



Rose Lake Forest Property Owners Association (RLFPOA) P.O. Box 64, LeRoy, MI 49655 Phone: (231)388-1307 Email: roselakeforest@gmail.com www.rlfpoa.com

Hello members!

Mark your calendar our next general member meeting is Saturday May 28th 2022 Time: 10:00 a.m. Place: Gamma Park Pavilion. Hope to see you there as this will be a very IMPORTANT meeting regarding a 5/10-year plan for our association.

The raising of assessments is not something that should be proposed without a plan that uses the funds in a fiscally responsible way. The attached 5/10-year plan explains where and how the money will be spent. The assessment increase proposed for a membership vote is \$35 on the 1st lot only. No increase on additional lots.

It is expensive to mail and remail ballots to members multiple times. Voting slips will be mailed to you after the first of the year. Please return the slip to cast your vote. If you have any questions contact a board member directly, call or text the association phone number or email. The contact information is in the heading of this newsletter.

As has been discussed in previous newsletters and at General Membership Meetings, sanitation and blight have become an increasing problem. We have two properties that have been served with blight ordinance violations by the township. It is not the goal of RLFPOA to fine members for violations. A warning is always sent to a member first. If you get a warning, please contact the board. If we can be of help, or give you a bit to fix the issue that is what we would like to do. Violations continue to be sent out on a monthly basis by RLFPOA to members that are in violations that are ignored. Legal action will be taken if no cooperation to resolve is made by the property owner.

Our bathrooms at Gamma Park have been in need of repair. Thank you to volunteers that put up nice clean white moisture proof paneling sheets on the walls and rubber moldings on the floors. It looks so much brighter and cleaner as walls can now be washed.

Thank you to the beach committee for cleaning at our beautiful beach.

We will be installing a new gate at the Gamma Park entrance. The new gate will make opening and closing safer as it will be lighter and easy to close.

The association is accepting resumes for a Financial Administrator. If you are interested or know of someone who might be interested, share the news. For more information or a copy of the job description call or text the association at 231-388-1307

It is that time of year to take contracted bids for some paid jobs in the Forest. These are 2-year contracts. If you are interested, please mail your bid to the association and write "BID" on the outside of the envelope. Contact Jerry Cornell @ 231-388-3633 for details and job expectations.

1. Snow plowing and salting (need by December 1st)
2. Mowing and landscaping (need by January 1st 2022)
3. Well opening and closing (need by January 1st 2022)
4. Putting in of the dock and taking out (need by January 1st 2022)
5. Bouey and rope put in and taken out (need by January 1st 2022)
6. Cleaning of the bathrooms (need by January 1st 2022)

Wishing you all a Merry Christmas and Happy, Healthy New Year!

RLFPOA Board of Directors

2021 5/10-year plan for increasing dues

This plan is being developed from member requests at the Memorial Day meeting 2021, when raising assessments was first introduced to the general membership. The purpose of this plan is to set new assessments that will pay for the addition of certain RLFPOA assets, create new assets, and maintain all of the RLFPOA assets in a proper manner for everyone to utilize for years to come. This plan will cover a total of ten years where assessments cannot be adjusted by any board during this timeframe. This plan will be broken down into three parts to include 1: increase in dues needed, 2: years 1-5, and 3: years 6-10. Section 1:

Increase requested:

- The RLFPOA board is requesting a raise in annual assessments of \$35 dollars per year for the first lot owned only.
- This increase will result in first lot assessments increasing from \$85 per year to \$120 per year.
- Any additional lot owned will not be affected by this increase.
- This increase will add an additional revenue of approximately \$15,750 per year from assessments.

Section 2: This additional revenue in the first five year will only be used for the following projects and will not be moved or allocated for other needs/wants.

- Years 1-5, what the additional assessments will be spent on:
 - Project 1: New pavilion and removal of old \$35,000.
 - This project will ensure that all members have a safe and reliable place for use to include private gatherings to general membership meetings.
- The next projects can happen in any order that is decided on by the board based on need, money, time of year etc., but must happen after the pavilion project.
 - Project 2: Surveying and permanent markings of all green belt properties: \$20,000
 - This will ensure that members can easily and readily enjoy these community properties that are owned by the RLFPOA.
 - This project will also ensure all boards and members going forward can easily identify when damage or illegal use of green belts properties can be quickly and easily recognized.
 - Project 3: Rewriting of all RLFPOA documents by a legal team: \$15,000
 - This will bring all documents up to 2021 standard and laws as laid out in the report card from Hirtzel Law.
 - This will also allow for the removal of the special privileges of the developer's successor.
 - Project 4: Power and cameras at beach property: \$3,000
 - The beach house will be replaced with a larger wooden shed.
 - Power will be ran from the beach bathhouse down to the new shed.
 - A camera system will be installed in the new shed to allow video coverage of the boats, steps, docks, and beach area.

Section 3:

- Years 6-10
 - The additional assessments will first go towards finishing the above projects if anything is left to complete due to increase in costs, due to inflation of material and/or laborers.
 - Firstly, the raise in assessments will cover the annual inflation rate of 5.4% already in 2021 and beyond.
 - After all projects are completed, budgets can be balanced with additional needed money to properly care for RLFPOA properties to include but now limited to the pavilion, driveways, bath houses, multiple security camera systems, and office equipment.