



## Lakeview Park Property Owners Association

P.O. Box 555

St. Helen, MI 48656-0555

May 1, 2024

Dear LPPOA Member,

Our 2024 meetings will be held at the Charlton Heston Academy at 1350 N. St. Helen Road, Richfield Twp. on **May 25<sup>th</sup> and August 31<sup>st</sup>**. Both will begin at 10 am. The agenda will be posted on the website ([www.lppoami.org](http://www.lppoami.org)) a week prior to the meetings.

As of April 23<sup>rd</sup>, we still have 38 people who have not paid their 2024 dues and only one person has registered their Airbnb, Short Term Rental or VRBO. If a member is found to be operating one without registering or not paying their mandatory assessment, they will lose their dock privileges.

The Dock Chairman has been working on getting up to date boat registrations. His audit has found at least one dock assigned to a person who did not own property in the LPPOA. He is still waiting on 66 more boat registrations.

The agenda for May will also have two very important issues; removal of dock assignment for non-payment of the 2024 assessment and removal of dock assignment for failure to provide current watercraft registrations. The dock waiting list has over a dozen people waiting for a dock space.

Everyone should have received a printed copy of the Bylaws by now. If you have not, please email me @ to [president@lppoami.org](mailto:president@lppoami.org) and I will get you a hard copy. Two important changes we passed by the membership last year:

1. In Article IX membership assessments are MANDATORY for everyone in the Association. The late charge was increased for dues paid late. Penalties for not paying dues can result in loss of dock privileges for up to two years. The Association can place a lien along with all associated collection costs against properties in the Association.
2. Article XV is a new article which addresses the increased costs to the Association for Airbnb's, Short Term Rentals and VRBO rentals. This Article requires an Association member to register using the enclosed Airbnb's, Short Term Rentals and VRBO rentals Registration Form, along with an additional \$100.00 assessment to cover the increased insurance expenses. It also provides penalties for those operating Airbnb's, Short Term Rentals and VRBO rentals that do not register. It does not prohibit them in the association.

In closing, the new beach fence has been installed with a gate that locks, along with the shed to hold LPPOA property. Last year there were a large number of non-members using the beach and two fires were set on the grassy area. To help protect our association's property and the boats assigned there, a lock has been placed on the gate. If anyone wants a key to the gate, please give me a call so a key can be issued to you. Just remember to secure the lock when you leave. If there are any issues, please call me at 586-350-6845.

Have a save summer.

David Willis  
President LPPOA