



# Guthrie Lakes LYRICS

April 2011



## FROM THE PRESIDENT

### President's Report

#### SPRING ?!!!!

Wow! Spring certainly arrived with a bang, not a whimper, this year! March 23<sup>rd</sup>, I pulled out my Stanley tape to measure the big snowfall before I cleaned off my driveway. The first go-around, I removed 10 inches of heavy snow and it took me three times longer than normal. Seven hours later I went out and cleared off another six inches. My driveway dips down from the road, which may explain why I measured a total of 16 inches while most of my friends here in EFPOA say they "only" got a foot. To put that wintery blast into perspective, last year I put my pontoon in Guthrie Lake on March 29 whereas, this year, snowmobilers were still using the lakes as April 1 approached. Even if this year's official start of Spring didn't bring with it melting snow and thawing ice, at least it heralded the advent of more daylight plus soon-to-be blossoming trees, blooming gardens, and greening grass. And it meant it won't be too much longer before I can launch the semi-faithful old pontoon for another pleasurable season on Guthrie Lake. This year's snowfall total (assuming Mother Nature isn't plotting yet another storm) was still below normal for the season but well above last year's pitiful accumulation. Hopefully we'll gain back a few inches in lake levels. It would sure be nice to get the pontoon through the channel into Section One. It's supposed to hit 72 degrees today. Maybe Spring has finally arrived in *actuality* and not just per the calendar.

#### Clubhouse Improvements:

##### Roof

By the time this newsletter reaches your home, a couple of Spring improvements to your clubhouse should be underway. The clubhouse's asphalt-shingled roof is scheduled for tear off and re-shingling beginning April 18<sup>th</sup>. The board approved this project out of necessity. During a severe wind storm, we lost sheets of shingles and sprung leaks. Our manager, Don Schmidt, and a local roofer fixed things up enough to get us through to Spring. But the time has come to pay the Piper (or in this case, the roofer). The last roofer didn't even put on felt paper under the shingles. We're fortunate to have made it this long. Per a survey of association member's preferences, the roof is being done in green dimension shingles. No, our members aren't color blind. We know the clubhouse is blue and that blue and green don't match up so well. The plan is to put new clay or beige colored siding on the clubhouse next year. The green shingles

with clay or beige siding will look great.

##### Fireplace

We are excited that EFPOA's clubhouse events have grown in popularity over the past year. A lack of space for extra seating has become a very welcome challenge for event organizers. So, in conjunction with the roof job, the fireplace, housing and chimney are being taken out. The seating around the fireplace is also being removed and a new subfloor installed across the fireplace pit area. The board approved this project on April 8<sup>th</sup>. We expect that project to start just before or at the same time as the roof. For years now, event organizers have coveted the fireplace area's wasted floor space for more practical and functional uses. It wasn't so much a question of "whether" to remove it but more a question of "when" to remove it. By removing it now, at the same time we complete the re-roofing, we avoid the need and expense to do additional roof repairs at a later date. The net result will be about 300 square feet of additional floor space on the main floor that will accommodate extra seating for our annual meeting, additional tables and chairs for our parties, and can even serve as a dance floor for special occasions. The floor space we gain by eliminating the aesthetically pleasing but unusable fireplace will allow us to more comfortably host larger gatherings at the clubhouse. The fireplace was originally built to burn wood and later converted to propane. But it provided no heat (quite the opposite actually), filled the clubhouse with smoke on the few occasions it was used, and could not be properly retrofitted to meet code. If you're like me, you'll miss the character and ambience of the fireplace. But we need the space to make the main floor accessible to more members. And we plan to salvage the stone from the old fireplace to use for a new fireplace that will be situated in a corner so that it doesn't take up much floor space.

##### HDTV, Surround Sound, and Portable Wireless Microphone

The clubhouse also has a new HDTV with surround sound in the dining area. We've gotten a lot of positive feedback on this new amenity. Members can now watch the news with their morning coffee or catch an evening sporting event. The portable wireless microphone will be a big help at annual meetings. Attendees won't have to guess anymore what that soft-spoken person in the back of the room said. And the mike will help the Recording Secretary produce accurate minutes.

##### Pool

Boy, if I had a dollar for every inquiry I've received about the pool, I could treat my wife to a nice meal at Bennethum's. Last Fall, the new State inspector informed our manager that we couldn't open the pool for 2011 without completing some major repairs. Before the snowfall came, we managed to get one bid from a northern Michigan business to repair the pool. A second company looked at the pool and declared they were not interested. The one bid we received approaches \$20,000 and only comes with a one-year warranty. I started contacting other contractors in February and most pool experts I've talked to believe that our pool, which was completed in 1975, has already outlived its life expectancy for an outdoor concrete pool in northern Michigan. A couple of companies said they couldn't ethically take our money for such an expensive short-term fix. They believe the reason we can only get a one-year guarantee on a \$20,000 repair job is because the cost and frequency of repairs will only accelerate from this point forward.

**Now mind you, at this point, these opinions are conjecture based upon these contractors' previous experience. They haven't been able to physically inspect the pool yet because of the late thaw.** As of yesterday, April 9<sup>th</sup>, a large portion of the pool's bottom was still covered by ice, slush and snow. The experts can't give us anything more than an educated guess until they physically inspect the entire pool.

There are only a few pool contractors operating in northern Michigan. So, beginning in February, I expanded the search to include more than a dozen commercial pool companies from downstate.

Some possibilities for the pool are:

\*Stripping all of the marcite off the pool down to the concrete and then (if the concrete is still in good or repairable condition) completely resurfacing it with new marcite or gunite.

\*Installing a custom-made liner.

\*Putting in a new steel, concrete or fiberglass pool with warranties ranging from 25 years to lifetime.

By no means are we limiting ourselves to these options. We'll listen to the experts and then evaluate every option they present.

The pool was a main topic at this past weekend's board meeting. But we could not resolve the issue because we need

the experts to inspect the pool first and make their recommendations.

To expedite the opening of the pool, the board agreed to hold a special board meeting on April 30<sup>th</sup>. We expect the remaining snow and ice to be gone sometime next week and we'll get the contractors out here as expeditiously as possible so that we can move forward with a plan of action. Interested EFPOA members in good standing are welcome to attend. Realistically it is highly unlikely that the pool will be open for business by Memorial Day weekend. If we can open by then, we will. But a more likely timeframe is late-June. Watch the EFPOA website for updates.

#### High Speed Internet

We're pleased to announce that we finally have a firm date from Frontier for giving EFPOA members a new high-speed internet option. The project is expected to be completed by August 25<sup>th</sup>. Frontier will run fiber optic cable to the hub at RamNeck and then provide high-speed internet to our residents via existing phone lines. With Frontier's new technology, users will be able to make and receive phone calls while using their internet service, a big improvement over dial-up service. And Frontier's service will be much faster than what we receive now via T-1, Wi-Fi or satellite. Frontier plans to offer stand-alone and bundle options that include internet, phone and TV. EFPOA is anxious to get out of the internet-provider business. We are negotiating with a Wi-Fi provider to take over the operation and maintenance of internet for our current clients. Once the transfer occurs, you can expect a measurable improvement in internet speed as well as fewer interruptions in service.

#### Elections

Per EFPOA policy, elections will be held in June to fill three positions on the Board. Our Board consists of nine directors elected to three year terms. Each year, three of the nine positions come up for election. The three new or re-elected board directors assume office immediately following the annual meeting on July 2<sup>nd</sup>.

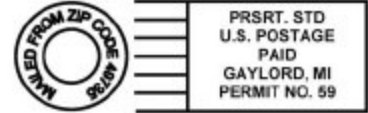
#### EFPOA Website

We had some technical problems with the association's website this Winter. We have changed servers and, with a lot of effort from Trish Schmidt, the site is back in business. Visit [www.efpoa.com](http://www.efpoa.com) for the latest news and calendar of events.

Sincerely Yours,  
Max Grider

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[www.efpoa.com](http://www.efpoa.com)

### SUMMER HOURS BEGIN MAY 27TH AT 4:00 P.M.

Sunday – Wednesday 10 a.m.—10 p.m.

Thursday – Saturday 10 a.m.—11 p.m.

Boat House Open Daily 10 a.m.—6 p.m.  
(weather permitting)



**Where Good Friends Get Together**

### EFPOA BOARD ELECTIONS

If you are interested in running for the EFPOA Board of Directors, please submit your nomination resume of 200 words or less to the **EFPOA Election Committee, P.O. Box 40, Waters, Michigan 49797-0040**. Resumes must be postmarked no later than May 24, 2011 and be received at the Waters, Michigan Post Office by close of business on June 1. Only resumes received by U.S. Mail will be accepted.

Following the receipt of resumes, the Election Committee will prepare candidate information sheets and ballots for each lot owner. Only members in good standing as of May 27, 2011 will be allowed to cast a ballot. A member in good standing means that your Maintenance Dues are paid in full and your good standing status has not been revoked. Association members can vote for up to three candidates.

The ballots will be marked with a six-digit number. This is for security and verification purposes only. These numbers do not represent lot numbers and are not a means of tracking any lot owner's vote.

PLEASE MAKE SURE YOUR VOTE COUNTS BY VOTING FOR ONLY THREE CANDIDATES AND PLEASE DO NOT ALTER, DEFACE, OR DESTROY THE SIX-DIGIT NUMBER AT THE BOTTOM OF THE BALLOT.

The Co-Chairs will be determined at the April 30<sup>th</sup> Special Board Meeting. If you are interested in serving on the Election Committee, please contact the Clubhouse at 732-1942. The Committee consists of three members plus the two Co-Chairs.

Please support the upcoming election and be a voice in our community.

Receive newsletters via email — send your request to [secretary@efpoa.com](mailto:secretary@efpoa.com) today!