

CLEARVIEW LAKE PROPERTY OWNERS' ASSOCIATION, INC.

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August 3, 2024

Fellow CLPOA Members,

The general meeting is scheduled for September 5 at the Hampton Senior Center at 7PM. We will be voting on the budget. Details can be found on our website at <http://clearviewlake.org/> We hope to see you there but if you cannot attend the meeting there are proxy and absentee ballots on our website.

GENERAL MEETING AGENDA Sept 5, 2024

1. Call to Order
2. Reading of Minutes
3. Treasurer's Report
4. Roads
5. Lake
6. Voting on budget
7. New Business
8. General Membership Q & A/Comments
9. Meeting Adjourned –Next General Meeting date in May 2024 to be announced.

DUES: The 2023-2024 dues are due no later than September 30, 2024. Any balance remaining for the 2022-2023 dues is subject to a \$50 annual late fee and submission to our attorney for collection.

Thank you to those members who pay promptly! Any member who volunteers a minimum of 4 hours of their time for community work will receive a credit for the following dues year. You must receive authorization from a board member prior to the work being done. It's not that we don't trust you, our insurance requires it.

Increase: Reluctantly the board is proposing an increase of 3%, which is equal to cola, to the current \$610.00 for homeowners and \$260.00 for lot owners. Please note that this increase is to cover the increase in fixed costs which we can no longer absorb and does not include improvements such as roadwork.

ROAD REPAIR: Unfortunately due to the amount of unpaid dues this year and rising costs of materials the Board has decided to do limit road repairs to pot holes throughout the community. Road repairs will begin soon after Labor Day.

ROAD SIGNS: People may think that it is harmless to deface or remove road signs, unfortunately this becomes costly and hazardous for the CLPOA because we must pay for new signs and it makes it difficult for emergency vehicles to find addresses at the lake.

LOW HANGING TREE LIMBS: If you have low hanging tree limbs that hang over the road we are asking you to try to trim them back. **Do not** trim limbs hanging on power lines these should be reported to JCPL. Low hanging limbs impede the response of emergency vehicles and could cause them not to respond to a house fire or another emergency. Your help is encouraged and appreciated.

PARKING ON THE SIDES OF THE ROAD: Our roads are narrow, if you or your guests are parking on the sides of the road, please do not block the roadway, impede the clearing of snow, impede others from entering their property or cause a dangerous situation. Please do not store your boats, unused vehicles and extra equipment along the road. We need to ensure that emergency vehicles can get to our neighbors if needed.

SWIMMING IN THE LAKE: It is not recommended that people swim in the lake. The CLPOA does not carry insurance for swimming in the lake.

NEW TO OUR COMMUNITY AND NEVER HAD A WELL FOR WATER?

If you have never relied on a well for your water source, you may not realize that the amount of water you use affects the whole community. Please conserve water for your sake and the sake of others. You never miss the water until the well runs dry. Grass can handle a drought; your lawn will come back when it rains. Pool water is available at cheaper prices and less hassle than drilling new wells for you and your neighbors.

FINAL REMINDERS: Unregistered motor vehicles are **not permitted** on any CLPOA roads. Electric trolling motors, oars and paddles only on boats in the lake. No vehicles are permitted on the ice-covered lake. Please observe speed limits and stop signs throughout the community. Finally, Hampton Township has a noise ordinance restricting noise before 7AM and after 10PM, this includes fireworks, barking dogs, etc., please be respectful of your neighbors.

Remember, if you see something that is an emergency, call 911. Contacting the association is not the best solution since there will be a delay before any response. The police will respond to an emergency but they can't do much with a report after the fact.

The board members wish you and your families Happy Holidays.