



Guthrie Lakes LYRIC

January 2023

Enchanted Forest Property Owners Association (EFPOA) - Website: www.efpoa.com
Mailing Address: PO Box 40, Waters, MI 49797 - Club House Phone: 989.732.1942 - Email: efpoa@efpoa.com

BOARD OF DIRECTORS

President: Tony Esson

E: tony@anthonyessonarchitect.com
Ph: 989.350.1827

Vice Pres: Chad Canda

E: ccanda@valspar.com
Ph: 989.889.5062

Treasurer: Glenn Fielder

E: gdfielder@gmail.com
Ph: 248.420.3139

Secretary:

Jim Herman
E: jherman526@aol.com
Ph: 989-732-2240

Directors:

Fred Novack
E: novackbf@att.net
Ph: 989.732.7215

Tom Jeffery

E: txj48335@sbcglobal.net
Ph: 989.732.8292

Aimee Kennedy

E: aimeecombs75@aol.com
Ph: 989.732.8751

Laura Hart-Smith

E: lahartsmith24@yahoo.com
Ph: 989.619.1274

Glenn Breuhan

E: northernfolks27@gmail.com
Ph: 989-732-6354

Management Staff:

Sherice Villeme - Business
Thomas Hall - Facilities
E: efpoa@efpoa.com
Ph: 989.732.1942

From the President

Greetings from the winter wonderland!

I am happy to report that EFPOA is standing strong in these trying times of increasing costs and supply chain problems. We finished the 2022 fiscal year with costs coming in under budget leaving us \$50,042.59 in our checking account and a balance of \$38,870.07 in our rainy-day investment. Even though 2022 ended with costs coming in less than budgeted the projected increases in cost for operation in 2023 is prompting difficult decisions for the Board of Directors this year. The good news is that we were able to adopt a balanced budget for 2023 and we were able to offer the same early payment discount as was offered in 2022. The not-so-good news is that there is no room in the adopted budget for any capital outlay outside of routine maintenance of our current amenities. As we look to the future, there will be maintenance costs that will have to be incurred requiring capital outlay that is paid for from money that we don't spend for operations and routine maintenance. For example, the clubhouse parking lot paving is in very poor condition and will continue to deteriorate. It is not something we need to fix tomorrow, but we need to be ready to do it when the time comes and that requires access to capital above our annual operating budget. In order for us to keep pace with rising operating costs while continuing to put some money away for projects requiring capital outlay the Board of Directors will be consider a reasonable increase in the annual maintenance fees. Our last increase in maintenance fees was ten years ago in 2013. The Consumer Price Index at the end of 2012 was 229.601 and has risen to 297.711 as of November 2022. That is a 30% increase in costs to consumers since 2012 and that increase in costs directly affects our operational costs and ability to fund projects requiring capital outlay. The major projects that were funded in part by the last fee increase include construction of the maintenance barn, the exterior renovations of the clubhouse, and reconstruction of the pool. Over the next several months, the Board will evaluate our current and future capital needs and formulate a fiscally responsible plan for presentation to the membership at the annual meeting in July.

It is also time to call for nominations for the Board of Directors. If you are interested in serving on the EFPOA Board of Directors, we would welcome you to throw your hat in the ring.

I hope that everyone enjoyed safe and HAPPY HOLIDAYS, and I wish you all the best in 2023!

Anthony P. Esson
President EFPOA

Activities

January

Saturday 1/14 – Soup Social- 5:30 pm

February

Saturday 2/4 – Pancake Breakfast – 9:00 am - \$4

Sunday 2/12 – Super Bowl – Taco Bar - @ kick-off

March

Saturday 3/4 - Pancake Breakfast – 9:00 am - \$4

Saturday 3/18 – Corn-Beef & Cabbage – 5:30 pm - \$7

April

Saturday 4/1 – Pancake Breakfast – 9:00 am - \$4

Saturday 4/8 – Easter Egg Hunt – 1:00 pm

May

Saturday 5/6 - Pancake Breakfast – 9:00 am - \$4

Saturday 5/27 –

9:00 am – Dumpster Day

5:30 pm – BBQ Chicken Potluck

June

Saturday 6/3 - Pancake Breakfast – 9:00 am - \$4

Saturday 6/24 – Pizza Night – 5:30 pm - \$7

July

Saturday 7/1

10:00 am - Annual Meeting

3:00 pm – Annual Picnic – Legend Park

Saturday 7/22 - Pizza Night – 5:30 pm - \$7

August

Saturday 8/5 - - Pancake Breakfast – 9:00 am - \$3

Saturday 8/19 – Hawaiian Night – 5:30 pm

September

Saturday 9/2 – Pulled Pork Potluck – 5:30 pm

Saturday 9/23 – Spaghetti Night – 5:30 pm - \$5

October

Saturday 10/7 - Pancake Breakfast – 9:00 am - \$4

Saturday 10/21 – Michigan vs State – Kick off

Saturday 10/28 – Trunk or Treat – 4:00 pm

November

Saturday 11/4 - Pancake Breakfast – 9:00 am - \$4

Saturday 11/18 – Hunters Stew – 5:30 pm - \$7

Some dates subject to change

Did you know?

You can make monthly payments for your maintenance fees? With online banking it's easy! You don't even have to write the check, they will write and send it for you!

If you own 1 lot and start paying \$28.75 a month starting in March, your dues will be paid in full (with the discount) the following February!

So let 2023 be the last year you have to make that dreaded lump sum payment. Call Sherice for more info 989-732-1942.



Board Meetings

Saturday, May 13th – 10:00 am

Saturday, June 3rd – 10:00 am

Saturday, July 1st – 10:00 am

Clubhouse Hours

Sunday & Monday – CLOSED

Tuesday – 10:00 AM – Noon

Wednesday – 10:00 AM – Noon

6:00 – 8:00 PM - euchre

Thursday – 10:00 AM – Noon

Friday – 10:00 AM – Noon

4:00 – 8:00 PM

Saturday – 10:00 AM – 8:00 PM

Call for Nominations

2023 BOARD ELECTIONS COMING!

This communication is the official “call for nominations” to fill three (3), three-year EFPOA Board of Director vacancies beginning July 2023. The current terms of service for Tony Esson, Fred Novak and Glenn Breuhan will expire July 1, 2023. We are very grateful for their valuable contributions to the EFPOA over the past three years!

Have you considered being a “nominee” for the Board? If so, you must;

- 1) Be a property owner whose **name is on the deed** and be a **member in good standing** (maintenance fees paid).
- 2) You must draft a resume of no **more than 200 words**, state why you’d like to be on the Board, share your background, experience, and expertise.
- 3) **Mail** your resume to: **EFPOA Elections Committee**
PO Box 40
Waters, MI 49797

OR

Drop your resume addressed to **ATTN: EFPOA Elections Committee** at the clubhouse in the locked election box during regular business hours.

Resumes must be received by April 30th, or the Monday following, if April 30th falls on a Sunday.

NATIONAL GUARD MEETING SEPTEMBER 28

Members of the EFPOA Board met with Lt. Col. Meyers, Camp Grayling Commander, Lt. Col. LaFountain, Grayling Air Gunnery Range Office, Chief Master Sergeant Matheney- Grayling Air Gunnery Range Non-Commissioned Range Officer in Charge and several key staff members on September 28, 2022.

Several topics were discussed during our meeting, most importantly the concern of the EFPOA regarding aircraft flying over our association. We came to an agreement that the entire EFPOA area is a “no fly zone”. That means that no aircraft can fly over the association property.

Also discussed is concern with military vehicles driving on our roads. While it is completely legal for them to be on these public roads, it is our mutual desire that this be stopped. Lt. Col. Meyers agrees and will continue his efforts within his command to emphasize this topic.

Should you observe military vehicles driving on EFPOA roads, please try to get a picture and report the event. If you observe an aircraft directly overhead or very close to overhead of your location, please report the event. Observations from a distance will distort the actual height of an aircraft. Reporting of these types of events need to be made in a timely fashion, and need go to:

Jenni Caverson, Community Relations Specialist
(989) 344-6190 (office) or (517) 899-4042 (cell)
jennifer.a.caverson.civ@army.mil

Please be prepared to provide details of observation, date, and time of event. Ms. Caverson will make sure the complaint is logged in their system and she will direct the details to the correct base personnel responsible.

You can visit and observe training exercises on Range 40 by contacting Jenni, she can coordinate those visits.

Speed Limit

Just a friendly reminder that the **POSTED** speed limit in our neighborhood is 25 mph.

New Pool Rules

Please go to our website www.efpoa.com to read them.

Garbage

Although our dumpster situation has got a bit better, we want to remind everyone that garbage pick up is every Wednesday. They do not seem to be very consistent with their time, so I would suggest putting your garbage out Tuesday evening. And remember, according to our Rules & Regs, all garbage must be set out in animal proof sealed containers. The dumpster at the clubhouse is not an amenity for all to use. As a courtesy we will allow a bag or two of household garbage for our part time residents that leave before garage day, or if there is still room in the dumpster the night before pickup (Saturday in the winter, Sunday in the summer).

New Road Ordinance

On December 15, 2022, Otsego Lake Township passed a new truck ordinance that includes some of our roads. The ordinance states A motor vehicle having a weight of 26,000 pounds GVW or more are not allowed with these exceptions:

- a. A local, state, or federal emergency vehicle.
- b. A vehicle necessary to respond to an emergency declared by public official or public act.
- c. A vehicle involved in the routine local pick-up, delivery, or service where the destination is on a declared "No Truck Road."
- d. A vehicle operated by a resident on a declared "No Truck Road" for travel to and from that residence.
- e. A public utility vehicle.
- f. School buses, charter buses, and public transportation if servicing a resident along a "No Truck Road."
- g. Motor homes, recreational vehicles or other vehicles used exclusively to transport personal possessions or family members for non-business purposes.

Basically, if you live, are working at or servicing a house on these roads you are fine. This was done to deter military vehicles from using our roads. If they are on our roads, they can now be ticketed. You can find the approved ordinance on our website www.efpoa.com.