

2009 Annual Newsletter

Moon Lake Property Owners Association



www.moonlakepoa.com

PO Box 446 Lewiston, MI 49756

Email address: moonlakepoa@netscape.com

989-786-9070



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 Raub

Vice President: Jennifer Marinkovski*

Treasurer: Deb Downing

Secretary: Linda Argue*

Directors

Secluded Moon Lake: Ross Argue*

Woodridge Estates 2: Ed Roginski

Woodland Manor: Ron Palmquist

Woodridge Estates: Jim McCaffrey

Valleywood Estates: Bob Hilleary*

*Positions up for reelection 2009

New Faces...

Many changes have taken place with the Moon Lake Board over the past year. Due to vacancies and temporary appointees last year, 8 of 9 positions were voted on and filled. Our bylaws state positions are held for 2 years, with 4 or 5 positions being voted on in alternate years. In order to get back to the alternating election schedule, 4 positions are being voted on this year, even if they were elected last year. Look for information on the annual meeting and election on the next page.



Mark your calendars!



Spring Clean Up Day – May 16th

Pool Opening Early this year – Saturday, May 23rd

Potluck dinner at the Clubhouse-Saturday, June 13th at 5:00pm (After the annual meeting)

Hot Dog Roast at the Pool-July 4th at 4:00pm

Labor Day picnic at the Clubhouse- September 7th at 2:00pm

Holiday Pot Luck at the Clubhouse- December 5th at 4:00pm

If anyone is interested in forming a club or has suggestions for an event, please contact William Raub-989 786-3299.

Welcome to the neighborhood!

Did you know that we have 4 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!

Annual Maintenance Fees

At the 2007 Annual Meeting the motion was made and seconded to raise the annual dues to \$45.00. In 2008, the ballots were issued and the \$5.00 increase was passed.

The annual fee of \$45.00 per lot can be paid at the Clubhouse every Saturday from 10am to 12pm beginning May 23rd.

Annual Meeting: Saturday, June 13, 2009 @ 10:00am

WHERE: Moon Lake Clubhouse (not at the Township Hall this year!)

Agenda

1. Call to Order/ Pledge of Allegiance/ Introduction of board
2. Public Comment
3. Introduction of Guest Speaker
-Sheriff's Department Representative
4. Approval of 2008 Annual Meeting Minutes
5. Selection of Election judges to certify counting of ballots/ Vote to destroy 2008 ballots
6. Report of Officers, Directors and Committees
7. Old Business-vote on bylaw change
8. New Business
9. Election Results
10. Public Comment / Adjournment



Candidates running for the June election:

Last year at the annual meeting, an amendment was made to change the residency restrictions in our bylaws for all positions, to read either a full-time resident or part-time resident.

* Indicates a member being re-elected

Candidates for Officer positions

Vice President-Jennifer Marinkovski*

Secretary-Linda Argue*

Candidates for Director positions

Secluded Moon Lake-Ross Argue*

Valleywood Estates-Dave Evans

Bylaw Change to be voted on at the annual meeting:

A motion was made and approved to amend the bylaws that would add the following section:

Section 4. Tenants Rights and Privileges: Tenants renting properties from Moon Lake members in good standing will be able to utilize all Moon Lake facilities. Tenants renting annually, monthly or weekly can purchase a membership permit for the current annual fee of one lot from the association. This would allow the tenant full privileges of all Moon Lake facilities comparable to all association members in good standing. Tenants would have access to Moon Lake, the swimming pool and clubhouse (additional fees). Tenants would have no voting privileges. They must conduct themselves appropriately, like all members, to maintain their privileges. Both tenants and Moon Lake property owners will be responsible for any damaged property.



Financial Committee Report

April 2008 – March 2009



The accounting year used by Moon Lake is April through March. In April our annual billings are sent out with the newsletter and ballots for the June elections. We work with a projected income/expense budget to keep us on track. Last spring we estimated that we would have \$6700 in our account at the end of March, 2009. The good news is that we have more than that available!

This is due to several reasons. The first being strict cost control. As an example this past spring the board voted to eliminate the monthly pay to the Secretary. The Treasurer position was increased to a flat rate of \$175 per month. These two small changes netted an overall annual savings of \$650. We also closed the clubhouse for the winter months and the Treasurer worked from home. This reduced our utility bills substantially.

We have also worked very hard to increase our annual revenue. The board has been able to collect past due maintenance fees by placing liens on property and taking the owners that are two years or more in arrears to small claims court. Additionally, we changed our billing statements last year to encourage residents to make small donations of any amount and gave them the ability to mark them for the general fund, flower fund or pool. Residents gave **generously** totaling \$1192 in additional money to Moon Lake. With this money lounge chairs were purchased for the pool, trees were cut down, perennial flowers were planted and tables were repaired and stained. The board is now reviewing several more projects including repairing the fences at Peninsula Park and the boat ramp, new signs, painting the clubhouse, sand for the park and others. Thanks to all of you who added just a little extra your annual payment.

Beginning balance:	\$ 2911.14
Income:	\$29136.96
Expenses:	\$23836.92
Balance 3/31/09:	\$ 8211.18

Property owners approved a \$5 increase per lot for the maintenance fee making the new amount per lot \$45 beginning with this billing. With support on this increase, the donations, volunteers and hard work we will continue to improve our neighborhood for all to enjoy.

Further detail will be provided at the annual meeting and the Annual Financial Statement will be mailed to you with your membership cards after receipt of your payments and it will be posted on our web site.

Common Properties



The Lake: The lake slowly 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. Get out those fishing poles and try to reel some in this summer!

The Pool: The pool will be open Memorial Day weekend if weather permits and will remain open until Labor Day. Pool hours are 12:00 noon – 8:00pm daily. Please remember to bring your membership pass with you. We had another fantastic turnout of swimmers last summer with the beautiful weather! We were able to have a pool monitor Monday-Friday, and it was run by volunteers on weekends. This year our hope is to have a pool monitor everyday. If you are interested in this position, please see the details on the last page. The donations sent in earmarked for the pool last year made it possible to purchase new iron tables and 12 new lounge chairs!



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 an upper level for casual conversation and entertaining. We now are also set up with television and karaoke! If you have a game system or any board games in good condition you would be willing to donate, please let us know. Keep in mind the clubhouse is a great place to start a bridge or euchre club. For more information, 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. Please remember to remove your own refuse when using the park.



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 *tentatively* scheduled for July 11th. Please note that the township will be holding only one this year, instead of the spring and fall day. All household refuse will be accepted at no charge on this day.



Junk, Blight and Unlicensed Vehicles: The Board, along with the Building & Use Committee, will actively pursue and enforce the current restrictions for the attractiveness of the Association. Properties found to be in violation will receive an initial notice of violations and have 15 days to comply. If no action is taken, a letter will be sent giving final notice before further action is taken through the township and county. Please note that there is a spring clean up day set for **Saturday, May 16th** for the Moon Lake area and a dumpster will be available at no charge to property owners. Additionally, Greenwood Township will be having a free day for drop off in July. This will provide property owners two days to clean up and get rid of items at no cost. Names of local people that will pick up scrap metal and recyclables (often at no charge) will available at the clubhouse. **A local scrap metal dealer will take junk cars and campers as long as there is a title, and haul away no charge.**

Building & Use Committee: Our Building and Use Committee is active once again! Several properties for blight or zoning problems have been resolved over the past several months. The committee would like to extend their thanks to the property owners who responded so quickly. They have put in many hours working to enforce our deed restrictions that protect the attractiveness of Moon Lake. The dedicated members of this team are here to help you with any questions you may have when planning your spring projects. Sam Hilleary, the Building and Use Chairperson, may be contacted at 989-786-7527, or 989-786-9070-Mailbox #2.

Dogs: All dogs MUST be leashed, fenced or tied. All dog complaints go the Oscoda County Animal Control Officer who enforces Ordinance #107. Please call our Neighborhood Watch Chairman Dave Evans at 786-5693, 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.





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. Samples are shown at the clubhouse or on the website www.moonlakepoa.com. Call the office to place an order.

MOON LAKE BEAUTIFICATION DAY-Saturday, May 16th, 12:00 noon. Please meet in the parking lot of the pool and help us clean up the common areas around Moon Lake. Hot dogs and chips will be provided for our volunteers. **We are in need of volunteers, those with trucks and trailers, for helping the elderly and disabled get their trash to the dumpster. If you can help, or if you yourself are elderly or disabled and need assistance, call Sam-989-786-7527.**

NEIGHBORHOOD WATCH-Our Neighborhood Watch Program in conjunction with the Oscoda Sheriffs Department is in its 22nd 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 now have a director for this program. **Mr. Dave Evans has volunteered to coordinate our neighborhood watch.** He may be contacted at 989-786-5693, or evansbigdave@aol.com. **Please note that it is a county ordinance for all properties to have their addresses posted for emergency on reflective green signs.**

Volunteers and Donations

Last year, volunteers ran the pool on weekends and did the upkeep at clubhouse, as well as refinishing some of our signs at the pool. Member's generosity again shined through with the additional money sent in along with annual dues, earmarked for improvements and projects in our neighborhood. A huge THANKS to all who contributed your time, talents and donations. Without you, we could not have accomplished all that we did! Please consider donating of your time or contribute towards supplies once again this year.

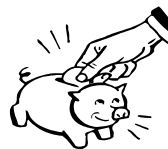


Service/Labor

- Grass cutting at the pool, clubhouse and/or Peninsula Park
- Clean clubhouse



Are there any special services or talents you would be willing to offer Moon Lake? (Electrical work, building experience, plumbing, etc.) If so, please contact one of the board members and we will keep it in mind for upcoming improvements. Again.....THANK YOU!



Please consider making a cash donation by including it with your dues, earmarked for Moon Lake Improvements and upkeep. Please see annual billing statement. Last year, we were able to purchase new tables and lounge chairs for the pool. We would also like to add to funds 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!



Pool Monitor - We are looking for people to monitor the pool, seven days per week. The pay is \$50 per day from Memorial Day to Labor Day. This person would be responsible for opening and closing the pool, monitoring pool passes throughout the day, and additional pool and bathhouse duties. We are looking for at least 3 people who would be willing to share responsibilities each week. For more information please contact Ross Argue.

Phone: 517-641-6885 Email: argueclans@yahoo.com