

# *Lake Milton Estates, Inc.*

PROPERTY OWNERS ASSOCIATION

P.O. BOX 37

LAKE MILTON, OHIO 44429

March 4th, 2023

## **2023 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 2022 updates and plans for 2023. 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.

### **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.

### **2022 Recap**

The annual meeting was held on 9/11/2022 at 11AM. We reviewed projects completed in 2022 as well as reviewed projects planned for 2023.

We had a successful Spring work party. Members of our community helped pick up trash, remove debris from ditches, dead trees laying next to road cleared, and repair roads. The spring work party is a great way to connect with your neighbors while making neighborhood improvements.

Below is a list of 2022 accomplishments. Special thanks to those that donated material, time, and equipment to keep our community beautiful.

- Road Maintenance continues to be top priority
  - Salem road was completed with fresh gravel
  - New Castle received fresh gravel
  - Dockside was maintained with extensive work done around bend where large trucks caused ruts

Over

- Pennsylvania road was tilled multiple times
- Brent Whan and Chad Schultz donated material for Ravenna
- Tree on Rochester was dropped for safety reasons. (associations paid \$400)
- Ditches were professionally dug on Ohio to fix drainage issues. (\$1000)
- With new traffic patterns (garbage/Amazon/etc), Ohio drive was badly damaged. Ditches were dug, base rock and finishing gravel laid.
- Gravel was laid on Pennsylvania and Akron Dr.
- New road signs were replaced.

## PLEASE READ

**Reminder for boat ramp lock. Only paid members have access and have been given combination. Please remember to lock gate after use. On June 1<sup>st</sup>, 2023, the trustees will be changing the combination of the dock ramp. Once you have paid your 2023 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 6/1/2023**

Dues will not increase in 2022. Dues schedule below:

- 2023: \$200 for owners with houses, \$150 for land only owners (dues by 6/1/2023)
- 2024: \$200 for owners with houses, \$150 for land only owners (dues by 6/1/2024)

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.

**The deadline for dues payment is 6/1/2023. Please remit to P.O. BOX 37, Lake Milton, Ohio 44429. Checks should be made payable to Lake Milton Estates Inc.**

### **2023 Planning**

We continue to allocate funds for Lake Milton Estate improvements. Most of our budget will be allocated to road maintenance. The winter months create significant potholes throughout the allotment especially on the roads that are travelled frequently. We will continue to use the box blade on the tractor to limit the overall gravel expense. In addition to gravel, we will continue to address broken culverts which will help with drainage issues. We pride ourselves on doing most of the work ourselves. That said, there are time where we must use funds to pay for professional services. Those services will be approved by the trustees prior to project approval.

If you have suggested projects, please reach out to Keith Glaros or Vince Gallo.

### **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 May 6<sup>th</sup>, 2023 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 10th, 2023 at 11:00 a.m. We will meet at the Glaros barn at 16943 Ohio Drive.

2023 is an election year. All Trustees and officers will be up for election. 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>

Sincerely,  
Lake Milton Estates Inc.

Keith Glaros  
President LMEO  
330-509-1396  
[kglaros@zoominternet.net](mailto:kglaros@zoominternet.net)