



Guthrie Lakes LYRIC

October 2014

Enchanted Forest Property Owners Association (EFPOA) - Website: www.efpoa.com
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Reduced Fall/Winter Clubhouse Hours

Beginning November 1st (Saturday), the Clubhouse will begin reduced open hours as noted here.

Tues/Wed/Thurs: 10 AM to noon, 4 PM to 8 PM

Friday: 10 AM to noon, 4 PM to 9 PM

Saturday: 10 AM to 9 PM

Sunday & Monday: Closed

On days when the Clubhouse is closed, one of the managers is often there catching up on their work so if you see a car in the parking lot, and need help or need to ask a question... feel free to stop in. The reduced hours will save costly utilities during times when almost no one is using the Clubhouse. If you are a seasonal resident and need to drop off trash in the Clubhouse dumpster on Sunday or Monday, it will be left open for you.

Fall Activities Scheduled... Come Join Us!

Activity Committee Meeting - 10/15 at 6 PM at the Clubhouse to plan:

- Sat. 10/25 Tailgate event for the UofM/MSU game (Bring appetizers and snacks to pass; 1 pm game time)
- Sun. 10/26 Halloween Party w/ Trunk or Treat (Hot Dogs provided, bring sides to pass) 3 PM party, 5 pm Trunk or Treat in the parking lot
- Sat. 11/15 Hunters' Stew Dinner
- Early plans for New Year's Eve Pig Roast, Wed. 12/31

See EFPOA web site for details at: www.efpoa.com.

A Big THANK YOU... to the many folks and organizations who helped in the clean-up of our neighborhood after the recent storm. That includes the Otsego County, Waters Fire Department, Dave May and his machines, fellow residents who checked on their elderly neighbors... and there were many more.

What a joy to live in Guthrie Lakes!

From the President

By Tony Esson

In the wake of the September storm that left many property owners with unanticipated tree removal, yard clean-up, and property damage repairs, things are returning to normal. We can be thankful that no one was injured, and that the damage to our properties wasn't more severe. As I look at the uprooted stump of the 76 year old Red Oak tree next to my fire pit, I ponder what our community looked like when this young tree first took root, and how old the tree was that dropped the acorn for the now fallen monarch? Now that the proud oak is nothing more than a giant log attached to a root ball, I am left with memories of what was, and with the makings for a great built-in bench!

Our summer season was very positive this year. Aside from the inconvenient timing of the pool disruption due to the pump failure, we were able to address the problem and capture the balance of the swimming season through the Labor Day holiday and the week following. The repairs made to the pool pump included a new electrical component to balance the power to the pump that will significantly increase the pump's life.

The Annual Meeting was well attended and the Fourth of July picnic was a huge success with good weather, good food, and good friends enjoying the event. Attendance at Clubhouse activities continues to rise, and the regular Pizza Night and Pancake Breakfast activities remain very popular. Our summer activities saw attendance from 40 to 80 members enjoying good food, and comradery. With the new kitchen range purchased in-part from Activities events and with the proceeds of a 50/50 raffle, the Activities Committee can now keep up with demand during these busy activities.

We are nearing the completion of the Clubhouse insulation project. A dramatic decrease in heating costs this winter is expected, less roof edge icing from heat loss in the attic, and an increase in the life expectancy of the roof shingles as a result. The project also included improvements to the attic storage area, and changes in the second-floor Board Room lighting that will conserve energy. Both of these improvements were the result of work necessary to properly complete the insulation project, and will have long term benefits in terms of cost reduction.

As we approach the end of the 2014 fiscal year, we are pleased with the results of our diligent planning and conservative approach to budgeting and expenditures. The EFPOA annuity has matured, and we are currently reviewing reinvestment options for the \$35,000 in a manner that will allow us to protect the principal, provide growth, and allow us access to the funds should we need them. This nest egg provides us with a level of comfort, having money available for an unexpected emergency should one arise.

With the onset of the fall season, the Clubhouse hours will be reduced to reflect the reduction in general usage. Winter hours begin November 1, 2014, and the Clubhouse will be closed during the days of lowest use, Sunday and Monday. This reduction in hours will be accompanied by reductions in the costs of utilities and in operations. EFPOA management will still be available by telephone to address member concerns as needed.

Thank you to all, Directors, volunteers, and members at large, who have had a hand in shaping EFPOA. Gestalt had it right when he coined "The whole is greater than the sum of its parts", for it is individuals coming together as community that makes Enchanted Forest a wonderful place to live.

Rules & Regulations Update Approved by the Board

In a few instances in our neighborhood, a family or corporation own property here. The question was raised as to how many people from a group can use our amenities at one time? After consultation with our attorney, the following wording was approved by the Board at the October meeting as an addition to our EFPOA Rules and Regulations... effective immediately.

“New General Regulation #14 - Ownership of a lot by an organization and/or entity other than by a natural born person does not permit every member of said organization and/or entity to have full ownership privileges. An organization and/or entity shall be permitted to designate two individuals who shall be permitted use of EFPOA amenities. (A change in designation shall be permitted once every twelve-month period.) Each designated individual shall be allowed up to four guests to use EFPOA amenities provided that the designed person is also present.”

How’s Your Lot in Guthrie Lakes??

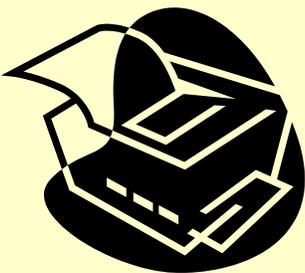
After the severe storm recently experienced in our neighborhood, many large and small trees broke off or tipped over. Trees near lot lines often fell over onto or toward a neighbor’s house, or across lot lines. Please check your property to make sure your trees are not on someone else’s property.

Is Your Property In a “Clean and Attractive State”??

The upkeep and appearance of properties in Guthrie Lakes is a topic of concern with residents from time to time. This is a reminder that our Rules and Regulations **does** include standards that residents must follow relevant to keeping their property neat and attractive.

General Regulation #10

Pursuant to the Recorded Restrictions, all Property Owners are required to maintain their lots in a clean and attractive state. Failure by any Property Owner to properly maintain his/her lot(s) shall subject the Property Owner to the enforcement procedures set forth in ‘Enforcement’ (last) section of these Rules and Regulations. The term “clean and attractive state” as used in this section, shall be determined by the Manager(s) in conjunction with the Building and Grounds Committee, at their sole discretion.



New Laser Printer for Residents at the Clubhouse!

The old inkjet printer at the Clubhouse finally died and has been replaced with a new black-and-white laser printer for use by residents. To cover the cost of the toner and paper, a \$.10 per page fee will be charged to users. Internet access continues to be free for residents and their guests.

Just a Reminder... all EFPOA Board meetings are open to all property owners in good standing and we encourage you to attend these meetings and share your thoughts on how to maintain and improve our Guthrie Lakes community. Most meetings are at 10 AM on the first Saturday of the month... but not every month. Specific meeting dates are always posted on the calendar board on the front of the Clubhouse, and are on the EFPOA web site calendar at efpoa.com.

Consider Advertising in the Lyric and on the EFPOA Web Site

EFPOA is accepting business card ads from Guthrie Lakes residents and others who operate small businesses; these will be put in each issue of the Lyric and will also be put on our EFPOA website. If you are interested in this marketing option, email our Business Manager, Sherice Esson at manager@efpoa.com or call 989.732.1942. The ads will be limited to your business card, or would be limited to 15 words. Rates for these ads will be as follows:

One-time ad:	\$15 for EFPOA Property Owners	\$30 for Non-Property Owners
Annual Ads:	\$50 for EFPOA Property Owners	\$100 for Non-Property Owners

Revenues from these ads will be used to cover general EFPOA activities such as the cost of mailing out hard copies of the Lyric newsletters, mailings for the annual election, or Activities Committee events.

EFPOA Directory

To make sure you are included in the next issue (2015) of the EFPOA Member Directory, contact Sherice, our Business Manager, and share your information. If you have changed a phone number, permanent address or email address, let Sherice know so your listing is correct. Call her at 989.732.1942 or email her at Manager@efpoa.com.