

Whats new in Lakengren?

Lakengren Brush Yard and Yard Waste Update

The management of the Brush area and Yard waste area will change in April 2026.

Scheduled date will be April 22, 2026 These areas will be moved from their current location at the maintenance area to the silt basin located off of Brande Drive.

The plan is to convert yard to a rental area for trailers-boats-campers. The rental process will be announced in mid-summer and the area for renting will be available in mid-September.

The Association will be targeting a revenue goal of \$20,000 to add to the general operating fund. Rental rates will be simple in nature and will be set with affordability at the forefront. The rental process will be very similar to our dock/slip rental arrangement. The area will be designated by location. The process of parking the rental piece will be handled by Lakengren Maintenance personnel.

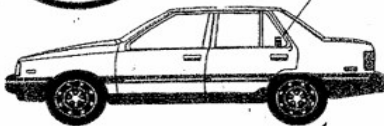
Pool Entry System Access Improvement

To enhance service and maintain the integrity of the pool amenity, the association will be installing a new electronic entry system that allows keyless access using assigned PIN codes. Property owners in good standing will be issued a unique code for entry during posted operating hours. This improvement, implemented at minimal cost to the association, will provide a more convenient and secure access method for members while helping ensure that only eligible residents use the facility. You can obtain your PIN code at the pool on your next visit.

Front Gate Entry



YES



Traditional/colored Lakengren vehicle stickers have been replaced with the enclosed white/gray bar code vehicle sticker(s). This vehicle bar code sticker will be your permanent Lakengren vehicle sticker for as long as you own/register the vehicle each year and will remain active as long as you are a member in good standing per the Lakengren Code of Regulations.

Registered vehicles that do not already have an affixed bar code will be issued the new style gray/white bar code to access the **FRONT FAR RIGHT BAR CODE LANE ONLY**. Any registered vehicle with an active green/black bar code may continue to access Lakengren through all gates and rental fees will continue to be applicable for the additional access options.

Apply Decal as shown above on **clean/dry exterior** of rear passenger window or stationary window on the driver's side of the vehicle as shown. If there is no passenger window/stationary window, i.e., on trucks/sports cars, apply decal to the driver's side window.

If you would like assistance affixing the bar code to your vehicles, please contact the Lakengren Office to schedule an appointment.



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- Receive community announcements
- Manage gate or unit access
- Access exclusive offers & more

Because home is more than a structure—it's a community experience.

Whats to come in 2026 & 2027

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 here has been information shared along with pictures of before and after as 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 rewarded, 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 give cause for 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.

HOA LIVING AND REAL ESTATE IMPACT

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 homes 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 househomes. reports a properly funded HOA/POA has a significant impact on real estate. A well-managed Homeowners Associations (HOAs) generally help 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.

New Dock Inspection Process Improves Safety and Accountability

A new dock inspection process has been introduced this year to improve safety, organization, and maintenance tracking across all rental docks.

Under the updated system, two maintenance team members begin the boating season by conducting a comprehensive initial inspection of every rental dock. This first round establishes a baseline condition for each dock and helps identify any immediate repairs or concerns before the boating season gets fully underway.

Following the initial review, patrol members take on an ongoing role throughout the boating season. Each dock is inspected an additional three times, ensuring that any wear and tear, damage, or emerging issues are identified and addressed in a timely manner.

All inspections and maintenance actions are carefully documented in a centralized Excel spreadsheet. This record includes details of each inspection as well as any repairs or corrective actions taken. The system is designed to create a clear, trackable history for every dock, improving accountability and making it easier to monitor recurring issues.

By combining scheduled inspections with detailed recordkeeping, the new process aims to extend the lifespan of rental docks while enhancing safety for all users.

2026 Boating Update

Lakengren Boater Update 2026 & Operating Rules (summarized):

- All V-hull boats will be inspected for size. Boats cannot exceed 20 feet in length. This requirement does not include pontoons, kayaks, or paddleboards. The LPOA operations teams will be flexible with dates and times of inspections.
- Wakeboats cannot operate in wake surfing/boarding north of the red buoy located at the lodge.
- All boat owners will be required to sign off on an inspection form acknowledging their understanding of the Lakengren watercraft rules and confirming their boat size prior to receiving their 2026 boat stickers. Boat Patrol Officers will inspect all boats that are encountered for the required safety equipment.
- The Lakengren watercraft rules require that boat operators always must maintain a safe operation of the watercraft. Safe operation includes but not limited to following boats closer than 200 feet. Should safety issues occur, the Lakengren boat patrol will identify the offense with the boat operator, and if necessary, issue a citation.
- For the 2026 season, ODNR has been invited to visit our lake to help the Association in maintaining safe boats along with safe operators.
- All boats must operate counterclockwise on Lake Lakengren.
- Boats are not allowed to “plow”. Plowing is a term that describes operating a boat over 200’ just below plane with the objective of creating heavy/large wakes. This is now considered a safety violation subject to fine.
- Boaters MUST abide by all directions/commands given by Lake Patrol. Failure to comply can result in fines and loss of boating privileges.
- All Boaters must abide by ODNR and ORC Laws applicable to boat operation
- Boater Certification class will be offered by ODNR. Visit our LPOA website for sign up information

Everyone is looking forward to a safe and fun year on all our lakes.

Lakengren - OUR LAKES

Weeds, in fact, are the reason Ohio anglers and Lakengren anglers are enjoying a surge in bass fishing success. Ironically, much of the aquatic vegetation taking root in Ohio is invading from southern U.S. waters with superior bass fishing.

Ohio fisheries officials Nick Radabaugh and Chris Amon both point to weeds as major factors in the surging bass fishing at lakes across the state. He noted the weeds are mostly invasive species. “The vegetation, including Eurasian milfoil, came in fast a couple of years ago. Watercraft transports a lot of grass, especially hydrilla, as pieces cling to trailers and get sucked into live wells and then float out in new waters.”

Why the new weed growth in Lake Lakengren? Amon, Ohio DOW District 3 fisheries biologist, said better water clarity resulting from the establishment of invasive zebra mussels has helped the vegetation flourish. “Zebra mussels have their pros and cons, but the biggest benefit is they improve water clarity by filtering and reducing suspended algae,” Amon said. “The clear water allows light to penetrate in deeper water, thus encouraging aquatic plants to grow.”

Weeds have a place in providing a healthy lake. Lakengren uses an “integrated Pest Management approach of weed control for Lakes. This method is a very defined small areas of the lake. Lakengren does not use a wholesale approach to lake weed control.

Lakengren Dam Report

The Dams Committee has been actively working to finalize the dam repair project. Presently the plan is to begin construction in the fall of 2026 (September) and completing it in the spring of 2027. This will allow the lake to raise the normal summer pool prior to boating season in 2027. (Based on average rainfall expectations) In order to meet the construction, timetable the lake would likely have to be lowered starting approximately on September 15, 2026.

The committee met additional contractors to bid this work to help finalize plans and find the most cost-effective pricing and scope of work. The committee has pursued several approaches to guide ODNR to accept some practical modifications that would eliminate what we feel are unnecessary costs. The Dam Committee will be providing an update and request for approval to the BOT in the March 2026 board meeting.

After nearly eight years of negotiations with ODNR, the committee has the LPOA in an excellent position to modernize the dam and the spillway offering many years of peace of mind relating to the maintenance of the dam.

Lake Water Testing

Lakengren regularly tests for microcystins in three lake: Lake Lakengren, Thor, and Valhalla. A reading above the rating of 20 does require an “advisory status” Lakengren will post testing results through the summer starting in mid June. Microcystins are a group of potent toxins produced by cyanobacteria, also known as blue-green algae, that can contaminate water sources. These toxins are primarily hepatotoxins, meaning they primarily affect the liver, but can also impact other organs and systems. Microcystins are a concern because they can contaminate drinking water and recreational waters, posing risks to both humans and animals.

- What they are: Microcystins are a family of cyclic heptapeptide toxins produced by cyanobacteria, particularly those found in freshwater. Over 250 different microcystins have been identified, with microcystin-LR being the most common.
- How they're produced: These toxins are produced by the cyanobacteria cells and released when the cells die and rupture.
- How they get into water: Microcystins can contaminate water sources through algal blooms, which are rapid growths of cyanobacteria. Human activities, like adding nutrients (e.g., from fertilizer or wastewater) to water bodies, can contribute to these blooms.
- Health effects: Microcystins can cause various health problems, including nausea, vomiting, abdominal pain.

AQUA DOC

AQUA DOC Lake and Pond Management will be providing services to the Lakengren POA community throughout the season. We have already completed our first visit of the year, during which we primarily treated filamentous algae in the ponds.

From now through mid-October, we will continue maintaining the community’s five ponds using EPA-registered algacides and herbicides. These treatments are typically scheduled for every other Wednesday, weather permitting. Our next visit is planned for April 22, 2026.

In addition to pond maintenance, we are prepared to provide Vodaguard applications to the main lake if necessary. Fortunately, this treatment was not required last year, unlike during the summer of 2024. Vodaguard is a floating, copper-based product designed to gradually disperse throughout the water column, effectively targeting planktonic algae. It is a proven solution for managing harmful algal blooms (HABs) should they arise. We have the product readily available and are prepared to respond quickly to help ensure the lake remains safe and enjoyable for recreational use.

With over 40 years of experience, AQUA DOC Lake and Pond Management brings extensive expertise in lake and pond care. Our team of biologists and licensed technicians is well-equipped to address a wide range of aquatic management needs. We look forward to another successful season serving the Lakengren community.

Easter Egg Hunt

Our annual Easter egg hunt event was held on March 28 this year. Thanks to our incredible sponsors, this year's event was a huge success. With almost 200 kids in attendance the 4000 eggs scattered around the Lodge property were quickly gathered and opened to reveal lots of candy, 3-D printed prizes, gift certificates, and even some money eggs!!! Almost 40 kids went home with fun prizes thanks to the raffle baskets/prizes that were donated. Goodie bags with kettle corn, free skate admission, and free kids meals went home with every kid as well. The generosity of our community and our small businesses is unmatched, and it is an honor to see and be part of.



LAKENGREN HOST ODNR BOATER SAFETY COURSE

On April 11th Lakengren was host for a free boater safety course at the Marina. Officers from ODNR were the instructors for the six-hour course. Ohio requires all operators of powered watercraft to obtain certification on proper handling of a powered watercraft. **Those that were born on or after January 1,1982 must be certified.** This class was the second class sponsored by the LPOA. Craig Rickert, a seven-year veteran and the LPOA lead Patrol Officer, organized the class and will once again lead the efforts on the Lake to enforce the policies of the LPOA regarding safe operation of watercraft.

The LPOA is required by ODNR to file a lake management plan. The LPOA plan follows the laws of Ohio relative to boat operation, and also requires that all boats on Lakengren operate in a counterclockwise manner and boats must plane within 250 of increasing speed. This approach to operation prevents “plowing” which creates excessive wake which can be dangerous to other boats and harmful to the shoreline.

Congratulations to all who received their certification and a big thanks to the ODNR officers who helped and continue to help Lake Lakengren to be a safe place for boating activity.

Deputy Stevenson

In February 2026, the following activities took place within the Lakengren community:

- Civil Papers Served: A total of two (2) civil papers were successfully served for Preble County Common Pleas Court.

- Criminal Activity:

No burglaries were reported, one reported theft was resolved mail was delivered to wrong address.

Fraud/Identity theft: 3 this is an increase countywide. Phone scams and internet takeover.

- Calls for Service (CFS): A total of forty-one (41) calls for service were recorded, reflecting an increase of three (3) calls from the previous month of January 2026 there were thirty-eight (38) calls for service.

CALL FOR SERVICE	Feb-26	NOTES
Abandoned 911 Call or Hang up/Alarm Drop	5	
Animal Welfare/Humane Complaint	2	
Civil Papers or Civil Matter	2	
Crash	1	
Deceased Person Natural Cause	0	
Theft	1	RESOLVED REPORTED THEFT PACKAGE WRONG ADDRESS
Domestic Related	0	
Felonious Assault	0	
Citizens Assist /Peace Officer	2	
Fraud/Forgery/ Identity Theft	3	THIS HAS INCREASED COUNTYWIDE
Follow up on Current Case	6	
Mental Person/Suicial Person	0	
Juvenile Complaints	0	
Medical Assist/Fire Assist	5	
Violation of a Protection Order	0	
Property Damage	1	RESOLVED MAILBOX DAMAGE
Disorderly/Public Intox	0	
Sex Offense	0	
Special Detail/Meeting etc	4	
Suspicious Person	1	
Suspicious Vehicle	2	
Trespassing person	0	
Threatening/Menacing	0	
Assist other police agency	1	
Unclassified Complaints	1	
Peace Officer Request	0	
Welfare Check	0	
Warrant Attempts	4	THREE ARRESTED
TOTAL CALLS FOR DEPUTY TO RESPOND	41	
SELF INITIATIVE		
Business Check/Vacation house check	16	
Traffic Detail/Stationary Radar/Stop Signs	13	
TOTAL	29	A decrease of of 2 calls from January 2026
TOTAL OVERALL CALLS	70	An increase of of 1 call from January 2026