

Lake Milton Estates, Inc.

PROPERTY OWNERS ASSOCIATION

P.O. BOX 37

LAKE MILTON, OHIO 44429

March 1st, 2020

2020 Annual Letter

Dear Property Owner;

As we begin a new decade in Lake Milton Estates, I would like to thank you all for your contributions to keep Lake Milton Estates a safe and beautiful environment. This letter is meant to provide you with important information regarding 2019 updates and changes for 2020. 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 lifestyle, 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. Thanks to those that have already elected to receive this letter via email. 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/or Vincent Gallo at vincentgallo@hotmail.com. You can also request electronic copy through our website at www.lakemiltonestates.com. If we do not hear from you, we will continue to send a hard copy letter 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. If operating vehicles at night, please make sure vehicles have appropriate safety equipment such as reflectors and lights.

2019 Recap

The annual meeting was held on 9/8/2019 at 11AM. Meeting minutes can be found at lakemiltonestates.com.

2019 was an election year. The outcome of the election was as follows:

Over

Keith Glaros	President
Bill Leone	Vice President
Vince Gallo	Secretary/Treasurer
Jim Morgan	Trustee
Jim Gioppo	Trustee
John Ragan	Trustee
Tom Bleggi	Trustee
Penny Stratos	Trustee

We kicked off 2019 with a spring work party. Thanks to all that came out to help with road maintenance. We accomplished a lot in a few hours and everyone had a great time. There were many potholes to fill. With all the help we had, we were able to fill all in less than 4 hours.....great job everyone.

Our association spent \$6000 on new gravel for the roads. We contracted to have both 57 and 304 grade gravel laid on our roads. We will continue with our annual gravel project and spread gravel in new sections of our allotment each year. We also worked with the township to install a new culvert on Dockside near Ravenna. The original drainage area was eroding and a deep hole was created very close to the edge of the roadway. Lake Milton township did a great job fixing this issue and eliminated the hazard. The cost to the association was minimal.

Other 2019 accomplishments:.

- Letter to the Board of Realtors asking them to ensure prospective buyers were informed about our By-Laws
- Letter sent to Republic Services asking them to stay in middle of road as culverts were getting crushed by the trucks
- Per annual meeting discussion, we added a section to our Lake Milton website announcing lots for sale. If you would like to advertise property on our website, please request by sending email to Keith Glaros (kglaros@zoominternet.net)
- Culvert repair on Pennsylvania and Rochester
- Culvert Repair on Dockside and Greenville
- No issues with boat ramp lock. Paid members have been given combination. If you have lost or forgotten the combination and are in good standing, please contact Keith Glaros or Vince Gallo for access. Keith – 330-509-1396. Vince – 330-314-4547.

Dues – Remit by 6/1/2020

In 2018, the board decided to raise by \$25 each year over a 3 - year period to help increase revenue used to maintain our community. 2020 marks the end of increase. We do not plan to raise association dues anytime in the near future. We have made a slight change from the original 2018 plan. Land owners fees will remain at \$150 for 2020. The original plan had land only owners paying \$175. Please find dues schedule below:

- 2020: \$200 for owners with houses, \$150 for land only owners (dues by 6/1/2020)
- 2021: \$200 for owners with houses, \$150 for land only owners (dues by 6/1/2021)
- 2022: \$200 for owners with houses, \$150 for land only owners (dues by 6/1/2022)

Dues are used to maintain roads, equipment repair, fuel, taxes, improvements, and legal fees (if needed). If you would like a receipt for your dues payment, please provide a request when your dues are paid.

Financial Statement Included at end of this letter.

We need funds to continue to make improvements to our community. 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.

2020 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 – We will fill the pot holes during the spring work party. In May, we will purchase much needed gravel. We have allocated \$5000 for 2020 for new gravel
- New entrance signs
- LMEO liability insurance (voted and approved at annual meeting)
- Culvert on PA and Akron – Major drainage issue
- Tractor? (See below)
- Continue addressing other drainage issues (if funds allow)

The deadline for dues payment is 6/1/2020. 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.

Spring Work Party

We would like to invite you to our spring work party to help maintain the allotment. The date of the work party will be 4/25/2020 at 9AM. Our current project list is below (subject to change):

- Fill in Pot holes in roads
- Tree trimming (branches hanging over roads)
- Install entrance signs
- Install culvert on Akron and Penn
- Removal of fallen trees

We will meet at the Glaros house at 16943 Ohio Drive. Coffee and Donuts will be provided for the morning. Lunch will be provided and all family members are welcome to attend. 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 Vincentagallo@hotmail.com. We want to make sure we have enough food and beverages.

Membership Meeting

The annual membership meeting will be held September 13th, 2020 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. LME Association members are eligible to participate.

LMEO Tractor Status

The Board of Trustees met in December to discuss condition of existing tractor. The tractor is still functioning, however, the tractor is very old (1960s) and may need some major repairs in 2020. Any repair over \$2000 would not be feasible as the tractor's worth is currently ~\$2500. We discuss the possibility of purchasing a new tractor, however, monthly payments would consume over 60% of our annual budget over a 5 - year period. We have been shopping for a used tractor and/or backhoe in good shape and within budget (8K or less). Please contact Keith Glaros with any leads on tractors/backhoes for the allotment.

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. They can also be found on our Website at <https://lakemiltonstates.com>

Financials (Q4 2019 – Present)

DATE	DESCRIPTION	CREDITS	EXPENSES	ACCOUNT BALANCE
	<i>Balance as of 09/03/19</i>			\$6,264.95
09/12/19	Check 1125 Gas		\$79.17	\$6,185.78
10/22/20	Check 1126 Concrete/Culvert/Basin		\$412.20	\$5,773.58
11/01/20	Check 1127 Milton Town Catch Basin Coupling		\$17.98	\$5,755.60
12/16/20	Check 1128 Post Office Box Renewal		\$76.00	\$5,679.60
12/24/19	Check 1129 Gift Cards		\$200.00	\$5,479.60
01/15/20	Deposit	\$150.00		\$5,629.60
02/12/20	Deposit	\$150.00		\$5,779.60

*Statement prepared by Vincent Gallo – Secretary/Treasurer

Sincerely,
Lake Milton Estates Inc.

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