

2-8-97

TO; HOMEOWNERS - WOODSTOCK & LAKEPOINT SUBDIVISIONS

The following is the financial report for 1996, covering maintenance of the beach and projects undertaken by your Association.

A. INCOME:

1. Balance as of 12-29-95	\$ 208.24
2. Funds collected in 1996 (dues) including \$0.57 interest credited on 3-23-96	1646.57
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	\$1854.81

B. EXPENSES:

1. Labels, mailing costs, etc.	\$ 150.00
2. Sand for handball court and grading	300.00
3. Net for handball court	17.02
4. Brining Roads	300.00
5. Milfoil weed control of Arnold Lake	100.00
6. Beach maintenance	150.00
7. Non-profit org. filing fee (\$2 for money order)	12.00
8. Septic tank service	65.00
9. Paint etc. for picnic tables and toilet (\$7.56 in cash left over)	72.44
10. Painting picnic tables and toilet	102.54
11. Buoys, etc., for swimming area	40.43
12. Account charge (First of America savings below \$100)	6.00
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	\$1322.95

C. BANK BALANCE as of 12-31-96	550.03
(including int. of \$10.63 and cash (\$7.56).	

D. ESTIMATED EXPENSES FOR 1997:

*1. Labels, mailing costs, etc. (includes \$7.56 cash from 1996)	\$ 160.60
2. Brining of Roads	300.00
3. Milfoil weed control of Arnold Lake	100.00
4. Beach maintenance	150.00
5. Non-profit organization filing fee	12.00
6. Septic Tank service & deordant (86.61)	151.61
7. Handball court	50.00
8. Replacement of swimminmg area marker buoy (plus shipping)	68.95
9. Removal of brush growth on peninsula	150,00
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	\$1143.16

*actual cost

We have had some problems with our bank account in the past year. We had maintained a service-free checking account with the First of America (Mid-Michigan) bank in Harrison for many years. Suddenly, they started charging us a service charge each month. We paid \$9.30 in checking charge fees in 1995 (see last year's newsletter) and then transferred the account to a First of America savings account on 10-9-95. We were assured that as long as we maintained a minimum of \$100 balance, there would be no charge. In March of 1996 the bank stated that they would start charging us \$1.00 per withdrawal. We transferred the account to the Chemical Bank on 4-8-96 with the same stipulation -- no charge if we maintained a \$100 minimum balance. So far, they have kept their word. The only inconvenience is that we no longer get a monthly statement.

Sand was added to the handball court area. The area was graded and a net was purchased. We didn't put up the handball court. There was a similar court on the Cranberry Lake beach which was plagued by youths from out of their subdivision. These youths made such a nuisance of themselves, the Cranberry Lake Assn. had to dismantle the court to get rid of them. We were afraid they would transfer their activities to our beach, so we did not erect our court. We will try again this year.

Each year there appears to be some loss of buoys and lines in the marked-off area of the swimming beach. We spent \$40.43 for replacements this past year.

We are still working on a location for a dry fire hydrant. The original location we selected in a channel at the south end of Arnold Lake was nixed by the DNR. We will continue our efforts in this regard.

We hope you will be generous in supporting your Association by paying your dues for 1997 as soon as possible. Yearly dues are \$10. Many of you have, in the past, added a few dollars to the basic sum and we surely do appreciate the extra help. How much we do depends upon your dues. Everything we do depends on you. The dues are our only source of income. Please make checks payable to WOODSTOCK & LAKEPOINT HOME-OWNERS ASSOCIATION and mail to: George B. Randall, 4922 Wildwood, Harrison, MI, 48625.

If you wish to receive a membership card by mail, please enclose a self-addressed, stamped envelope. This helps reduce costs. Otherwise, you may pick up your card at one of our meetings.

Our mailing costs go up each year, so we will issue our newsletter for the whole year. Please note your Association meeting dates (2 each year). Please come to the meetings and give us your views and

opinions. We value your input. The meeting dates are Sunday, 5-26-97, and Sunday, 7-6-97.

An election of officers will be held on 5-26-97. Please come and cast your vote. I am resigning as Secretary-Treasurer and this office will need to be filled.

George B. Randall

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