

The Maple Leaf

News and Information for Maple Lake Members

Upcoming Events

Board Meeting - February 7th 7pm

Woman's Club Sip and Paint -
February 28th 6pm

Woman's Club Meeting - March 4th
7pm

Board Meeting - March 6th 7pm

Woman's Club Sip and Paint -
March 27th 6pm

Woman's Club Children's Easter
Party - March 30th 11am

Woman's Club Meeting - April 1st
7pm

Annual Stockholder's Meeting -
April 12th 7pm

Board Organizational Meeting -
April 17th 7pm

Work Day - May 11th

Opening Day Dinner - May 26th

Online

More information about Maple Lake and it's Committees and Board can be found on our website at <https://maplelakeclub.org/>



It is Winter at the Lake!

There is nothing more magical than seeing the dainty snowflakes falling slowly from the sky. Rejoice when winter approaches, for there can never be spring when winter does not come. May your winter days be merry and bright, filled with laughter, love, and the joy of the season.

Board Updates

After twelve years of service to Maple Lake Club, our treasurer, Mandy Sheldon, has decided to resign. Mandy started out with written ledgers and has moved the Club to electronic accounting and, new this year, electronic payment of invoices. Her hard work and dedication has helped to keep Maple Lake's finances operating at its best. Mandy will be greatly missed. The board wishes her happiness and success in all her endeavors. Christy Cleghorn has been chosen to replace Mandy as treasurer. Christy will hold both the secretary and treasurer positions until a new secretary can be found.





Caretaker's Corner

- Lawn bag pick up is discontinued for the winter and will resume in the spring.
- During winter months, please refrain from placing bags or objects along the edges of the road which may hinder snow removal. Vehicles should be parked in such a way as to not block the snow plow.
- Do not flush anything down the drain other than toilet paper. Flushable wipes can not be flushed into our sewage system as they do not disintegrate and clog the pipes.
- Drivers should be more cautious when passing the Clubhouse between 6:25 am and 7:25 am on weekdays. It is dark outside and we have a lot of kids waiting for the two buses.



Past Memorable Dates

- 1929** - Charter granted by Secretary of State, June 6, 1929.
- 1929** - First meeting of stockholders held on June 10 for the purpose of organizing the corporation.

The water line to the Clubhouse has been troublesome for several years. Multiple patches have been made to fix water leaks. The most recent leak had caused the water bill to increase dramatically, so the Board voted in November to replace the entire line from the garage, past the tennis courts, and under the road to the Clubhouse. The new line was sleeved in order to prevent future damage and the installation was completed just in time for the New Year.



Board Update - Lot 164

In August, the board became aware that lot 164 had been purchased in April of 2022 at a tax sale by a company called WVTI, Inc. Our normal welcome packet was delivered, but the owner declared that they did not wish to be a member of Maple Lake Club and that they intended to rent the property. After several conversations, the board voted to hire Steptoe and Johnson, PLLC to send a letter clarifying WVTI's responsibilities in becoming a stockholder. The response to that letter was unsatisfactory, and in November the Club filed a lawsuit in Harrison County Magistrate court. That suit has gotten WVTI's attention and we are presently working out the details of an understanding. Unfortunately, this legal action has cost the Club nearly \$10,335 so far.



Board Update - Lot 169

In a separate tax sale, the owners of WVTI also purchased the taxes of lot 169 under the company name WVTA, Inc. The Club has liens on this property totaling \$18,169. To prevent the loss of those liens, the lot owner or a lien holder would have to pay the outstanding

Failure to pay dues, sewage, or assessments on time may result in:

- Membership suspension
- Late fees
- Civil claim
- Property lien
- Water shut off for failure to pay sewage



Clubhouse Rental

The Maple Lake Clubhouse is available for rent. If you would like additional information or to reserve a date, please email maplelakeclubwv@gmail.com

taxes and fees before the end of the tax sale redemption period. As the holder of liens, the Board decided to pay the \$3407.69 on the last day of that period. An additional lien on the property has been filed for the amount of the paid taxes.

The Board states that this has been a one-time-only event of the Club paying stockholder taxes. Members of the Board plan to be present at future tax sales in order to preserve the Club's interests in lake properties.

Finance Report

The 2024 fiscal year budget has been approved by the Board of Directors. The Board had intended to keep dues at the same rate as last year, but based on the need for legal action to preserve the Club's interests, the Board was forced to raise the dues by \$40 to **\$790** per lot. As of December 31st, 2023, there were currently \$62,368 total in arrears.

As of December 31st

2023 revenue:	\$184,553
2023 expenses:	\$146,559 (Not including dredging)
2023 expenses (dredging):	\$67,064

Annual Meeting Information

The Annual Stockholder's Meeting of the Maple Lake Club will be held on Friday, April 12th at 7pm in the Clubhouse. Please make an effort to attend the meeting on time so that we can reach quorum and conduct business. If you are unable to attend the meeting, please make sure to complete and return your Proxy form.

Spring Projects

There are plans to fix the playground and baseball field at the point near the entrance to the lake. The playground equipment will be re-installed and the field will be leveled to take out the remaining roughness and bumps.

Woman's Club Announcements

The Woman's Club has a lot going on this year. Every month, there will be a Sip and Paint



Please keep your property clean.

Each member must keep his or her lot clean at all times. If the owner refuses to do so, the Board of Directors will instruct the caretaker to have said lot cleaned at the expense of the owner.



event at the Clubhouse. A new picture will be chosen each month as well as a medium (watercolor, oil, etc) and a skilled painter will walk the group through the steps and technique of painting. The next event will be February 28th at 6pm.



January Sip and Paint

There will be a children's Easter party in March with the possibility that the Easter Bunny may make an appearance. Donations of candy for the egg hunt would be appreciated.

Further event plans this summer call for a seller's bazaar, a "Summer Nights" themed adult party with live music, and another Tie Dye event.

Nominating Committee

Bonnie Thomas has again been appointed to the chair for the 2024 Nominating Committee along with Alex Hoskinson, and Gary Abbate. They will be looking for candidates wishing to serve on the Board of Directors. Contact a committee member by March if you wish to be nominated for a 2024-2027 term. There are 3 openings this year for three-year terms and one opening for a two-year term.

Bonnie	304-838-0038	bonnie.thomas@steptoe-johnson.com
Alex	304-641-1687	hoskinson.ab@gmail.com
Gary	304-203-1025	iguanagary@aol.com

