lights
Decorating Contest
Light it Up, for a chance to
win \$50.00 for 1st place
& \$25 for 2nd!
The bigger & brighter the Better!
Winner will be decided
December 18th- Good Luck!

Volunteers needed for Beach Club Christmas Decorating Dec 1st @ 10am-Lunch will be provided!

This year the POA Giving Tree will be sponsoring the Iosco & Alcona Humane Societies

Accepting Donations now!

Purina Dog Chow- green bag

Purina Cat Chow Complete- blue bag

Purina Kitten Chow- yellow bag

Friskies Pate and Filets (canned)

Dog treats: milk bones, pig ears, soft treats

Cat treats: catnip, Temptations, Friskies Party Mix, Greenies

Peanut Butter

Dog toys: stuffed, ropes, hard chew bones

Cat toys: springs, mice, tunnels, balls

Dog collars and leashes



Disinfecting bleach

Laundry detergent

Trash bags

Simple Green Industrial cleaner

Disinfecting wipes

Hand sanitizer

Hand soap

Softener Salt (green bag)

Paper towel

Toilet paper

Libman Tornado mops

Brooms and dust pans

Squeegee

Scrub brushes

Towels and wash cloths

Large blanket

NEW MEMBERS



James & Deirdre Roberts

Kyle & DeAnn Burmeister

Christopher Williams

Kehoe Enterprises LLC

Tunduwani Kudzai

Richard & Sharon Dowd

Flowtru, LLC

Nexa Ventures

Joseph Lukasiewicz

Jacqueline Sharp & Jamaal Sutherland

Vacanza Investments

Timothy Krzciok

Tom & Jill Pewitt



Lakewood Shores POA- Reflections

Property Owners Association, Inc.

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Oscoda, MI 48750

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