

The Viking SPECIAL EDITION

A picture is worth a 1000 words

Out with the old

In with the NEW





How our Assessments Impact the LPOA

In November 2021 the Community voted to implement a funded capital reserve. This vote passed by nearly 75% approval. This was an amazing outcome and spoke LOUDLY that the community wanted to continue on the path to establish the reputation as a *PREMIER LAKE COMMUNITY*.

The financial decision made by the membership has greatly improved the appearance of the community. Contributing to a fantastic improvement in real estate values. The median sale price per square foot in Lake Lakengren, OH, was up 11.0% year-over-year as of August 2025, indicating strong growth in real estate values. Comparing value trends in Preble County Lakengren significantly outperforms the county market. In August 2025, Preble County home prices were down 6.7% compared to last year, selling for a median price of \$194K.

A well-funded HOA/POA directly affects your home's value. Community Associations Incorporated (CAI), an international organization that contributes to the management of over 370,000 homeowner associations (HOAs) in the United States, managing approximately 40 million households. reports a properly funded HOA/POA has a significant impact on real estate. A well-managed Homeowners Association (HOA) generally helps to increase or protect property values by enforcing architectural standards, maintaining amenities, and ensuring community upkeep, which attracts potential buyers. Studies and homeowner surveys show that a significant percentage of residents believe HOAs contribute to property value enhancement, with some research indicating positive price premiums for homes within HOA communities. However, an inefficient or poorly managed HOA can negatively impact property values.



Assessment Issue

To maintain economic sustainability, the Financial Committee recommended to the Board of Trustees in the August Board meeting an increase of \$129 to the operational billing starting in April 2026. The LPOA conducted five Townhalls to explain the LPOA annual operational expenses and why it is critical that this issue passes. The Townhalls were a tremendous success and the feedback from the community helped the Board to move forward with this very simple option.

Building Committee Issue

To better reflect the duties of the Building Committee it has been renamed the Architectural Review Committee. This may seem overly simple as it is just a name change. The reason this issue is on the ballot is due to the current “Building Committee” name is in the Code of Regulations. Any language changes to the Lakengren Code of Regulations must be voted on by the community.

Lets Talk Spectrum

In 2020 Lakengren Property Owners Association entered into a bulk contract agreement with Spectrum to provide the billing services. In return, Lakengren was able to offer substantial savings to our members for both internet and cable services. Owners have reported monthly savings as high as \$155 per month, with average savings of \$95 per month. The average savings calculation is for a comparable plan offered to their customers who live outside of Lakengren.

The average monthly savings of \$95 equates to \$1,140 per year and over the six (6) year cycle saves our members \$6,840. WOW!

What the Spectrum/Lakengren contract means to our members is the ability to pay \$300,000 towards our roads. Additionally, the Spectrum money will allow our dam to be repaired without having to borrow money and without asking for a special assessment. The Spectrum contract has been an undeniable success for our members and our Association.

LVIM / SPECTRUM

INTERNET



600 MBS
Download

20 MBS Upload

Free WiFi Included

Gigabyte Upload
and Download
coming in 2026

SPECTRUM TV (STREAMING)



with Ads



No Ads



with Ads



with Ads



with Ads



with Ads



with Ads



No Ads



with Ads

LOCAL CHANNELS

CLOUD DVR

3 Xumo Streaming Devices
*(take one on a trip or
to a 2nd home)*

DVRs and Set-top Boxes still
work for standard
programming. Call
Spectrum to upgrade to
Xumo for all the new
features.

+ 156 Channels including: B1G, CNN,
Discovery, ESPN, Fox, Golf, Hallmark, HGTV,
History, Many Music Choices, TLC, etc...

Lakengren Voting Code of Regulations Article II

Section 4

In person Voting, hereinafter, “One Day Polling” shall be conducted on a single date, during hours and as a location established by the L.P.O.A. Board of Trustees. “Absentee Ballots” will be made available upon written request to the L.P.O.A. office, to those who desire to vote by absentee ballot rather than in person during the One Day Polling.

Qualification for participation in voting by membership shall be determined as follows:

A Full Voting Member desiring to invoke their right to vote on a given matter or election submitted to the vote of the members must be a Member in Good Standing according to Article II, Section 1, Paragraph D, of this Code of Regulations, no later than the close of business 7 days prior to any scheduled One Day Polling at which a vote will be taken, or 7 days prior to mailing of Absentee Ballots.

Lakengren Projects Review

Lakengren has been productive at completing many Capital and Operational projects over the past five years. The success is largely due to the passing of the reserve plan in November 2021. Since 2021, Lakengren has annual capital funding of nearly \$600,000 and this amount will only grow as the CPI-U increases each year. The Capital funding is on firm ground due to the financial planning practices of the LPOA Board and Financial Planning committee.

Following is a list of some projects completed:

New Pool* New Guard House*27 miles of road surfacing*New WeeDoo*New Trash Truck*New Pickleball Court*New Shade Structures at the pool*New Playgrounds (3)
*Paving of Pool Parking lot*Paving of Marina Parking lot*New Basketball goals*New Volley Ball poles and Nets*New Lodge Flooring*New Pool Table*New Plow Truck*New Concrete Pads Disc Golf*New Golf Practice Facility*New Gate Entry system*New gates*New One Call alert system*

In summary, our assessment funding is producing visible results that clearly maintain and increase our members property values and enjoyment of the community.

Finances

LPOA Budget update 2025 Financial Update

This article has appeared in a previous Viking Article

In the April Board of Trustees (BOT) meeting the Board approved the annual 2025 operational budgets for the three service lines, LPOA (The Association), LWM (Trash), and LVIM (Spectrum). It is typical that the Waste Management Budget and the LPOA operate as a net zero. The LVIM generates on average \$330,000 per year. In October of 2026 the LVIM contract expires. Negotiations with Spectrum will begin in the fall of 2025. The following are the total revenue and total expense for each of the service lines:

Revenue Expense

LPOA \$1,280,796.00 \$1,460,893 --\$183,097 DEFICIT

LWM \$424,003 \$424,003 Break even **

LVIM \$1,664,869 \$1,337,809 \$327,809 SURPLUS

**LWM contributes \$87,000 to the LPOA plus contributes \$30,000 to a capital reserve

Each year members' bills reflect three charges; annual dues of \$60.00, operational assessment and capital assessment. Members' annual assessment charge for 2025 is \$441.91 and the Capital assessment charge is \$410.29. The Capital assessment funds are used for larger projects. This year's funds will generate \$601,895. Lakengren is in a stable place for our long term capital needs. This was achieved with the reserve plan vote that passed in November 2021. Our goal for 2025 and beyond will be to address the operational budget. Without using Spectrum funds or lot sale funding, the 2025 LPOA budget and future budgets will continue to be seriously negative.

Fixing the revenue portion of the budget is the only way to create long-term operational stability. This year there will be three Townhalls that will explain various options to accomplish sustainability.

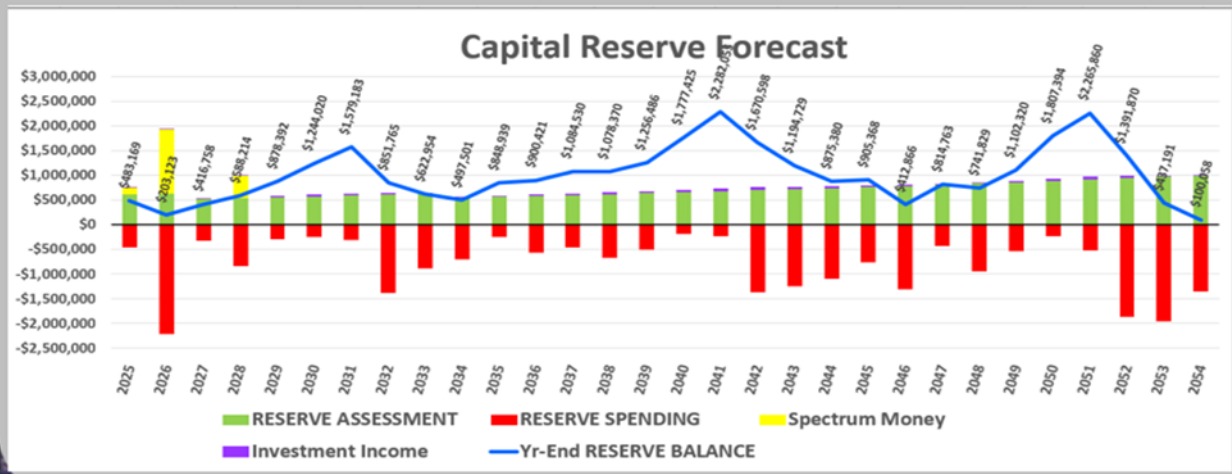
The plans that will be presented are developed in a fair approach that will create income long term and in some cases offer excellent benefits to the membership. Look for the dates of the Town Halls on our Website, LPOA Facebook Page, and one call alerts. Its an exciting time for Lakengren.

Finances

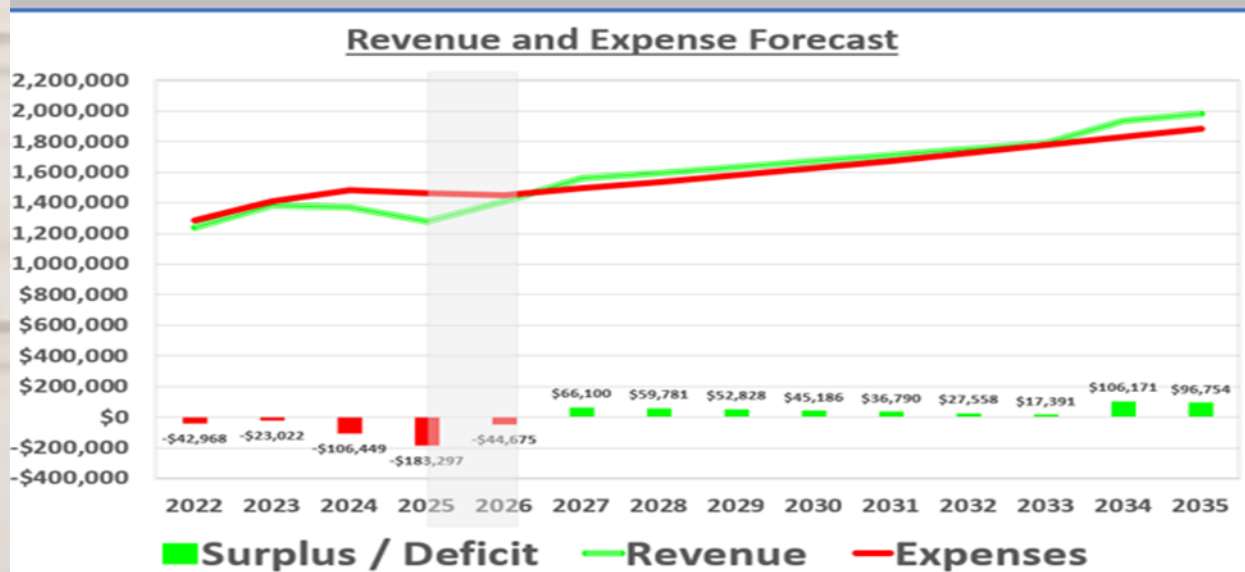
Financial Committee Provides Critical Long Term Planning

The graphs represent a POTENTIAL scenario based on the November election and what is finalized for vote that will be determined by the input from the community in the Townhall meetings this summer.

Capital Forecast with Rebalancing



BALANCED BUDGET



Lakengren Ballot Issues

Each year the Lakengren Property Owners Association (LPOA) conducts their required annual vote. This vote takes place the week following the general election, usually the second Tuesday in the month of November.

The 2025 LPOA vote will have four key ballot issues.

Board of Trustee vote. Lakengren has a board of nine members. Each term is three years. Every year the three expiring terms are up for re-election. This method of rotating terms ensures there will always be at least six members who are experienced. Please find the resumes of those applicants on the Lakengren website. The Board Members are your voice.

PLEASE VOTE!

Building Committee Issue. To better reflect its duties of the Building Committee, it was renamed to the Architectural Review Committee. This issue is on the ballot due to the current “Building Committee” name is in the Code of Regulations. Any language changes to the Lakengren Code of Regulations must be voted on by the community.

Assessment Issue. To maintain economic sustainability, the Financial Committee recommended to the Board of Trustees in the August Board meeting an increase of \$129 to the operational billing starting in April 2026. The LPOA conducted four Townhalls to explain the LPOA annual operational expenses and why it is critical that this issue passes. The Townhalls were a tremendous success and the feedback from the community helped the Board to recommend this very simple option.

Wake Boat Moratorium Issue. This issue, if passed, will prohibit new wake boats from operating on Lake Lakengren. The Board feels wake boats cause tremendous shoreline and dock damage, and that limiting the number of wake boats to the current level will help protect public and private docks and shorelines. Wake boats that were registered and issued a 2025 Lakengren watercraft sticker are grandfathered and will be allowed to continue.

Lakengren Looking Ahead

Our goals as a membership of the LPOA are threefold: Protect our property values, increase our property values, and promote peace, harmony and safety for our membership. Used as the principles as our foundation these three fundamentals will help our membership to maximize their home investment as homeowners. Recently information has been shared along with pictures of before and after that show how far we have come in achieving those goals and developing the LPOA into a PREMIER LAKE COMMUNITY. This article will be focused on what the near future holds in terms of asset management.

The most pressing issue we have is the repair of the dam. In 2012 a leak was reported to ODNR. The leak was monitored with additional reports of small leaks in subsequent years. In the fall of 2018 an outside firm, Allied Construction Services, a company that works closely with ODNR, sent a dive team to do a thorough inspection of the gate valve. It was at this time that the magnitude of the problem was discovered, the valve should not be operated as a lowering option, it would only be used in an emergency. This report was solidified by a neutral engineering firm, CEC Engineering, and their strong professional suggestion to not operate the valve.

Over the next six (6) years a full report and construction plan has been submitted to ODNR. ODNR has approved the plan. The LPOA plans to do the repair in October 2026. The cost of this repair is estimated at \$2.1 million. The LPOA is still pursuing a Federal grant through FEMA and the B.R.I.C. program. Should the grant not be awarded, the LPOA has set aside funding for this repair. Through proper financial planning, the funds are available to pay for this repair.

The construction plan would require the lake to be lowered by at least 10 feet. This would also allow for a large mechanical dredging project to dredge the entire north end of the lake including the mouth of Paint Creek.

Also, in the near future, there is a plan to completely renovate the Lodge. The LPOA has met with architects to look at a cost and a basic plan. The vision would be to do the renovation in 2027 through 2028.

These projects along with the scheduled capital repairs as outlined in the LPOA reserve plan will continue to upgrade our major assets. The results will continue to propel the LPOA to the status of a PREMIER LAKE COMMUNITY.

DECLARATION of CANDIDACY
FOR
LAKENGREN PROPERTY OWNERS ASSOCIATION TRUSTEE

Curt Luther

Lot #314

633Lakengren Drive Eaton

Curtisluther616@gmail.com

1. One of my best skills that I possess is the ability to work well with others, hear concerns, and make clear/concise decisions. I am extremely well organized and a determined leader. With being an Air Force veteran for 25 ½ years, and a Squadron Commander of 120 enlisted and officers, I am able to listen actively to a variety of topics and make decisions based on research and logic.
2. I have always believed that I can contribute in a positive manner and I'm driven to always learn and improve. I have no agenda other than making Lakengren a better place for all property owners and their families.
3. I am currently serving as an interim board member, due to a resident stepping down due to their work obligations. I have been serving on the Election committee for 6 years, but on hiatus while filling in on the board. Previous to being on the Election committee, I was on the Finance committee. Most recently, I became a member of the newly formed ad hoc Spectrum negotiation committee. My family has been associated/lived in Lakengren for the past 22 years. We have always been a boating family and wanted to move to Lakengren for the lake and the surrounding serenity.
4. Yes, I have attended many meetings throughout our time living in Lakengren and also watch online when I am out of town.
5. Yes, I am currently medically retired from United Airlines and can attend all meetings.
6. One of the most important issues the LPOA Trustees face is maintaining a solid financial footing/plan for the next several years, while not pinching the pocketbooks of the 1450+ households. I am committed to bring accountability to the LPOA Trustees along with reaching financial stability and consensus with the community.
7. I feel that one of the issues that we face as a community is maintaining neighbor involvement and participation. Our voter turnout can be better along with our annual meeting involvement. Lakengren has 11 standing committees that are always seeking new members. (ie. Policy & Review, Dam, Safety, to name a few). Most meet only once a month, so if you have the time, please volunteer. Thank you for your time and a vote in my favor!



2025

Declaration of Candidacy

For

Lakengren Property Owners Association Trustee

Name: Jeremias Schreyer

Lot #: 2181, 484, 471, 1465

Address: 707 Lakengren Drive, Eaton, OH 45320

Email: MiasSchreyer@gmail.com

QUESTIONNAIRE

1. What skills, knowledge, abilities and/or talents do you possess that are relevant to the position of LPOA Trustee?

I bring a diverse set of skills and experiences that are highly relevant to the role of LPOA Trustee. I have built my background in marketing, business administration, negotiation, and philanthropy across North America. This has equipped me with strong strategic planning, financial management, and communication skills. I have experience in managing projects, leading teams, creating action plans, and empowering those around me which will help me effectively contribute to the board's decision-making processes to be in the best interest of the Lakengren community. Additionally, my familiarity with wastewater and facility audits will allow me to bring a unique perspective on maintaining and improving our community's infrastructure.

2. Why are you a candidate for the position of LPOA Trustee?

I'm passionate about contributing to the growth and well-being of our premier lakefront community. My professional background and personal values align with the responsibilities of a trustee, including ensuring transparency, fostering community engagement, and driving positive change. I believe that my skills and dedication make me a strong candidate to help address the needs of Lakengren and work towards enhancing our quality of life without raising annual LPOA dues.

3. What is your level of involvement in the activities of Lakengren? How long have you lived in Lakengren? Why did you choose to live in Lakengren?

I'm currently a member of the Lakengren Finance Committee and also a member of the Lakengren Judiciary Committee. Throughout my life I have been a resident and/or property owner within Lakengren for 12 years and have actively participated in various community events and initiatives, expressing environmental findings, solutions, and making my best effort to embrace our strong Lakengren maintenance team. I was born in Eaton, raised in Eaton, and went to Eaton Community School K-12. I chose to live in Lakengren because of its welcoming atmosphere, strong community spirit, and the opportunity to be part of a vibrant and supportive neighborhood. My involvement in local activities has deepened my understanding of our community's needs and aspirations. Although there have been many improvements over the years to our community, I believe we have just scratched the surface and there are many other benefits that we can bring to our community by empowering each other and supporting local businesses.

4. Have you attended any of the LPOA Board of Trustees meetings? How often?

I have attended multiple LPOA Board of Trustees meetings, presence through in-person and virtually. Recently I presented to the board, addressing challenges and bringing ideas for the betterment of our community. These meetings have provided me with valuable insights into the board's operations and the current issues facing our community. I am committed to staying informed and actively participating in board discussions with the goal in mind of enriching our lives within Lakengren through addressing any common-ground issues and building our local opportunities.

5. Are you able to attend the regular meetings of the LPOA Board of Trustees?

Yes, I am available to attend the regular meetings of the LPOA Board of Trustees. I understand the importance of consistent attendance and active participation in ensuring effective governance and decision-making for our community.

6. What are the most important issues facing Lakengren? How would you address these issues?

Some of the most important issues facing Lakengren include:

- Issue: Speeding within the community:
 - o Solution/idea:
 - Embracing the local sheriff through local events and community networking to welcome them within our gates and bring a formally committed and consistent schedule of their presence.
- Issue: Drainage and wastewater infrastructure:
 - o Solution/idea(s):
 - Empowering our maintenance staff through creative planning and aggressive scheduling, while doing the most with what we have without

raising annual dues, to prioritize the quality of lives of those within our community.

- Leveraging my wastewater treatment network and background of writing grants to access the available federal dollars, getting back what we have all paid in taxes over the years to put towards a commonly desired cause of modernizing out systems for on-going future comfort and safety of our families.
- Lake issues such as summer algae growth and excessive wake:
 - Solution idea(s):
 - Continuing to embrace our relationship with Aquadoc, working with them to establish more aggressive plans to maintain lake aesthetics and water safety; while also looking for additional economical solutions, whether that be by partnering with local business owners or otherwise as the more research we do, the more solutions we will find.

My approach in solutions would involve collaborating with community members, leveraging resources effectively, and implementing practical solutions to drive positive outcomes while adapting based off progress and community feedback.

7. Please feel free to address any other issues you feel are important.

In addition to the key issues mentioned, I believe it is crucial to also focus on:

- Building revenue generating ideas, utilizing community green spaces through investments that come from partnerships, sponsorships, and collaborations with local businesses for ongoing community budget stability.
 - Goals:
 - Give Lakengren community members complimentary access to more local conveniences
 - Build on-going financial stability to make our money work for us instead of paying more as time goes on.
 - Exhausting any and all options to not raise annual LPOA dues, while still enhancing our everyday lives.

By prioritizing this area, we can enhance our community's overall well-being and ensure that we continue to build a thriving and cohesive environment. I am dedicated to bringing new ideas and energy to the board and working collaboratively to achieve our shared goals. Ultimately, my goal is to utilize my personal skills in working with other board members to embrace the community voice and enrich our lives.

DECLARATION of CANDIDACY
FOR
LAKENGREN PROPERTY OWNERS ASSOCIATION TRUSTEE

Name: Jeff Lane

Lot #:843

Address: 16 Long Drive, Ohio 45320

Email Address: jefflane3516@gmail.com

QUESTIONNAIRE

Please address the following:

1. What skills, knowledge, abilities and/or talents do you possess that are relevant to the position of LPOA trustee?

I've worked as a radio news director for 25 years and have an extensive background in communications. I am also a small business owner that recognizes the importance of fiscal responsibility and budgeting.

2. Why are you a candidate for the position of LPOA Trustee?

I have seen the community grow and improve immensely over the last decade and want to see it continue on that path.

3. What is your level of involvement in the activities of Lakengren? How long have you lived in Lakengren? Why did you choose to live in Lakengren?

I've lived in the community since 2014. In that time, I've served as a Board member for a total of seven years. I've also served on numerous committees including the Finance Committee, of which I am still a member. We chose to live here because I loved lake life at Brookville Lake as I was growing up. I also recognized the community's many benefits. My wife and I were thoroughly impressed with Eaton schools and felt like that would be a perfect place for our daughter.

4. Have you attended any of the LPOA Board of Trustees meetings? How often?

As a part of the Board for seven of the last ten years, I have attended nearly every meeting. When not a part of the Board, I have watched replays online.

5. Are you able to attend the regular meetings of the LPOA Board of Trustees?

Yes.

6. What are the most important issues facing Lakengren? How would you address these issues?

Going into 2026, I feel the most important issue is solidifying our operating budget and, hopefully, establishing a method to allow it to continue to be funded in perpetuity in much the same way as the capital budget is now. The health of the main lake is also at the top of list, especially with issues we have seen in the last few years that are largely attributable to zebra mussels. The mandated dam/spillway project is of utmost importance. And, we will also need to negotiate another contract with Spectrum.

7. Please feel free to address any other issues you feel are important.

Our community has seen incredible growth and stabilization in the last decade. From a capital standpoint, we are on extremely solid ground. Many residents don't realize the strides that have been taken under Joe Overton. The establishment of LVIM has been a game-changer. I was on the Board for much of the implementation of these changes and take no personal credit whatsoever, but that involvement makes me desperately want to see us continue on the path we're on now.