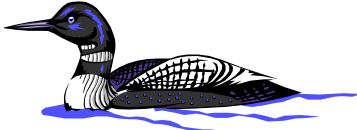


Moon Lake Community News 2007



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(989)786-9070

Our Mission

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. It is our mission to develop a future Moon Lake community that is enjoyable for all our members, their families, friends and visitors.

~Board of Directors 2007~

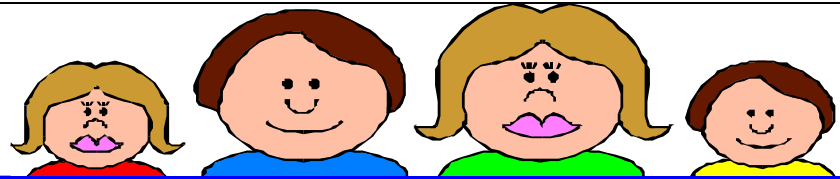
Officers

President: Bill Czopek
Vice President: Martin Hilleary-Interim*
Treasurer: Jean Czopek-Interim
Secretary: Vacant*

Directors

Secluded Moon Lake: Ross Argue*
Woodland Estates 2: Ed Roginski
Woodland Manor: Ron Palmquist
Woodridge Estates: Shelly Stewart
Valleywood Estates: Karen McClintock*
*** Positions up for reelection 2007, to nominate an individual or if you are interested in a position on the board call for information: 989-786-9070**

The Pool Will
Open
June 2007



Community

If you were all alone in the universe with no one to talk to, no one with which to share the beauty of the stars, to laugh with, to touch, what would be your purpose in life? It is other life; it is love, which gives your life meaning. This is harmony. We must discover the joy of each other, the joy of challenge, the joy of growth, and the joy of community.

Annual Meeting: June 9, 2007 @ 1:00pm

Greenwood Township Hall: 4030 Williamson Road

Agenda

1. Call to Order
2. Introduction of Guest Speakers
 - a. Ty Black – MDEQ
 - b. Sheriff's Department Representative
 - c. Paul Eddy – Greenwood Township
3. Approval of 2006 Annual Meeting Minutes
4. Selection of Election committee to certify counting of Ballots/ Vote to destroy previous ballots - 2006
5. Vote on Proposed dues increase as made at 2006 meeting
6. Presentation on Finances and Discussion on Vote for Changes to Restrictions – Set Special Meeting
7. Reports of Officers, Directors and Committees
8. Old Business
9. New Business
10. Election of Officers and Directors
11. Public Comment/Adjournment

Candidates for Election

Martin Hillary or Jennifer Marinkovski– Vice President
Vacant – Secretary
Ross Argue – Director Secluded Moon Lake
Karen McClintock - Valleywood Estates

Annual Maintenance Fees

Annual fee of \$40.00 per lot can be paid at the Clubhouse May 5, 12, 19, 26, and June 2, between the hours of 10-12.
We encourage all property owners still owing 2006 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.

Common Property

The Lake

Through investigation it has been decided that the lake level will not be increased manually. However the lake has naturally risen more than 11 inches this summer and with the beautiful winter we should see a level increase in the spring. The wild life is prevalent and there is still good fishing.

The Pool

The pool will be restored and reopen summer 2007. Four estimates were given to the board of directors and A-1 pool was contracted to complete the job by Memorial weekend 2007. The pool was evaluated as being in good condition and built to last. There will be new tiles, draining system and surface finishing. The grand opening will be in June 2007; pool hours will be decided and posted according to the finances available to operate and maintain the pool. Look for pictures of the repairs being done on the website.

The 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, slide, merry-go-round and other play equipment for kids to enjoy. Picnic tables and barbeque areas are there for the community to use. The board of Directors and community will be holding a fishing derby at Peninsula Park the weekend of the 4th of July.

The Clubhouse

A new handicap ramp was put in this year. The clubhouse is used for monthly board meetings, all members in good standing are 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 conversation and entertaining. Keep in mind the club house is a great meeting place to start a bridge or euchre club. For rental information contact the board at 989-786-9070.

The 5 Year Plan

At the 2006 Annual meeting the five year plan come to discussion. With the addition of the financial committee and the board of directors' dedication to seeing improvements in the Moon Lake common property we will move forward on property improvements over the next 5 years depending on the passage of the restriction changes. The 5 year plan is always being reviewed and updated by the board and financial committee. The association members must be committed to having a safe and secure future by voting for the restriction changes in order for our community to move into a better future. For a copy of the 5 year plan and updated restriction: Call 989-786-9070, email moonlake@netscape.com or visit your web site www.moonlakepoa.com. Copies will also be available at the annual meeting June 9.

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. Orders will be taken at the annual meeting or can be taken by phone 989-786-9070.

Garden Club

The Moon Lake Garden Club will be starting back up soon. If you are interested in helping to beautify our community, please call the MLPOA office at (989) 786-9070 for times and dates of upcoming meetings and projects. Lots of positive feedback from last year. 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 20th year. In case of emergency call 911. Suspicious occurrences should be reported to the local Sheriffs Department at 989-826-3214, and secondary to your Director. We are in need of a coordinator for this important program if you are interested call the MLPOA office for more information.

Financial Committee Report

During 2006 the Board of Directors created the Finance Committee to oversee the Association's financial activities. Over the past few months, the Committee has worked with the Board to convert the financial records from Excel to Quick Books for the entire year of 2006. They additionally set up a monthly budget for 2007. It is to be used as a guideline for keeping the Association on target with expenses throughout the year. The changing economic environment and ever present inflation means that we need to all understand in detail what it truly costs to run the Association. Association revenues are the known piece of information – we know with relative certainty how much we will collect in membership dues each spring. The unknown is the variable costs and expenses related to running the association and maintaining the clubhouse, pool, lake, parks and other common areas.

We have established a budget which entailed reviewing each and every expense we've incurred over the recent past. The budget development included extensive evaluation and follow-up to actual expenditures. The Finance Committee will present a monthly financial package at every Board meeting. This package includes a financial statement summary, detailed expenditure listing and a report comparing our actual expenditures to budget by detailed line item. Having this in place will allow the Board to keep close track of all expenses and budget variances as we move forward through the year. This process is critical to the future operations of the Association.

2006 was the first year we experienced the loss of the pool/bathhouse facility. The closing of a major asset of the Association was a huge concern to many residents. By including the savings from not operating the pool in 2006, we were able to forecast the cash flows for 2007. We then presented the Board with a plan to renovate the pool to open in June 2007. The costs to reopen and operate the pool have been included within the annual budget with hours of operation depending on additional revenue generated from the passage of the restriction changes.

We are also in the process of reviewing and adjusting the 5 Year Plan. The scheduling of future projects will be dependent on how well we are able to control our expenses and whether additional revenue is generated. It was clear at last year's annual meeting that we need to continue to represent the needs of the diverse group of all residents of Moon Lake. The preservation of all Association assets is the number one priority of the Board – the finance committee will continuously strive to provide the Board with the information and analysis needed to achieve this. We need your help to keep going forward.

~ Finance Committee~

Copies of the 2006-2007 annual financial report will be available at the Annual meeting and be included with membership card mailing.

******* IMPORTANT*******

At the 2006 Annual Meeting a vote was proposed to raise the annual dues to \$45.00. The proposed vote was approved and a ballot is included with this newsletter along with your annual billing statement and ballots for votes on Board of Directors candidates. 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. Your Board needs your **YES** votes to complete the rebuilding of the pool and on-going operational costs. The annual dues have only been changed once in the almost 40 years of Moon Lake operation. Changes are needed.

Moon Lake POA
PO Box 446
Lewiston, MI 49756
(989)786-9070

YOU MAY WANT TO KNOW

Transfer Site: The hours for the Transfer site have been permanently changed Saturday and Sunday 12-5, closed Tuesday and Thursday. Additional hours of the transfer site and site tickets are available at the Township hall #989-786-7872. Free Dump Day is scheduled for May 19, 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 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.

CLEAN UP DAY-Saturday, May 19 at noon. Meet at the clubhouse for clean up projects at the clubhouse, park, boat ramp and other public areas. Garden club can meet and plan this year's projects. Call the clubhouse for more information.