

# September Viking

As summer quickly fades to fall, I am working hard on the schedule of events for the upcoming months and the holiday season. Make sure you are checking the website each month as we do our best to have all the events for the month posted by the first of the month! We are excited to announce two events for Halloween! We will collaborate with Farmers Market and Worleys country store for the annual trunk or treat on October 26th from 1pm-3pm. We will also collaborate with Ginger Adams on a Ghostbusters themed celebration at the lodge on Thursday October 30th from 6-8 pm. We will begin collecting candy at the guard house at the end of September for these two fun events!!



## UPCOMING EVENTS

- 5th– Euchre tournament  
7pm
- 6th- Disc Golf tournament  
8pm
- 8th-Kids Paint 5pm
- 10th– Kids Paint 5pm
- 11th-13th Fall Garage Sales
  - 13th– BINGO 3pm
- 19th-Family story time  
11am
- 21st– Fall Open Bass tournament
- 22nd– Board Meeting 7pm
- 22nd– Adult Paint class  
6pm
- 23rd-Book Club 6pm

## LPOA Dams Committee Report for BOT Open Meeting on August 25, 2025

The Dams Committee along with Joe Overton participated in an online meeting with representatives from the ODNR to clarify several issues related to modifications to our plans for seasonal lake drawdown, emergency lake drawdown, abandonment of the existing drain pipe through the base of the dam and other spillway modifications. The ODNR reps agreed with our proposal to remove the permanent siphons from our plans and to instead rely on a contract with an approved contractor to provide emergency pumping and siphon installation as a means of emergency lake drawdown should conditions warrant. The ODNR requested more details from the contractor related to their emergency drawdown plans with timelines for installing and activating temporary emergency siphons. Once that information is provided to the ODNR they will review and respond with their acceptance, allowing us to put our plans into motion. We still anticipate a start date for construction in the fall of 2026. We also discussed the possibility of receiving federal and state grant money for this project. Those funds are still on hold due to recent FEMA restrictions on such grants. We hold out some hope of getting at least partial funding but have budgeted funds should we have to absorb the total cost.

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 \$325,000 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 \$1,2880,796.00 | \$1,401,893-\$121,097 | DEFICIT    |
| LWM \$424,003        | \$424,003             | Break even |
| LVIM \$1,664,869     | \$1,337,809           | SURPLUS    |

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

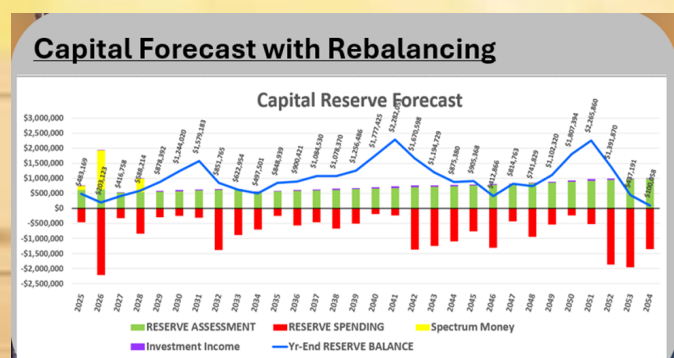
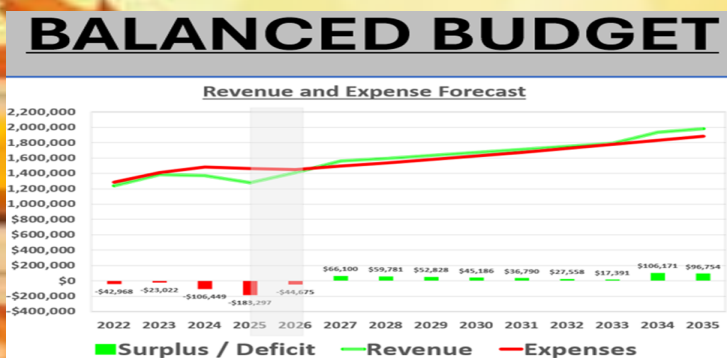
The LPOA sponsored four (4) Townhalls from June through August in 2025. The membership shared many thoughts and ideas that were incorporated into a plan for 2025. The feedback from the community was excellent. The financial plan that is proposed will be an assessment increase of \$129 for 2026. This will be voted on in the November 2025 election. Passing this increase is vital to the long-term sustainability of Lakengren.

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 were four (4) Townhalls that explained various options to accomplish sustainability.

### 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. 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.





# Accepting BOT applications

Board of Trustee applications for the upcoming election are now being accepted. The election will be held on November 11, 2025. Applications can be found on the LPOA website or can be picked up at the main office. Applications should be turned in to the LPOA office prior to the Annual meeting which will be held on October 11, 2025 at 9am.

## Front Gate Entry Improvements

The front entry gate has undergone some internal operational changes. These changes were implemented in the latter part of August. The reason for the changes is to improve the ability of the service staff to slow traffic and to make sure all visitors and contractors must stop to check in. The goal of Lakengren is to know who is entering the community. This awareness helps to protect the many assets of the community and to help our members manage their guest's entry.



The service team at the guardhouse has a difficult task. Monitoring cameras, answering the phone, and managing the entry process is a constant activity that has very few breaks. The gatehouse software has improved the efficiency of approving visitors. It is best for our members to use the gate entry system to approve their guest entry as this is a very easy and efficient way to approve a visitor.

Managing the gate arm is a very tricky task. Prior to this new system, the gate arm was activated manually. When a car is moving through the gate and the following car, which has a LPOA sticker, is following that car also moves through the gate not allowing time for the gate to be closed then subsequent cars at times will continue to flow through the gate. Service team members are always concerned about dropping a gate onto a car. The new system automates this process. The speed bump slows the second car down. So far, this is working very well. Moving bar code holders to the bar code lane helps to speed up the new entry process. Ultimately the goal is to have almost all bar code holders to use the right lane. This will leave the guardhouse responsibility to only check in guest and contractors.

## LPOA 2025 Road Work August Completion

The LPOA has announced the 2025 road project funding that will fund approximately 5 miles of roads. This year's project will complete the four (4) year plan that called for all roads within Lakengren to receive either an asphalt overlay or chip seal, since the passing of the reserve funding in the fall of 2021. The

Board of Trustees has approved the Road Capital fund budget for 2025. All roads on the West side and the remaining roads on the East side will be completed..

Completion of the 2025 road plan will total nearly 27miles of road work since the passing of the reserve plan. Lakengren's road committee, led by committee chairman Barry Fought, established a timetable in early 2022 that all roads in Lakengren will receive either an asphalt overlay or chip seal in a four-year period. Funding for the 2025 road projects has already been secured and will meet the road committee goal of "touching" all roads over a four year period.

Additionally, the Board has set aside \$59,000 for additional repairs. These repairs will be made in the early fall. In addition to the road repairs, three drain tiles will be replaced. The tiles will require cutting through Lakengren Drive. There will be notifications communicated through the One Call alert system.



# WEEDOO to the Rescue

The LPOA invested in a new piece of equipment in the summer of 2025. The equipment was researched began in the late summer of 2024 due to the increased pressure from excessive weeds and algae. The 2025 capital budget allocated \$120,000 for the purchase of this equipment. ( each year our capital assessments provide funds of nearly \$620,000 for capital projects). The equipment will help maintain the quality of the lake conditions by removing top water algae and weeds to a depth of five feet. The Weedoo is a versatile piece of equipment that works like a mini skid steer on the lake. The Weedoo has the capability to operate in very shallow water, making it a great choice for our other lakes in Lakengren.



In the early summer of 2025, the hot weather caused a rapid increase in both Algae and weed growth in the lake. Zebra mussels have cleared the water to the degree that sunlight penetrates deeper into the water. This increased sunlight has helped the growth of weeds in the lake. The Weedoo has the ability to “harvest” the weeds and algae. Combined with an overall water management program, the lakes in Lakengren have improved greatly over the past 30 days. Lakengren is committed to providing the right balance of water quality for our recreational users as well as our fishermen.





# Lake Update

## Lakes Water Testing

Lakengren regularly test for microcystine in three lake: Lake Lakengren, Thor, and Valhalla. A reading above the rating of 20 does not require an “advisory status” In 2025 the LPOA has tested the water three times. Each test has been excellent. Lakengren has posted the test results on the LPOA Facebook page . 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.

## Balancing Weeds vs Recreation in Lake Lakengren

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.

# Bass Club

The summer tournament was held in July and was once again a big success. We had 30 teams of anglers participate in the event. The fishing was good with over 85% of the field weighing limits and several of the teams reporting catching 15+ keeper sized bass. The winning weight was the heaviest in several years at over 14 pounds on their 5 fish. Eight of the 30 boats had limits over 10 pounds. The fishery is doing well both in numbers of fish and an increase in overall size of fish that is currently in our lake. We are looking forward to the next tournament in September. If you are interested in fishing it please contact the LPOA office.

# Deputy's Report



1. The three jurisdictions used are Lake Lakengren, Village of Camden and Village of West Alexandria.

2. Crime categories included (e.g., car crashes, burglary, theft, domestic situation, assaults, juvenile issues, traffic stops, calls for service).

Population breakdown: Lakengren 3,404 -Camden 1,989 -West Alexandria 1,599

Crime Comparison Report Lake Lakengren (3,404) vs. Camden and West Alexandria (combined 3,588)

**Overview** This report provides a comparative analysis of crime and law enforcement activity between Lake Lakengren, Camden and West Alexandria for the month of July 2025. The purpose of this report is to identify similarities, differences, and overall crime trends across the three jurisdictions. Calls for Service this includes all calls fire ambulance along with civil issues Crime Statistics

|                    | Lake Lakengren | Camden | West Alexandria |
|--------------------|----------------|--------|-----------------|
| Car Crashes        | 0              | 1      | 0               |
| Assault            | 0              | 2      | 2               |
| Burglaries         | 0              | 0      | 1               |
| Domestic Situation | 0              | 3      | 1               |
| Juvenile issues    | 4              | 6      | 4               |
| Thefts             | 0              | 4      | 6               |

## School Safety

**Did You Know:** School buses are the most regulated vehicles on the road; they're designed to be safer than passenger vehicles in preventing crashes and injuries; and in every state, stop arm laws exist to protect children from other motorists. If you are driving, remember these simple rules:

**Yellow flashing lights on a school bus mean slow down** — don't speed up — because the bus is preparing to stop. There are likely students waiting to get on the bus or parents waiting nearby to pick up children.

**Red flashing lights mean stop** — and wait at least 20 feet behind the bus — because children are getting on or off the school bus. Stay stopped until the red lights stop flashing, the extended stop-arm is withdrawn, and the bus begins moving.

**Even when lights aren't flashing, watch for children, particularly in the morning or mid-afternoon, around school arrival and dismissal times. Be alert as you back out of a driveway, or drive through a neighborhood, school zone or bus stop.**

**2025  
Declaration of Candidacy  
For  
Lakengren Property Owners Association Trustee**

**Name:** \_\_\_\_\_ **Lot #:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**QUESTIONNAIRE**

- 1. What skills, knowledge, abilities and/or talents do you possess that are relevant to the position of LPOA Trustee?**
- 2. Why are you a candidate for the position of LPOA Trustee?**
- 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?**
- 4. Have you attended any of the LPOA Board of Trustees meetings? How often?**
- 5. Are you able to attend the regular meetings of the LPOA Board of Trustees?**
- 6. What are the most important issues facing Lakengren? How would you address these issues?**
- 7. Please feel free to address any other issues you feel are important.**

**SUBJECT: DECLARATION OF CANDIDACY FOR LPOA BOARD OF TRUSTEES**

**Reason for Policy:** To provide guidelines for declaring candidacy for the Board of Trustees

**Source of Board Authority:** Code of Regulations of Lakengren Property Owners Association, Inc. Article IV, and Article XIII-b.

1. To be on the ballot as a candidate for the LPOA Board of Trustees the person must be a Full Voting Member in good standing of the Association and have been a property owner for at least six months immediately preceding the election. If elected, the successful candidate must remain a member in good standing for the remainder of their term. Failure to remain a member in good standing will disqualify the member for continued service on the board. A disqualified member can no longer vote or take part in board meetings as a member of the board. Disqualification must be removed within fifteen days of being notified of the change in status or the disqualified member will be asked to resign.
2. All candidates must file a completed Declaration of Candidacy with the Office Manager.
3. To be on the annual meeting agenda and address the BOT/audience a Declaration of Candidacy must be submitted to the Office Manager at least four business days prior to the Annual Meeting.
4. Any person nominated at the Annual Meeting must file a completed Declaration of Candidacy with the Office Manager within five calendar days following the Annual Meeting in order to officially declare their candidacy and appear on the ballot.
5. All Declarations of Candidacy must be submitted no later than the close of business five calendar days after the Annual Meeting.



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!