

Lake Milton Estates, Inc.

PROPERTY OWNERS ASSOCIATION

P.O. BOX 37

LAKE MILTON, OHIO 44429

March 28th, 2018

2018 Annual Letter

Dear Property Owner;

We would like to welcome our Lake Milton association members and families back for another summer of fun. This letter is meant to provide you with important information regarding updates and changes for this upcoming year. Please take the time to carefully read this information and feel free to reach out to your officers and/or trustees with any questions.

Lake Milton Estates Property Owners Association, Inc. is a non-profit property owner's association formed in 1973. Our mission is to preserve, protect, and enhance the life style, property values, environment, and reputation of Lake Milton Property Owners Association as a controlled access community. Our organization serves our members by enforcing by-laws, making community improvements (roads, signs, lawn/tree maintenance), and ensuring the safety of our community.

While this letter serves as our annual communication method, we would prefer to communicate electronically when possible. Utilizing email and website communication will allow us to communicate more frequently and reduce the annual cost to our organization. To opt out of receiving a hard copy letter and to receive our updates via email, please send request to Keith Glaros at kglaros@zoominternet.net and Vincent Gallo at vincentgallo@hotmail.com. Please check out the new LMEO website at www.lakemiltonestates.com. If we do not hear from you, we will continue to send these hard copy letters to you on an annual basis.

Safety

Safety is our top priority. During the summer months there are a lot of people that come to visit our beautiful development, enjoy golf cart rides, ATVs, and boating. For those of you that have guests, please remind them to SLOW DOWN. Our speed limit in the allotment is 10 MPH. We set this limit to control the dust that gets thrown on our houses, but more importantly, to reduce the risk of accidents. Going too fast makes it difficult to stop quickly on our gravel roads. Be on the look-out for golf carts and ATVs. Our members are good about obeying the speed limit. Please inform your guests of the speed limit to help keep our community safe.

New Board Members

The annual meeting was held on 9/11/2017. During this meeting, members were elected into leadership roles.

- President: Keith Glaros
- Vice President: William (Bill) Leone

Over

- Treasurer/Secretary: Vincent Gallo
- Trustees: Jim Morgan, Penny Stratos, Bill Kriedler, John Ragan, and Archie Gibbs

We would like to give special thanks to Bill Kriedler, Peggy Morgan, and Jim Gioppo for their years of service in leadership positions. In addition, Bill Leone has agreed to stay on in a leadership position and will be partnering with Keith Glaros to transition Presidential duties.

Dues

At the annual meeting, the association unanimously voted to increase association fees starting in 2018. We will be increasing dues \$75 over the next 3 years. The NEW association fee schedule is listed below:

- 2018: \$150 for owners with houses, \$125 for land only owners (due by 6/1/2018)
- 2019: \$175 for owners with houses, \$150 for land only owners (due by 6/1/2019)
- 2020: \$200 for owners with houses, \$175 for land only owners (due by 6/1/2020)

We need funds to continue to maintain roads, equipment repair, fuel, taxes, improvements, and legal fees. As you probably know, we are responsible for the allotment grounds. While we do as much as we can on our own, we do have expenses. Additional funds will also enable us to make some needed improvements in the allotment.

2018 proposed improvement projects are listed below. The officers and trustees will vote and prioritize the projects based on available funds. If you have any suggested improvement projects, please contact us.

- Gravel for roads/pot holes
- New street signs
- New entrance signs
- Tree trimming for emergency vehicle access
- Grass/Brush maintenance along roads
- Updated entry gates
- Address road drainage issues (trenches)

The deadline for dues payment is 6/1/2018. Please remit to P.O. BOX 37, Lake Milton, Ohio 44429. Checks should be made payable to Lake Milton Estates Inc.

For those of you that pay each year, we would like to thank you for your continued support. For those that are past due or have not paid, we are asking that you pay your dues promptly. It's important that we all do our fair share to keep our community beautiful.

Street signs

In late fall, we purchased about 20 new street signs. Many of the old signs were faded and difficult to read. The new street signs allow for easy street identification for visitors, delivery services, and emergency vehicles. Sign installation is 75% complete. We will hang the rest of the signs in the spring, once the ground thaws. We would like to thank the following people for helping: Keith Glaros, Archie Gibbs, Jim Morgan, Bill Kriedler, Bill Leone, Alex Glaros, Jim Gioppo, Vince Gallo, Gino Gioppo, and Babe Donofrio.

Allotment Boat Ramp

Starting **10/1/2018**, a combination lock will be placed on the ramp gate. Only **PAID** members will have the code for the lock and access to the ramp. As you know, this ramp provides easy access to the water through our allotment. Signs will be posted at the gate listing who to contract should there be any access issues.

Keep our shorelines clean

We received information from the state that parts of our shorelines are cluttered. If you have a dock, please make sure your area is free of garbage and old unused items. Please make efforts to keep the shoreline clean. If you need help with clean-up efforts, please feel free to reach out to Keith Glaros and/or Vince Gallo.

Spring Work Party

We would like to invite you to our spring work party to help maintain the allotment. Our current project list is below (subject to change):

- Fill in Pot holes in roads
- Tree trimming (branches hanging over roads)
- Paint sign poles
- Dig post holes
- Install new signs

The date of the work party will be 4/28/2018 at 9AM. Should we get rained out, we will reschedule to 5/5/2018 at 9AM. We will meet at the Glaros house at 16943 Ohio Drive. Coffee and Donuts will be provided for the morning. We will also plan for hot dogs and hamburgers for lunch. Once the work is done, I'm sure they'll be some adult beverages to share for those of legal age. If you are able to participate, please send an email to kglaros@zoominternet.net and Vincentagallos@hotmail.com. We want to make sure we have food and beverages.

By Laws

All property located in the B.P.O.E County Club Allotment re plat shown on Mahoning County Tax Map Milton TWP 51047 and 01004 are subject to the rules and regulations of our By Laws.

If you have any questions, or need a copy of our By Laws, please contact any Trustee or call Keith Glaros at (330) 509-1396.

Membership Meeting

The annual membership meeting will be held September 9th, 2018 at 11:00 a.m. on the corner of Dockside and Rochester Drive at the gazebo.

Please make an effort to attend. If you have any discussion topics, this is the time and place to present to the organization. Anyone who wishes to speak will be given a reasonable amount of time to do so.

Financials

DATE	DESCRIPTION	CREDITS	EXPENSES	ACCOUNT BALANCE
	<i>Balance as of 9/28/2017</i>			\$11,644.16
10/02/17	Gravel		\$163.93	\$11,480.23
	Paper Statement Fee		\$3.00	\$11,477.23
10/30/17	Gas		\$34.54	\$11,442.69
10/31/17	PO Box Renewal		\$70.00	\$11,372.69
10/26/17	Allotment Signs		\$578.75	\$10,793.94
11/14/17	Legal Fees		\$700.00	\$10,093.94
	Paper Statement Fee		\$3.00	\$10,090.94
12/04/17	Receipt Book		\$12.08	\$10,078.86
12/04/17	Legal Fees		\$487.50	\$9,591.36
12/17/17	Gravel delivery gift cards		\$75.00	\$9,516.36
	Paper Statement Fee		\$3.00	\$9,513.36
	Dues	\$125.00		\$9,638.36
	Paper Statement Fee		\$3.00	\$9,635.36
02/18/18	Legal Fees		\$914.00	\$8,721.36

*Statement prepared by Vincent Gallo - Secretary/Treasurer

Sincerely,
Lake Milton Estates Inc.

Keith Glaros

President LMEO
330-509-1396
kglaros@zoominternet.net