



Guthrie Lakes LYRICS

January 2010



Enchanted Forest Property Owners Association

Dates to Remember

- Pancake Breakfast: First Saturday of Every Month
- St. Patrick's Day Corned Beef and Cabbage Dinner: March 17th
- Summer Hours Begin: May 28th

More Info Available at Clubhouse or at www.efpoa.com

NEWS FROM THE BOARD

PRESIDENT'S REPORT

Submitted by Doug Schneider

This past 6 months as president has been very interesting at the helm of the EF-POA. Our board has had quite a challenge with five positions to fill on the board as several people have moved on from our community. We have had to focus our direction and look forward. The board this year may seem a bit quiet but we like it that way. We are doing the best we can to make sure our community remains just that, a community.

The input from the community has been positive and supportive. I want to thank everyone who has given input and we look forward to hearing more from you so that we can continue to improve. Each and everyone of you is welcome at the board meetings to share or just to watch over what we are doing so that you may be assured that we have the best interest of our community at heart.

I would also like to take this space to publicly thank those that have stepped up to the board and to say that you all are appreciated.

As we move forward, our goal is to see those things done to our property that you have commented on. We are working within budget to see that we can move forward. We have worked hard in the past to protect the integrity of our

community and from your comments, they are appreciated. We are picking up and moving forward with the effort to change the deeded restrictions to provide a "cleaner" and up-to-date blueprint for our community. Our goal is to review your input and make the necessary recommendations to you and to work with our legal counsel to make sure that these new guidelines will make Guthrie Lakes an even better place to live.

TREASURER'S REPORT

Submitted by Carlee Allen

Dues statements for 2010 have been mailed and we are happy to share that the dues will remain at \$340/lot again this year. Despite rising costs and difficult economic times, EF-POA has not raised dues since the late 1990s and we continue to work very hard to manage the association's budget in the best interest of all residents. **Residents who pay their annual dues in full by March 1st can pay a discounted rate of \$280 on your first lot and \$260 per lot for any additional lots.** People paying their dues after March 1st, or people who chose to make two payments (due March 1st and September 1st) will pay the non-discounted rate of \$340, or two payments of \$170 each. At this time, there are approximately 50 lots that are in a "past due" status and the Board has begun to pursue liens on several of these properties.

The Board also recently approved an upgrade of its accounting software. The new software enables us to share information more accurately with our accountants, and enables us to send out dues invoices, internet invoices, etc. by email, which is a small way to reduce costs on printing, postage and the like.

I am also working on an internal audit of association revenue and expenses so that we can continue to make informed and responsible decisions for EFPOA. Through this process, I have been working with our Property Manager and the accountant to reconcile 2009 revenue, track expenses, review and revise our operating budget as necessary, and prepare for our annual taxes.

Updated cash flow and budget reports are available at every Board meeting, or you can request additional information by emailing me at treasurer@efpoa.com. I am always happy to address your questions in hopes of providing accurate and current financial information to all association members.

PROPERTY MANAGER'S REPORT

Submitted by Dan Yale

Guthrie Lakes' annual dumpster Day will be held on Saturday, May 29th. If you have large or heavy things, you can contact me at 732-1942 and I will arrange a pick-up for you. Items that **cannot** be disposed of in the dumpster include: regu-



Winter returns to Guthrie Lakes.

lated hazardous waste, waste containing PCBs or items containing PCBs (refrigerators), bulk or uncontained liquid waste that contain free liquids (paint, oil, etc.), sewage, materials that would adversely affect the liner and/or leachate collection system of the landfill, asbestos waste, empty drums, unless crushed to remove voids, lead acid batteries, and yard waste (grass clippings, leaves, or brush less than 2 inches in diameter and less than 48 inches long). Dumpster Day has been very popular in the past and we can only accept your trash items until the dumpster is full. Take advantage of this opportunity to clean up your yards and excess trash — but don't wait too long!

We will also have a fund raiser for Activities on Saturday, May 29th by collecting returnable cans and bottles. You can either bring them up to the Clubhouse and the volunteer Dumpster Day workers will take them from you or you can leave them out by your mailbox and an Activities group member will pick them up. This was a very successful fund raiser the last couple of years and this is a great and easy way for you to get rid of all those cans and bottles that collect over time and get in the way. The money collected goes to fund various activities for all age groups!

To end with, remember that routine septic system maintenance is required to

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Guthrie Lakes

NEWS FROM THE BOARD (continued)

prevent failure. A septic system failure can result in thousands of dollars to repair or replace. A failed septic system is a leading cause of groundwater pollution as well as pollution to lakes and streams. The best thing you can do is be careful what you put in your septic system. Don't pour grease or cooking oil (or any oil for that matter) down your drains. Don't clean out paint brushes and rollers in your sinks. All of these can lead to septic system failure. Conserve water usage, the more water that you put in your septic system, the sooner it can fail. Have your septic tank pumped out and inspected. The basic recommendation is to have your septic tank pumped and inspected every 3-5 years.

COMMITTEE REPORTS**Military/Govt. Relations**

Submitted by Doug Schneider

From the military side of life, things seem to be good. We have had open communication with the military and Don Hart has kept me informed as well. The new fence that will be erected around the air range has had some impact on public usage but it is being done for your safety. I know that some have had some concerns about the fly overs. I personally have talked with the Major in charge face to face and

he explained to me how and why the planes fly where they do. His explanation to me made perfect sense and he is concerned about the safety of our community. If you have a concern, let us know and we'll do the best we can to help. I'm thankful and thrilled to see our military doing the job they do. I give thanks for them each and every day.

Activities

Submitted by Sarah Madonna

We've had a variety of fun activities over the last few months and enjoyed these opportunities to get together with our friends and neighbors. Our 2nd annual Halloween trunk-or-treating and costume party brought close to 100 scary ghouls and goblins out despite some really chilly weather. There was a potluck, a dance floor and disco ball for the young (and young at heart), and thanks to DJ's IGA, we had 50 carved pumpkins decorating the front of our haunted clubhouse.

Children and adults made ornaments and trimmed the tree in early December, and a Christmas potluck provided a nice chance to share food and fun with many of our neighbors. To wrap up another great year, we also enjoyed the annual pig roast dinner at the clubhouse on New Years Eve. Close to 70 residents, friends and families gathered and feasted on roast pig, a variety of

potluck dishes and kicked off the start of 2010 together.

The activities committee will be meeting soon to plan more events for the neighborhood, including Groundhog Day, Valentines Day and St. Patrick's Day. Please keep your eye on the website for the next posted activities committee meeting and consider joining us to share your thoughts and ideas.

Employee Relations

Submitted by Doug Schneider and Deb Noble

In December, the board voted to extend the property managers contract for another 2 years. The staff we have is well suited to the needs of our community and do a great job. Please let them know how they are appreciated and that we are glad to have them.

Security

Submitted by Karen Yale

I am happy to report that we have not had any Security issues in the neighborhood lately. One way to insure this continues is to watch out for our neighbors. If you see something happening that seems suspicious please contact myself, the clubhouse, or the Police. If you are going to be away, you can notify myself or the Manager and we will be sure to drive by and make sure everything looks OK. Also, if you

are going to have friends or family staying at your house it would also be helpful to notify us so that we know it is OK for someone to be there. Stay safe!

Buildings/Grounds & Rules/Regulations

Submitted by Tom Goodell and Jason Hoffman

Things are fairly quiet in this area. The Buildings and Ground committee assisted with the property showing of Lot 34 in preparation for accepting sealed bids prior to the February 20th Special Board meeting. The Rules & Regulations committee has followed up on a few property concerns at the request of the Board and continues to work with both the Board and property owners to find solutions in the best interest of all parties.

Legal Update

As a follow-up to ongoing vacation rental legal proceedings, we received notification from the EFPOA legal representatives Byram, Harrelson, Hall PLC on January 21, 2010, advising the Association that an appeal filed by the Schillings will be heard at the Court of Appeals level on March 4, 2010. EFPOA legal counsel will attend on behalf of the Association.

Additional updates will be provided at Board meetings when new information becomes available.

BUDGET UPDATE

The 2010 annual dues statements have been mailed. Our dues have remained the same this year — \$340 per lot. Property owners who submit their dues payment postmarked on or before **March 1st are able to pay a discounted rate of \$280** for your first lot, and \$260/lot for any additional lots. Property owners who submit their dues after the March 1st deadline pay \$340, or two payments of \$170 each payable by March 1st and September 1st. Late charges will be applied for payments received after these deadlines.

If you would like to receive an electronic **receipt of your dues payment via email**, or if you have questions about dues or your account balance, please contact our Treasurer, Carlee Allen, at treasurer@efpoa.com.

INCOME	Projected for 2010	2009	2008	2007
Activities	\$ 2,000.00	\$ 3,188.17	\$ 351.53	\$ 834.70
Internet	\$ 7,200.00	\$ 5,435.00	\$ 750.00	\$ -
Dues (100@\$340, 100@\$260, 390@\$280) <i>Based on approx. 590 lots paying dues in 2009.</i>	\$ 169,200.00	\$ 166,842.97	\$ 176,990.19	\$ 172,754.40
Other/Sale of Lots/Interest	\$ 31,500.00	\$ 4,032.69	\$ 1,047.28	\$ 4,260.67
Total Income	\$ 209,900.00	\$ 179,498.83	\$ 179,139.00	\$ 177,849.77
EXPENSES				
Salaries & Payroll Expenses	\$ 81,000.00	\$ 80,142.53	\$ 74,021.55	\$ 74,039.20
Internet	\$ 5,820.00	\$ 12,413.95	\$ 4,955.77	\$ -
Legal	\$ 5,500.00	\$ 15,229.54	\$ 36,770.78	\$ 14,241.81
Utilities	\$ 30,420.00	\$ 29,844.27	\$ 23,373.74	\$ 17,453.19
Capital Improvements		\$ 1,554.28	\$ 23,351.80	\$ 16,920.06
Other Operating Expenses	\$ 50,130.00	\$ 48,147.65	\$ 53,452.00	\$ 61,019.80
Total Expenses	\$ 172,870.00	\$ 187,332.22	\$ 215,925.64	\$ 183,674.06
NET INCOME / (LOSS)	\$ 37,030.00	\$ (7,833.39)	\$ (36,786.64)	\$ (5,824.29)

EFPOA obtained a line of credit (LOC) loan in 2008 and 2009 to meet cash flow needs.

Pending dues collections & sale of 2298 Forester Dr. property, it is anticipated that EFPOA will not need to use LOC in 2010.

EFPOA converted its CD to a 6-year annuity investment product in 2008. The annuity earned 7% interest in its first year and will earn 4.25% for remaining years. The current balance for this annuity is \$28528.50 and includes 2009 earnings of \$1928.50.

January 2010

SEALED BIDS BEING ACCEPTED FOR SALE OF HOUSE and LOTS

At a Special Board Meeting at 9:00 a.m. on Saturday, February 20, 2010, sealed bids will be opened to determine the sale of an association property at 2298 Forester Drive.

This lot is approximately 1.5 acres and includes a two-level home that is approximately 1,000 SF, has multiple bedrooms, and 1 and 1/2 baths and is being sold AS-IS. This property became an EFPOA asset in October, 2010 following foreclosure due to unpaid dues and property taxes. **There is a minimum bid requirement of \$30,000 for the Lot 34/2298 Forester Drive property.**

Interested parties were able attend a site visit walk through on January 30th and 31st. In addition, interested parties can contact EFPOA Property Manager Dan Yale at 989-732-1942 to request additional information about this lot. Requests for additional information about the bid process can be directed to treasurer@efpoa.com.

Interested parties must submit a sealed bid

directly to the EFPOA Property Manager (Clubhouse) no later than 5:00 o'clock p.m. on Monday, February 15th. Bids submitted by mail must be postmarked no later than February 15th and mailed to:

EFPOA Board
Attn: Sealed Bid Lot # _____
PO Box 40, Waters, MI 49797

***PLEASE NOTE:** EFPOA is not responsible for bids submitted by mail that are not received in time for consideration at February 20th Special Board Meeting.*

Bids failing to meet these requirements will not be considered at the February 20th Special Board Meeting. All bids will be opened and reviewed at this public meeting and the highest bid will be accepted and announced at this time. If the winning bidder is unable to arrange acceptable financing in an agreed-upon time frame, the property will be offered to the next highest bidder as determined at the Special Board Meeting. How-

ever, bids under the minimum amount of \$30,000 will not be accepted and will be considered null and void.

Bidders must comply with the minimum bid requirements, the bid submission process requirements, and acknowledge that this property is being sold AS-IS. EFPOA, its Board and/or its Property Manager tender no guarantees regarding the condition of this property, nor will this Association bear any post-sale liability following the acceptance of a sealed bid on February 20th.

In addition, EFPOA is also offering three lots for sale by sealed bid. *See additional information on page 4.* All sealed bids should indicate on the outside envelope which property(ies) are included in the package. Sealed bids for these lots must be submitted to the Property Manager by 5:00 o'clock p.m. on Monday, February 15th OR be postmarked by February 15th and must comply with all other bid requirements as stated.

2010 Board Meetings

Board Election Reminder:

The EFPOA Board is made up of nine Directors who volunteer their time to make decisions that guide the direction of the EFPOA. There will be three seats available for three-year terms beginning July 2010. More information will be provided in the next *Lyrics*. Please consider giving back to

our community by running for the EFPOA Board.



Upcoming Meetings

February 20, 2010
Special Meeting
(Sealed Bids for Sale of Lots)

April 3, 2010

June 5, 2010

July 3, 2010 (9:00 am)
Regular Meeting

July 3, 2010 (10:00 am)
Annual Membership Meeting

July 3, 2010 (12:00 pm)*
Regular Meeting

Regular meetings are held at 9:00 a.m. unless otherwise noted ()*

All regular board meetings are open to the public and an opportunity is always provided for public input.

Can't attend?
Communicate with the Board via secretary@efpoa.com or EFPOA Board, PO Box 40, Waters, MI 49797.

Board of Directors (July 2009-June 2010)

President: Doug Schneider
320 S. Moorland Dr.
Battle Creek, MI 49015
989-269-967-3683
dougschne@comcast.net
Term Expires: July 2010

Vice President: Deb Noble
2078 W. House Rd.
Grayling, MI 49738
989-390-2517
noble2@michigan.gov
Term Expires: July 2011

Treasurer: Carlee Allen
10784 Sanctuary
Frederic, MI 49733

989-732-9209
treasurer@efpoa.com
Term Expires: July 2012

Secretary: Sarah Madonna
11747 Fascination, PO Box 369
Waters, MI 49797
989-731-9952
secretary@efpoa.com
Term Expires: July 2012

Director: Tom Goodell
11726 Huntingdon
Frederic, MI 49733
989-732-7121
Term Expires: July 2010

Director: Nancy Gregg
11800 Goodfellow Dr.
Frederic, MI 49733
989-732-4579
rstyduk@yahoo.com
Term Expires: July 2011

Director: Laura Hodder
2773 Marlette Rd.
Frederic, MI 49733
989-731-1064
hodder@efpoa.com
Term Expires: July 2011

Director: Jason Hoffmann
11515 Sherwood Dr.
Frederic, MI 49733

989-350-8341
jhoffman@efpoa.com
Term Expires: July 2012

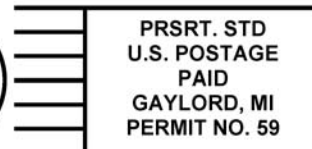
Director: Karen Yale
2069 Forester
Frederic, MI 49733
989-732-9454
kyale@efpoa.com
Term Expires: July 2010

Property Manager: Dan Yale
989-732-1942
efpoa@efpoa.com

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ENCHANTED FOREST PROPERTY OWNERS ASSOCIATION
PO BOX 40
WATERS, MI 49797-0040

Phone: 989-732-1942
E-mail: secretary@efpoa.com



Visit Us On The Web
www.efpoa.com

WINTER HOURS (until MAY 28, 4:00 p.m.)

Monday - Friday Coffee Hour: 10am – 12pm

Monday - Thursday: 4pm – 9pm

Friday: 4 pm – 10 pm

Saturday: 10 am – 10 pm

Sunday: 10 am – 4 pm



Where Good Friends Come to Meet

LOTS FOR SALE by SEALED BID

At a Special Board Meeting at 9:00 a.m. on Saturday, February 20, 2010, sealed bids will be opened to determine the sale of association property lots 130, 155 and 549.

LOT	LOCATION	MINIMUM BID
549	Grimm Court	\$1,800
130	Sherwood Drive	\$1,530
155	Forester Drive	\$1,500

Interested parties must submit a sealed bid directly to the EFPOA Property Manager (Clubhouse) no later than **5:00 o'clock p.m. on Monday, February 15th**. Bids submitted by mail must be postmarked no later than February 15th and mailed to: EFPOA Board, Attn: Sealed Bid Lot # _____, PO Box 40, Waters, MI 49797.

PLEASE NOTE: EFPOA is *not* responsible for bids submitted by mail that are not received in time for consideration at February 20th Special Board Meeting.

Bidders must comply with the minimum bid requirements, the bid submission process requirements, and acknowledge that this property is being sold AS-IS.

EFPOA, its Board and/or its Property Manager tender no guarantees regarding the condition of this property, nor will this Association bear any post-sale liability following the acceptance of a sealed bid on February 20th.

COMING MEMORIAL DAY WEEKEND

Guthrie Lakes Can Drive

All donations will benefit the Guthrie Lakes Activities Fund
Watch For More Information Coming Soon!

Receive newsletters via email — send your request to secretary@efpoa.com today!