

2025 Voting Edition

UNITED IN LAKENGREN

As we enter next week to a crucial vote, I feel inclined to touch on a few key points:

The vote is the culmination of work by a lot of people. Regardless of the outcome, I am so impressed by how our community has faced this year's vote. This is how an Association is supposed to work. Kudos to all who participated. YOUR feedback helped to guide your elected officials to the ballot that we will vote on November 11.

A huge thanks to the Financial Committee volunteers. We sat together for so many hours. The dedication to purpose was amazing. I am thankful to be a part of it. Joe Flesch and the committee worked through so many different scenarios, and ultimately came up with the best and simplest version of the assessment that will allow Lakengren to be financially stable for years to come.

Special thanks to all volunteers. Your efforts help make Lakengren the great community it is.

Lastly, to our staff of employees. I have watched each of you grow into the professional group that you are. We may not be perfect but you are so very very good. It is hard working under the scrutiny of 3500 people. Your professionalism is greatly appreciated.

In this edition, we'll take a look at the upcoming election, share a glimpse into Lakengren's history, and highlight photos that capture how much our community has grown.- because after all, a picture is worth a thousand words.



LIVING IN AN ASSOCIATION LIKE LAKENGREN

Each association member should uphold their responsibilities to each other and their community. Those responsibilities include proper financial management for the care of assets both now and in the future. Living in an association offers benefits like enhanced property values due to consistent standards, access to shared amenities, such as the pool, tennis courts and reduced maintenance responsibilities as the association handles landscaping and common area upkeep. Associations also foster a sense of community through organized events and provide a structured way to resolve neighborhood disputes.



Key benefits of living in an association

- **Property value protection:** Associations enforce rules for maintaining properties and common areas, which helps stabilize or increase home values.
- **Access to amenities:** Residents can enjoy amenities like swimming pools, clubhouses, and parks that would be too expensive to maintain individually.
- **Reduced maintenance:** The association handles exterior common area and Lake maintenance, landscaping, and sometimes utilities like trash removal, which saves homeowners time and effort.
- **Community and social opportunities:** We organize social events, providing opportunities to meet neighbors and build a stronger sense of community

WHAT THE FUTURE HOLDS (Joe's Operational Plan)

The next 4 years the following are my 5 main goals for the LPOA

1. Pass an operational assessment that puts the operations of the LPOA on solid sustainable ground.
2. Implement a new property management software (Townsquare) for easier personal management of members information and account. (2026)
3. Fix the dam and add a new lowering mechanism called Weir Gate. (2026)
4. Large mechanical dredging of entire north end. Removing 30,000 sq yards of silt. (2026)
5. Lodge rehab. (2028)



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 reelection. 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 fact 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.



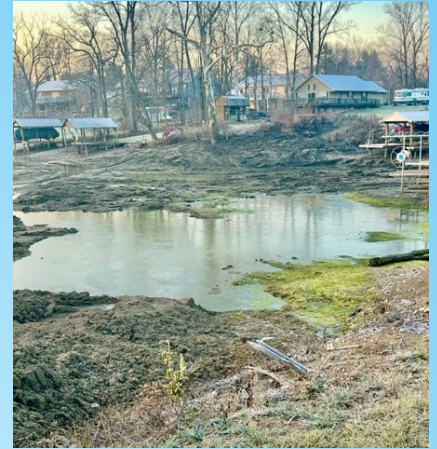
Assessment Issue. To maintain economic sustainability, the Financial Committee recommended to the Board of Trustees in the August Board meeting an increase of \$129 to the operational billing starting in April 2026. The LPOA conducted four Townhalls to explain the LPOA annual operational expenses and 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 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 manage met..



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 and approved by ODNR. 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 due to the success of the Spectrum deal.

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.

Lakengren Projects Review & Spectrum

Lakengren has been productive at completing many Capital and Operational projects over the past five years. This work has help to increase property values by nearly 27.1%.

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.

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 \$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.

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Lakengren History

Lakengren, a Norse word meaning “lake of the emerald green hills,” was conceived of around 1966 by Edward “Ed” Wrenn, president of the American Realty Service Corporation (ARSC). On May 18, 1966, Eaton City Council hosted an informational meeting regarding a proposed 950 acre lake and housing development to be constructed southwest of Eaton. Developers were looking into two sites: Preble County and Brookville, Indiana. Although the latter was deemed more desirable, the federal government had already purchased the land.



By 1969, topographical maps were being reviewed. Lakengren’s particular location was chosen due to its proximity to Cincinnati, Columbus, Indianapolis and, of course, Dayton. Initially, developers wanted 400 acres of the Woodland Trail Boy Scout Camp for their plans, but the camp refused to sell. After all, many citizens were weary of this new prospect. All nineteen land owners were contacted and a land option was taken on their properties with payment being made in June of 1969. \$1,200,000 was borrowed from Mellon National Bank in Pittsburgh to make these purchases, making it the costliest of ARSC’s developments at the time. The equivalent would be \$10.5 million today! Original land owners were: Gordon Berkshire, Richard and Myrtle Eck, Eleanor Howard, Tom Howard, Harriet Heckman, W.C. Hubbard, Harriet Lohrey, Everett Mann, Herman Pfeiffer, Everett Poos, Paul and Vera M. Proeschel, Elza Ratliff, Faye and Von Ratliff, Willis Ratliff, John Schoenling, Clarence and Evelyn Taylor, Carl Thomas, Jay Unger, and Charles and Mildred Wright. Only the Ecks, Faye and Von Ratliff, and the Taylors remained living in Lakengren.

By June of 1969, the Lakengren Property Owners Association, commonly known as the Lakengren POA, was formed. Within the year, Lakengren Utilities Inc. constructed the Lakengren water system and handled these responsibilities until 1986 when they went bankrupt. A bankruptcy trustee operated the system for 2 ½ years until the formation of Lakengren Water Authority in 1988 and the purchase of the company in 1989.

Sometime in 1971, all lots were sold. The first sales office was a tent on State Route 732 near the present entrance. Later, a house was built on Erickson Drive for this purpose. At the height of sales, 45 salesmen were employed and 1,000 prospective buyers appealed for information. Promotions and incentives totaled \$50,000 per week, or about \$415,000 today. The swimming pool, lodge, and other recreational facilities were completed by this time. A newly elected Board of Trustees assumed control of the operation and management of Lakengren on October 5, 1971.

In 1984, Lakengren’s number of registered voters had reached 413, making it necessary for a new precinct to be established known as Gasper 2. The lodge was the voting place. However, this would not last long. On January 8, 1988, Valhalla Lodge burned. According to newspaper articles from the time, the fire originated in the furnace room and was started due to a malfunction in the electrical furnace upstairs. Damages exceeded \$80,000 or about \$215,000 today. Many older records were lost. The office was temporarily moved to the Harry Moore residence at 76 Thor Drive. On September 24, 1988, just eight months after the fire, the grand opening of the new lodge occurred on the same site. There is a noticeable gap in the historical record for about 20 years following this event.

However, in 2009, Gasper Township took over fire and EMS services for Lakengren. In 2018, Lakengren was featured on HGTV’s Lakefront Bargain Hunt. Realtor Andrew Gaydosh showed three homes to couple Grant and Krista Hemple, one of which they ended up purchasing. Just a year later, Lakengren celebrated their 50th anniversary in 2019.



Although social clubs have come and gone over the years, today one can enjoy the following clubs: Activities and Entertainment, Bass, Card, Christmas Lights, Garden, and Women’s clubs. Committees that serve the community include the Building, Communications, Dams, Election, Financial Planning, Judiciary, Waste Management Authority, Marine and Lake Maintenance, Policy Review, Road, and Safety. Today, amenities such as the lodge, pool, marina, baseball field, basketball court, cornhole, disc golf, dog park, driving range, picnic tables, playgrounds, shuffleboard, tennis court, volleyball court, and walking paths can be enjoyed by all. Or, if you’re more into the marine scene, there are seven lakes to enjoy: Lakengren, Bear, Hammer, Hatchet, Kastrup, Thor, and Valhalla. Come on out today to be a part of Lakengren, “a premier lakefront community.”