

Lake Milton Estates, Inc.

PROPERTY OWNERS ASSOCIATION

P.O. BOX 37

LAKE MILTON, OHIO 44429

March 7th, 2022

2022 Annual Letter

Dear Property Owner;

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 2021 updates and plans for 2022. 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.

Please NOTE: This will be the last hard copy (paper) annual letter that you will receive. Starting 2023, all communication will be done through email and/or on our website (www.lakemiltonestates.com). Utilizing email and website communication will allow us to communicate more frequently and reduce the annual cost to our organization. To be included on our email distribution list, please contact Keith Glaros at kglaros@zoominternet.net or Vincent Gallo at vincentgallo@hotmail.com. You can also request electronic copy through our website at www.lakemiltonestates.com. If you do not have access to email or internet, please contact Keith Glaros at 330-509-1396 and asked to be placed on the "physical mail only" list.

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.

2021 Recap

The annual meeting was held on 9/12/2021 at 11AM. Meeting minutes can be found at lakemiltonestates.com. 2021 was an election year and those in attendance voted for officers and trustees. The result of the election is as follows: **President** – Keith Glaros, **VP** – Bill Leone, **Secretary/Treasurer** – Vincent Gallo, **Trustees** – Jim Gioppo, Tom Hubble, Tom Bleggi, John Ragan, Penny Stratos.

Over

We had a successful Spring work party. Members of our community helped pick up trash, remove debris from ditches, and repair roads. Thanks to all that donated their time and equipment. The spring work party is a great way to connect with your neighbors while making neighborhood improvements.

Road maintenance continues to be our top priority. In 2021 we tarred and chipped Gateway. This maintenance is generally due every 3 years. This was our largest expense in 2021 (\$6700). We continue to repair roads. The use of the box blade on the tractor has reduced the expense of new gravel. The box blade brings existing material to the surface. We came in under budget in 2021 for new gravel.

Other 2020 accomplishments:

- The association continues to pay Keith Glaros \$500 annually for access and use of tractor for allotment purposes. The association is also paying for Diesel fuel costs. The box blade has produced excellent results on the gravel roads. It's reduced the amount of new material that is needed per area.
- Canton Drive received a base coat of gravel
- Akron Drive gravel was donated by Tom Hubble (Thank you)
- Ravenna repairs were completed
- Youngstown and Greenville received new gravel
- Culvert Repair on Youngstown was completed.

PLEASE READ

Reminder for boat ramp lock. Only paid members have access and have been given combination. Please remember to lock gate after use. In April, the trustees will be changing the combination of the dock ramp. Once you have paid your 2022 dues, the officers will communicate the combination to you. If you do not receive 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 6/1/2022

Dues will not increase in 2022. Dues schedule below:

- 2022: \$200 for owners with houses, \$150 for land only owners (dues by 6/1/2022)
- 2023: \$200 for owners with houses, \$150 for land only owners (dues by 6/1/2023)

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.

2022 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. Gravel purchases are generally done in May and early June. We have allocated \$6000 for 2022 for new gravel. Many of our main roads will only need minor repairs as we have been keeping up well with the maintenance. We are going to focus efforts and funds to some roads that have minimal to no gravel on them currently
 - Canton
 - Pittsburgh
 - Youngstown
 - Ohio Dr
- Culvert on Ohio Court and Youngstown
- Culvert repair on Sebring
- New street signs where needed
- Continue addressing other drainage issues (if funds allow)

The deadline for dues payment is 6/1/2022. 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 will be hosting our annual Spring work party this year. If you would like to participate, please meet at the Glaros barn located on Ohio drive on April 30th, 2022 at 9AM. Lunch will be provided. If you have access to a shovel and/or chain saw, please bring to event as we will focus on roads and clearing drainage ditches.

Membership Meeting

The annual membership meeting will be held September 11th, 2022 at 11:00 a.m. We will meet at the Glaros barn at 16943 Ohio Drive.

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.

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://lakemiltonestates.com>

Financials Sept 21 – Dec 21

STATEMENT OF ACCOUNT

DATE	DESCRIPTION	CREDITS	EXPENSES	ACCOUNT BALANCE
	<i>Balance as of 08/18/2021</i>			\$17,789.19
09/30/21	Lull Construction for Gateway		\$5,840.00	\$11,949.19
10/14/21	Milton Township Slag		\$258.31	\$11,690.88
10/19/21	Deposit	\$200.00		\$11,890.88
10/22/21	Bill Wilson Slag		\$675.00	\$11,215.88
11/04/21	US Postal		\$84.00	\$11,131.88
11/05/21	US Postal	\$84.00		\$11,215.88
12/10/21	Gift Cards for Township		\$300.00	\$10,915.88
12/21/21	US Postal		\$114.00	\$10,801.88
12/28/21	Deposit	\$200.00		\$11,001.88

*Statement prepared by Vincent Gallo – Secretary/Treasurer

Sincerely,
Lake Milton Estates Inc.

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