



Guthrie Lakes LYRIC

January 2024

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

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Secretary:

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Management Staff:

Sherice Villeme - Business
Thomas Hall - Facilities
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From the President

Greetings from the not so winter wonderland!

We finished 2023 in a strong position, both physically and financially. Physically, our amenities are in good shape as a result of the investments we have made in improving them over the last ten years. Financially, we finished 2023 with \$66,638.01 cash on hand and \$39,997.31 in our investment fund. Although that may seem like a lot of extra money, we do need to be ready for costly things that may come up at any time. A good example is our heating boiler which is nearing the end of its useful life. Last time we had issues with it, we were told that control components for the boiler are no longer available, and we will need to be ready to replace it when the time comes. We don't yet have a cost for replacing the boiler, but we do know that it will be expensive. Having available cash on hand for such costs allows us to take care of items like this without having to pay interest on money that we would otherwise need to borrow. Additionally, the Board along with our Capital Improvement Committee are planning for future improvements so that we are in the best position possible to take them on. Our committee is specifically looking at large expenditures like refinishing the pool (\$50,000.00 +/-) which we will have in the next 3-6 years along with other capital improvements. To stay ahead of increasing operating costs and fund future capital improvements, the Board did adopt an increase in the maintenance fees beginning in 2024. At our meeting following the annual meeting, the Board increased the maintenance fees to \$470.00. Following that action, it was brought to our attention by a concerned community member that our calculation of the increase was incorrect. I will own that mistake as I based the calculation on the change in CPI from 2013 to 2023 rather than looking at the change from 2018 to 2023 as provided in the Deeded Restrictions. At our most recent meeting December 22, 2023, the Board rescinded the previous Board action, and acted to increase the maintenance fees to \$445.00. We also acted to offer a discount for early payment in full (by March 1st) of \$55 on the first lot owned and \$75 for each additional lot owned. This increase in maintenance fees allows us to continue to have unallocated income of approximately \$20,000 for 2024 which will be saved for future maintenance expenditures.

As we begin 2024 and continue planning for future capital improvements, we want to hear from our community members. Please visit the website for you to tell us what capital improvements you'd like to see.

I hope that everyone enjoyed safe and HAPPY HOLIDAYS, and I wish you all the best in 2024!

Anthony P. Esson
President EFPOA

truestream Internet Update

We are getting closer!!! They are estimating hook ups to your house in late fall/early winter this year! Starting on February 12th you can sign up for service. We will have sign up forms available here at the Clubhouse, as they may or may not be available in your online account. Any sign ups prior to the February 12th date will not be accepted. So come on up to the clubhouse on the 12th of February and get yourself signed up!

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**.
- Containers must be brought back in from the road by Thursday.
- If garbage is left out in bags and animals get into it, you will be charged a \$75 clean up fee.

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).

Clubhouse Winter 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 & Saturday – Noon – 5:00 pm

Speed Limit

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

Board Meetings

- Thursday February 15, 2024 - 6pm
- Thursday April 18, 2024 - 6 pm
- Thursday June 6, 2024 - 6 pm
- Saturday July 20, 2024 - 10 am



2024 BOARD ELECTIONS COMING!

This communication is the official “call for nominations” to fill three (3), three year EFPOA Board of Director vacancies beginning July 2024. The current terms of service for Jennifer Allen, Laura Hart-Smith and Tom Jeffery will expire July 1, 2024. 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 envelope 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.

We are also seeking association members to volunteer working on the Election Committee. Glenn Fielder is resigning as the Election Committee Chair effective July 1, 2024. If you are a resident and would like to help take part in the annual Board Elections process and have some time available in June, we would love to hear from you. If interested, please contact Sherice at the clubhouse.

Activities

January

Saturday 1/6 - Pancake Breakfast – 9:00 am - \$4
Saturday 1/20 – Soup Social – 5:30 pm

February

Saturday 2/3 – Pancake Breakfast – 9:00 am - \$4
Saturday 2/17 – Spaghetti Night – 5:30 pm - \$5

March

Saturday 3/2- Pancake Breakfast – 9:00 am - \$4
Saturday 3/16 – Corn Beef Dinner - \$7 – 5:30 pm
Saturday 3/30 – Easter Egg Hunt – 1:00 pm

April

Saturday 1/6 - Pancake Breakfast – 9:00 am - \$4

May

Saturday 5/4 - Pancake Breakfast – 9:00 am - \$4
Saturday 5/25 – Chicken BBQ Potluck – 5:30 pm

June

Saturday 6/1 - Pancake Breakfast – 9:00 am - \$4
Saturday 6/22 – Pizza Night – 5:30 pm - \$7

July

Saturday 7/6- Annual Picnic – 5:30 pm
Saturday 7/20 – Annual Meeting – 10:00 am
Saturday 7/27- Pizza Night – 5:30 pm - \$7

August

Saturday 8/3- Pancake Breakfast – 9:00 am - \$4
Saturday 8/17- Theme party – 5:30 pm - \$7
Saturday 8/31- Labor Day potluck – 5:30 pm

September

Saturday 9/7- Pancake Breakfast – 9:00 am - \$4
Saturday 9/21- TBD – 5:30 pm

October

Saturday 10/5- Pancake Breakfast – 9:00 am - \$4
Saturday 10/31- Trunk or Treat – 4:00 pm

November

Saturday 11/2- Pancake Breakfast – 9:00 am - \$4
Saturday 11/16- Hunters Stew – 5:30 am - \$7

December

Saturday 12/7- Christmas Dinner Potluck – 5:30 pm
Saturday 12/28- NY Strip Dinner Potluck – 5:30 PM

Some dates subject to change

Please check our website

Capital Improvements Committee

We have formed a Capital Improvements Committee, and we would like to know what improvements you would like to see in our neighborhood. A few things we have on our list....

1. Parking Lot
2. Pavilion at park
3. Gates at boat launches
4. Security camera at parks
5. New playground equipment

Please go to our website www.efpoa.com and let us know your thoughts on the above and any other improvements you would like to see.