

2008 Annual Newsletter

Moon Lake Property Owners Association



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Our Mission Statement

It is the mission of the Moon Lake POA board of directors to secure a safe and prosperous future for the community of Moon Lake. We will work hard at keeping the best interest of our members in our decision making in regard to all common properties. Our goal is to maintain a Moon Lake community that is enjoyable for all our members, their families, friends and visitors.

Current Officers

President: Bill Czopek*

Vice President: Jennifer Marinkovski-Interim*

Treasurer: Jean Czopek*

Secretary: Vacant*

Directors

Secluded Moon Lake: Ross Argue

Woodland Estates 2: Ed Roginski*

Woodland Manor: Ron Palmquist*

Woodridge Estates: Vacant*

Valleywood Estates: Jim McCaffrey-Interim*

*Positions up for reelection 2008

New Faces...

Many changes have taken place with the Moon Lake Board over the past year. The positions of President, Treasurer, Woodland Manor and Woodridge Estates 1 and 2 are up for their normal 2 year elections. The positions of Vice President and Valleywood Estates have temporary appointees and need to be voted on at the next annual meeting. We also have 2 vacant positions. What this means is that 8 of our 9 positions need to be voted on this year. Look for information on the annual meeting and election on the next page.



Mark your calendars!



Please stop by the clubhouse Memorial Day weekend on **Saturday, May 24th**, to welcome the summer of 2008! We will be hosting an open house from 12 noon until 3:00. We hope to see some familiar faces and welcome our many new homeowners. Hot dogs and pop will be served. Board members will be there to answer any questions you may have regarding the new restrictions. Hope to see you there!

On Saturday, July 5th at 1:00, we will be having our 2nd annual fishing derby. We will be fishing from the waterfront property of the clubhouse, with prizes for the children! Lunch will be "Potluck" at the clubhouse as well. Bring your fishing poles, appetites and your favorite dish to pass!

Annual Maintenance Fees

Annual fee of \$40.00 per lot can be paid at the Clubhouse on **May 3rd, 10th, 17th, 24th, and 31st and on June 7th**, between the hours of 10-12. We encourage all property owners still owing 2007 fees to pay back dues and current dues by the date of the annual meeting. Those property owners not in good standing may not vote. Liens will be placed on property after the annual meeting. The board of directors has been forced to collect past dues in court and have been successful on every case.

Annual Meeting: Saturday, June 14, 2008 @ 1:00pm

Greenwood Township Hall, 4030 Williams Road

Agenda

1. Call to Order
2. Introduction of Guest Speakers
 - Sheriff's Department Representative
 - Fire Department Representative
3. Approval of 2007 Annual Meeting Minutes
4. Selection of Election committee to certify counting of ballots/Vote to destroy 2007 ballots
5. Presentation on Finances and Discussion on Vote for Changes to Restrictions*
6. Reports of Officers, Directors and Committees
7. Old Business
8. New Business
9. Vote to remove full time residency restrictions for all positions**
10. Vote on Proposed dues increase as made at 2007 meeting***
11. Election of Officers and Directors
12. Public Comment/Adjournment



Candidates running for the June election:

* Indicates a member being re-elected

Candidates for the Officer positions

President-William Raub
Vice President-Jennifer Marinkovski*
Secretary-No candidates
Treasurer- No candidates

Candidates for Director positions

Woodridge Estates I-James McCaffery*
Woodridge Estates II-Edward Roginski*
Woodland Manor-Ron Palmquist*
Valleywood Estates-Robert Hilleary

*As you know, we are in the process of trying to change our outdated restrictions. If you have not yet received copies of both current and proposed changes, they will be included with this mailing. The current board is continuing the pursuit of these changes. We need your support! Please sign and return the enclosed ballot with your dues. If you have already done so, THANK YOU for supporting the future of Moon Lake!

** Last year at the annual meeting a motion was made and passed to amend our bylaws to change the residency requirements on the Secretary position to read either a full time resident or part-time resident. Additionally, due to the limited amount of response for board participation throughout the year, the board made and passed a motion to change the residency requirements for the other three officer positions. This will allow us to draw on part-time residents that may be interested in board participation. Currently our by-laws require that the President, Treasurer and Secretary be full time residents of Moon Lake. The Vice-President position requires that they be either a full time resident or a part-time resident but available at least thirty weekends per year. All subdivision directors are already allowed to be either full-time or part-time status. This newsletter is to provide you with the appropriate notice necessary to inform you that at the annual meeting in June 2008 we will be voting on changing the residency requirements on each of the officer positions. A separate vote will be taken for each individual officer position.

*** At the 2007 Annual Meeting motion was made and seconded to raise the annual dues to \$45.00. A ballot is included with this newsletter. Your Board needs your YES votes to continue on-going operational costs and fund improvement projects. The annual dues have only been changed once in the almost 40 years of Moon Lake operation. Changes are needed. Please consider your votes carefully. You have one vote PER LOT and only members in good standing may vote in this election. If your dues are not paid up, we hope you will take care of them in time to participate in this election.

Common Properties



The Lake

The lake continues to rise, and with the beautiful winter, we should see an increase in the spring. The wildlife is prevalent and there is still good fishing. Check out the fishing derby & potluck lunch this summer at the waterfront area by the clubhouse, on **Saturday, July 5th at 1:00**. Bring your fishing poles and favorite dish to pass. We had a great turnout last year and all had a wonderful time!



The Pool

The pool has been restored and opened last summer! It was run mostly on the generosity of volunteers. We had an overwhelming turnout of swimmers with the beautiful summer weather. A wooden play structure was restored and moved just outside the fence of pool area. The old clubhouse foundation was cleaned up and now has picnic tables and a grill for members to use. All of this was done through the generous donations of time and money from our Moon Lake neighbors. Our hope is to have a paid pool monitor this summer at the pool, Monday through Friday, and continue with volunteers on weekends.



The Clubhouse

The clubhouse is used for monthly board meetings. All are welcome and encouraged to attend. Rentals are available and great for birthdays, retirement, anniversary and graduations. The Clubhouse offers a full kitchen along with the upper level for casual conversation and entertaining. Keep in mind the clubhouse is a great place to start a bridge or euchre club. For more information on the clubhouse, call the office at (989) 786-9070.



Peninsula Park

Peninsula Park has been in existence since the development of Moon Lake and is a wonderful area to take the family for a picnic, fishing and swimming. There are swings, a slide, merry-go-round and other play equipment. Picnic tables and barbeque areas are there for the community to use. The play structures were painted last summer by volunteers and look brand new! Please remember to remove your own refuse when using the park.

MORE INFORMATION

MOON LAKE APPAREL - Caps and Sweatshirts with a Moon Lake Logo are available for sale at \$15.00 for caps and \$25.00 for sweatshirts. Sweatshirts are available in several sizes. Samples are shown at the clubhouse or on the website www.moonlakepoa.com.

MOON LAKE BEAUTIFICATION DAY-Saturday, May 10th, 10:00am. Please meet in the parking lot of the clubhouse and help us clean up the common areas around Moon Lake. **The Moon Lake Garden Club** will be starting back up soon. If you are interested in helping to beautify our community, please call the MLLPOA office at (989) 786-9070 for more information. Kids can help too. Volunteers are needed for clean-up and paint-up projects for the pool, clubhouse and park. Please call the clubhouse for more information on how you can help to make Moon Lake a better, more attractive place.

NEIGHBORHOOD WATCH-Our Neighborhood Watch Program in conjunction with the Oscoda Sheriffs Department is in its 21st year. In case of emergency call 911. Suspicious occurrences should be reported to your Director who will make a report and call the sheriff. We are in need of a coordinator for this important program. Call the MLLPOA office for more information.



Look for your Moon Lake decal included when your dues are paid.. Show your Moon Lake Pride!



Financial Committee Report

April 2007 – March 2008



This past year turned out to be a financial success story for Moon Lake Property Owners Association. We came in well below our original plan for the year. The Finance Committee had projected a very “tight” budget in order to complete the renovations to the pool. After taking out the one time expense for the final payment for the pool repair, our overall basic annual operating expense was the lowest in any recent years at a total of only \$17,769 for the year – including the seasonal running of the pool. Total expenditures to operate the pool for the season (including insurance, supplies and utilities) were only \$6,327! Due to the amount of time and money donated by many of the property owners and their families, we operated the pool far below our original projections for the year. This was possible due to all of the volunteers that helped to clean up the grounds, paint, donation of a new hot water heater, a resident’s volunteer time to install it for us, monitors at the pool daily and by closely scrutinizing each expense. Thanks to all of you that helped to keep us on target for the year.

The Finance Committee will be presenting a more detailed look at the year’s expenses, income and a summary of outstanding collections for maintenance fees at the annual meeting. Additionally, the budget for 2008-2009 will be presented for your review. We hope that all residents will come and take part in the discussion.

Copies of the 2007-2008 annual financial report will be available at the Annual meeting and will be available online.

You may want to know...

Email Address: Please consider giving us your email address on the billing statement. We would like to have more frequent communications, but with approximately 400 property owners and the time and money put into stuffing envelopes and mailing, this becomes difficult. Email is a quick, convenient and inexpensive way to communicate.



Transfer Site: The hours for the Transfer Site are: Friday, Saturday and Sunday 12-5, Monday 9am-noon, Wednesday 9am-3pm and closed Tuesday and Thursday. They now also accept recycling (no glass or Styrofoam). Transfer site tickets are available at the Township hall (989-786-7872). Free Dump Day is scheduled for May 10th. All household refuse will be accepted at no charge.



Junk, Blight and Unlicensed Vehicles: The Board will actively pursue and enforce the current restrictions for the attractiveness of the Association. Each property owner is responsible for the maintenance of their own property and must follow the rules and deed restrictions placed on their property. A copy of the township ordinance is found on the website. You may contact Greenwood Township for more information.

Dogs: All dogs MUST be leashed, fenced or tied. All dog complaints go the Oscoda County Animal Control Officer who enforces Ordinance #107. The Control Officer is Mr. Robert (PeeWee) Bierney, pager # 989-276-3889, or the Sheriff Department at 989-826-3214.



ORV'S, ATV, MOTORCYCLES, SNOWMOBILE RULES:

No ORV, ATV, Motorcycles, or Snowmobiles are allowed along the shorelines of Moon Lake or Woodridge Lake.

Welcome to the neighborhood!

Did you know that we have 25 new property owners this year at Moon Lake? This community sure does have a lot to offer! A huge welcome to our new neighbors, we are sure you will be happy here!

Volunteers and Donations

Last year, mostly volunteers ran the pool and clubhouse. Members donated time and supplies to ensure a beautiful summer here on Moon Lake. A huge THANK YOU to all who contributed your time, talents and donations. Without you, we could not have accomplished all that we did! This year, we will need to rely on generosity once again. With the rising costs of living, and our income remaining the same for many years, we are looking for your support. Please consider donating of your time or contribute towards supplies this year.

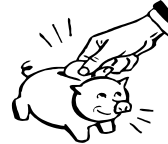
Service/Labor



- Grass cutting at the pool, clubhouse and/or Peninsula Park
- Pool Attendants on weekends
- Open/Close Pool on weekends
- Clean bathhouse



Are there any special services or talents you would be willing to offer Moon Lake? (Electrical work, building experience, plumbing, etc.)



Please also consider making a cash donation by including it with your dues, earmarked for Moon Lake Improvements and upkeep. Please see annual billing statement. We would like to purchase new tables and lounge chairs for the pool, start up a fund for a project on the site of the old clubhouse foundation, and work on repairing the clubhouse. Additional project ideas are welcomed. Any amount will be appreciated and put to good use!

Thank you!



Help Wanted

Pool Monitor - Monday through Friday, \$50 per day from mid-June to Labor Day. This person would open up the pool daily; monitor pool passes throughout the day and close the pool at 8:00 each evening. Weekends will be handled by volunteers again this summer. For more information please contact Ross Argue at 517-281-8576.