



Guthrie Lakes LYRIC

January 2025

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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Vice Pres: Chad Canda

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Treasurer: Glenn Fielder

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Secretary:

Jim Herman
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Directors:

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Mike Harvey

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Jennifer Allen

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Steve Junglas

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Glenn Breuhan

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Management Staff:

Sherice Villeme - Business
Thomas Hall - Facilities
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From the President

Welcome all into 2025!

With the closing of 2024, I am happy to report that EFPOA remains in a strong financial position and barring any unforeseen calamity, we should be able to continue to set aside unallocated money for future needs. We began 2023 with a combined balance of \$67,293.48 in our checking and savings accounts. We ended 2023 with a combined balance of \$104,307.36 including \$5,303.96 in interest that we were able to capture on our savings account. The net increase in our accounts was \$37,013.88 in 2024. In addition to our checking and savings, our rainy-day fund also grew from \$39,299.35 to \$41,133.30 in 2024, an increase of 2,030.95.

What do we do with this "extra" money? We save it and allow it to grow for future maintenance costs like refinishing of the pool which will be needed in three to five years, and for planned improvements that will require substantial capital outlay. It has been and will continue to be my goal to have money on hand for those expenditures when the time comes so we don't have to pay interest on borrowed money. Moving forward, the Capital Improvements Committee and Board of Directors will continue to plan for our maintenance expenditures and future capital improvements projects so that we can be in the best financial position possible when the time comes.

On the rules and regulations front, the Board did adopt new requirements for special event insurance for members holding events at the clubhouse or on common properties. This new requirement is aimed at protecting the association from possible liability that could result out of events being held on our property by our members. The new regulation will require that the member hosting the event obtain event insurance if alcoholic beverages will be consumed on our property by any event attendees. If alcoholic beverages are not going to be consumed by event attendees, members hosting the event will be able to execute a waiver of liability in lieu of providing event insurance, in which case the member hosting the event will assume all liability that could arise out of the event.

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From the President continued

It is not our objective to limit our members enjoyment or use of our amenities in general or for planned events like birthday parties, receptions, ect., but rather to provide a layer of protection for the association's assets in the event that something unfortunate were to happen because someone overindulged in their consumption of alcohol at an event on association property.

It is also time again 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 submit a nomination letter to the Election Committee. Feel free to contact Sherice if you need help with the process.

I hope that everyone enjoyed safe and HAPPY HOLIDAYS, and I wish you all the best in 2025!

Anthony P. Esson
President EFPOA

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).

Speed Limit

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

HELP WANTED

We are looking for summer Clubhouse supervisors. Must be 18 years old, be willing to work weekdays and weekends. 20-35 hours per week. Applications are available at the Clubhouse.

Winter 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 & Saturday – Noon – 5:00 pm

Board Meetings

- Thursday February 15, 2025 – 6 pm
- Thursday April 17, 2025 - 6 pm
- Thursday May 29, 2025 - 6 pm
- Saturday July 19, 2024 - 10 am

2025 BOARD ELECTIONS COMING!

This communication is the official “call for nominations” to fill three (3), three-year EFPOA Board of Director vacancies beginning July 2025. The current terms of service for Glenn Fielder, Jim Herman and Chad Canda will expire June 31, 2025. 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 EFPOA Elections Committee at the clubhouse in the locked election box during regular business hours.

Resumes must be post marked or dropped off at the clubhouse no later than Friday, April 25, 2025.

Capital Improvements Committee

We have received a handful of responses, but we would like to hear from more of our members. We would like to know what improvements you would like to see in our neighborhood. Your input is very important to the improvements we will make. 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.

Our Roads

We receive many complaints about the condition of our roads. The association has no control over the roads as they are owned by the county. We urge all members to contact our Township at 989-732-6929 AND the Otsego County Road Commission at 989-732-5202 or attend their monthly meetings. Meeting schedules can be found on their websites – Otsego Lake Township- otsegolaketownship.org
Otsego County - otsegocrc.org

Activities

January

Saturday 1/4- Pancake Breakfast – 9:00 am - \$4
Saturday 1/18 – Soup Social – 5:30 pm

February

Saturday 2/1 – Pancake Breakfast – 9:00 am - \$4
Thursday 2/13 – Board Meeting – 6:00 pm
Saturday 2/15 – Spaghetti Night – 5:30 pm - \$5

March

Saturday 3/1- Pancake Breakfast – 9:00 am - \$4
Saturday 3/15 – Corn Beef Dinner - \$7 – 5:30 pm

April

Saturday 4/5 - Pancake Breakfast – 9:00 am - \$4
Thursday 4/17 – Board Meeting – 6:00 pm
Saturday 4/19 – Easter Egg Hunt – 1:00 pm

May

Saturday 5/3 - Pancake Breakfast – 9:00 am - \$4
Saturday 5/24 – Chicken BBQ Potluck – 5:30 pm
Thursday 5/29 – Board Meeting – 6:00 pm

June

Saturday 6/7 - Pancake Breakfast – 9:00 am - \$4
Saturday 6/21 – Pizza Night – 5:30 pm - \$7

July

Saturday 7/5- Annual Picnic – 5:30 pm
Saturday 7/19 – Annual Meeting – 10:00 am
Saturday 7/26 - Pizza Night – 5:30 pm - \$7

August

Saturday 8/2- Pancake Breakfast – 9:00 am - \$4
Saturday 8/16- Theme party – 5:30 pm - \$7
Saturday 8/30- Labor Day potluck – 5:30 pm

September

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

October

Saturday 10/4- Pancake Breakfast – 9:00 am - \$4
Saturday 10/25- Trunk or Treat – 4:00 pm

November

Saturday 11/1- Pancake Breakfast – 9:00 am - \$4
Saturday 11/15- Hunters Stew – 5:30 am - \$7

December

Saturday 12/6- Christmas Dinner Potluck – 5:30 pm
Saturday 12/27- NY Strip Dinner Potluck – 5:30 PM

Some dates subject to change
Please check our website

Spring Clean up

We would like to have a spring clean up day each year. We will meet at the clubhouse, assign roads and provide maps and garbage bags and after a picnic at the clubhouse! It will be sometime in the spring, after the snow melts but before the weeds start to grow. So, look for an evite – we hope to see you there!

