

Reviewing 2025

The 2025 operational year has been very successful. The team is currently preparing for the 2026 capital projects from the reserve plan. 2025 highlighted projects include the nearly 4 miles of road chip seal surfacing, upgrades to the lake patrol boat to assist gasper township EMS, and completion of the pickleball courts. The lake water quality proved to be extremely challenging with the early and prolonged hot weather. Solutions were implemented that included the purchase of the WEEDOO weed harvester. The end results were very positive. This included our ability to help owners with severe weed infestations around docks to improve their dock space quality.

The team worked at presenting five townhalls to help the membership better understand the LPOA operational and capital budgets and financial spending by category. These efforts led to the passing of a much-needed operational funding increase. This increase will help stabilize operations for the foreseeable future.

Other highlights include the following:

- * Addition of new gate entry system for the pool
- * An upgraded front gate entry system to include signage
- * Installation of new gates at the South and front entry points
- * Addition of a new pool leadership team
- * Increased security/safety presence by our Events team
- * Increased efficiency of the Viking electronic newsletter
- * New geese population controls which greatly improved the common areas
- * Renovation of the Brush and yard waste areas
- * Renovation of the silt basin
- * 3320 Cubic Yards of dredge material removed from North End
- * Awarded Historical Status
- * Added Drone to the lake patrol fleet for expanded coverage

Special Thanks to the Board Members and Committee Members. Endless hours of Voluntary work to help make Lakengren the great place to live.

LOOKING INTO THE FUTURE

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 \$1.2 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.

LPOA TO INTRODUCE NEW PROPERTY MANAGEMENT SOFTWARE

TownSq App is a mobile application designed to help people stay connected with their local community. It provides users with a platform to find and join local events, connect with neighbors, and access local services. The app also allows users to post and share updates, photos, and other content with their neighbors. Additionally, TownSq App provides users with access to local news, weather, and other information about their community. The app also includes a directory of local businesses, allowing users to easily find and contact local businesses. TownSq App is a great way for people to stay connected with their local community and stay informed about what's happening in their area.

The LPOA will announce this spring more information about Town Square and will work with the members to implement this information tool.

To get a look at what this new software will bring to our community just go to the link below.

<https://www.youtube.com/watch?v=XA5w0FFtSGQ>



The 2026 LPOA-LWM-LVIM Budgets

Each fall, the Lakengren Financial Committee begins the preparation of the annual fiscal budgets for the Association (LPOA) , Lakengren Trash (LWM), and the LVIM (Spectrum). These budgets undergo financial scrutiny from the committee prior to sending to the Board of Trustees (BOT) for final approval. The BOT has the responsibility to present the budgets for approval in an open board meeting, usually in March.

LVIM	2026	2025
	Yrly_Bdgt	Yrly_Bdgt
	V2	Final
Surplus/(Deficit)	\$300,806	\$327,809
Income	\$1,714,441	\$1,664,869
Internet	\$1,121,871	\$1,088,363
Cable	\$512,820	\$493,506
Bank Interest	\$27,500	\$30,000
Late Fees	\$37,500	\$37,000
CC Fees	\$9,000	\$10,000
Misc	\$5,750	\$6,000
Expense	\$1,413,635	\$1,337,060
SpectrumInv.	\$1,285,715	\$1,202,160
Misc	\$12,000	\$11,900
Admin-EmployeeC	\$91,250	\$96,600
PayrollTaxes	\$5,900	\$6,800
IRAMatch	\$520	\$650
HealthIns	\$10,250	\$11,200
UnEmpITax	\$0	\$750
CC Bank Charges	\$8,000	\$7,000

LWM	2026	2025
	Yrly_Bdgt	Yrly_Bdgt
	V3	Final
Surplus/(Deficit)	\$6,500	\$0
Income	\$427,169	\$423,107
TrashCollectionFees	\$398,610	\$397,613
EnvironmentalFees	\$16,420	\$17,094
Misc	\$12,139	\$8,400
Expense	\$420,669	\$423,107
OperatorPay	\$73,750	\$80,776
Admin-EmployeeCosts	\$59,500	\$56,500
PayrollTaxes	\$10,700	\$9,620
IRAMatch	\$2,100	\$1,900
HealthIns	\$18,500	\$19,000
UnEmpITax	\$6,000	\$6,850
Landfill	\$64,850	\$63,350
Fuel	\$23,750	\$22,500
Brush/YardMaint	\$15,000	\$12,000
VehicleMaint	\$12,000	\$15,000
PropertyIns	\$7,500	\$4,400
TotePurchases	\$3,500	\$5,000
Misc	\$6,519	\$9,211
LWMCapitalReserve	\$30,000	\$30,000
BuildingRentToLPOA	\$12,000	\$12,000
ProfitXferToLPOA	\$75,000	\$75,000

Let's Talk Spectrum (LVIM)

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 \$1140 per year and over the six (6) year cycle saving members a whopping \$6840.

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.

Lakengren 2026 Capital Budget

Annually the LPOA establishes a Capital Budget for the fiscal year. The proposed capital budget is presented by policy, to the community in January. The Board of Trustees review and ultimately pass the budget prior to the upcoming fiscal year.

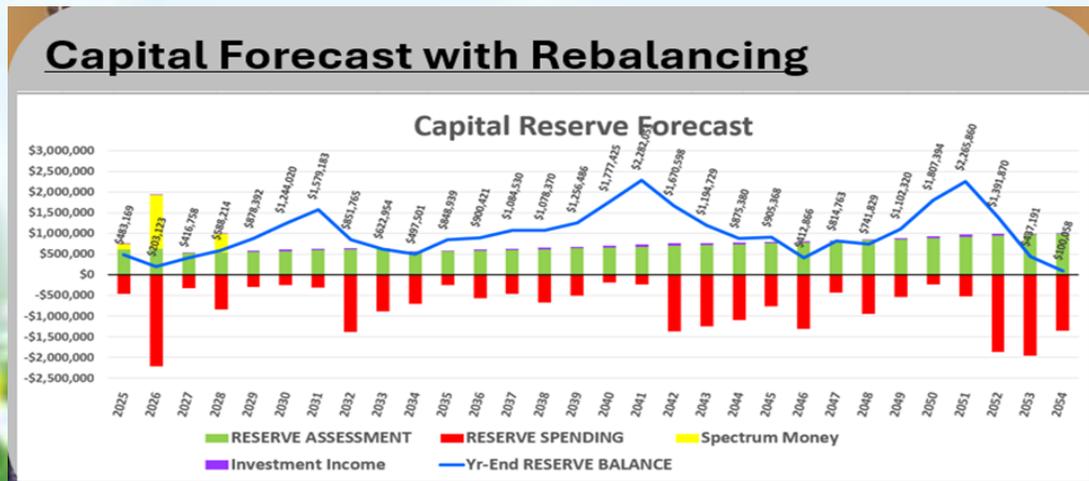
The Capital budget is guided by the long-term planning of the Reserve Plan. The Reserve plan is a comprehensive assessment of all assets of the association along with an outside resource of Engineers and Accountants to correctly plan for the maintenance and repair of the communities' assets.

The Reserve plan and the reserve funding was voted into existence in November of 2021. Since that date, the community has made tremendous progress in improving the infrastructure of Lakengren. The Reserve plan is updated constantly and is reviewed and managed by the Finance Committee.

LPOA Capital		2026	2025
		Annual Budget	Annual Budget
Carryover to Next FY		\$82,740	\$291,946
Available to Spend		\$1,398,289	\$766,546
Beginning Balance		\$291,946	\$172,000
Capital Reserve Assessment		\$606,343	\$594,546
LVIM Funds		\$500,000	\$0
Project Expense		\$1,315,549	\$474,600
Fences, Vinyl, South Gate		\$0	\$15,174
Maintenance Building Facia, Gutters, Interior Ceiling		\$16,978	\$11,032
Plows, Phased		\$0	\$7,028
New Truck for Plowing		\$0	\$50,000
Rental Slips		\$16,519	\$16,100
Dredging - Labor		\$12,428	\$12,113
Wee Doo		\$0	\$90,000
Main Lake Dam, Spillway, Lowering System (Phase 1)		\$1,200,000	\$0
Light Poles and Fixtures		\$9,177	\$0
Seasonal Road Damage Repairs		\$60,447	\$58,915
Roads - Chip & Seal		\$0	\$214,238
Focus Area Expense		\$1,315,549	\$474,600
General		\$16,978	\$83,234
Lakes		\$1,228,946	\$118,213
Pool		\$9,177	\$0
Roads		\$60,447	\$273,153

Financial Committee Provides Critical Long Term Planning

The graphs represent the forecasted scenario based on the November election results that increased the assessment by \$129 for fiscal 2026. The Board approved in the August BOT meeting, to place on the ballot for the November 2025 election an increase to the current operations assessment for 2026 a \$129 increase. No other assessment increases for the LPOA will be added for 2026 with this increase. The graph illustrates the available funding for capital projects through 2054. The BOT has a fiduciary responsibility to the Association's members both current and future.



Lakengren Dam Report – Jim Noll Chairman

Dams Committee

The Dams Committee has been actively working to finalize the dam repair project. Presently we plan to undertake this work starting in the fall of 2026 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.

COMMUNITY EVENTS AND POOL NEWS!

Crazy to think that summer is right around the corner when it feels like the snow will never stop, but before you know it the sun will shine and the pool will be full of kids just living their best life in our wonderful community!! Running the pool last year was definitely a learning experience and I'm excited to start working on plans to make this summer another year of fun for our residents. We are working to build a great team with quite a few seasoned guards and a few new faces that are excited for pool season! The pool will open Saturday May 23. We are working on plans for a movie night, family fun day and of course we will have food trucks and some fun things planned throughout the summer!! Watch for info about swim lessons, water aerobics and maybe even some water Zumba!! Until then keep dreaming of sunshine and warmer days!!!

Did you know.... We offer weekly leagues for cornhole, pool and disc golf.... And coming soon video bowling!! Every month we have craft nights for kids and storytime too! There are tournaments (euchre, pool and cornhole) and the ever popular bingo!! We also have special events year round! There is so much to do in our community and we love having new faces join in the fun!! Check out our upcoming events on our website and come join us!!!

Lakengren Brush Yard and Yard Waste Update

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

Deputy Report

During the month of December 2025, the following activity occurred within the Lakengren community:

- Civil Papers Served: A total of four (4) civil papers were successfully served for Preble County Common Pleas Court.
- Criminal Activity: No burglaries were reported, no thefts were reported.
- Calls for Service (CFS): A total of fifty (50) calls for service were recorded, reflecting a decrease of fifteen (15) calls from the previous month of November 2025 there were sixty five (65) calls for service.

Lakes 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. 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.

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.

2026 Boating Update

Reminder of some key components of boating rules:

- 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.

How 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 December 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 households. 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.