

Condo Connection January 2020



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Classifieds

Board of Directors

Jason Nierescher
Jackie Perina
Jim Fahey
Richard Lake
Craig Torbet

Interim by Appointment

Dan Donoghue
Steve Raleigh

Leisure Lake Condominium

Association

10001 Goodall Rd.
Unit F-1
Durand, MI 48429
Office 989-288-2616
Fax 989-288-2617
Email - leisurelakedurandmi@yahoo.com
Website - leisurelakemi.org
Security Booth—989-288-4131

Park Manager
Cindy Warner

**Maintenance
Supervisor**
Dale Ferris

Security Supervisor
Jerry Vik

Webmaster
John Manse



Condo Connection

FROM THE PARK MANAGER



Greeting Leisure Lake Campers,

I would first like to WELCOME ALL NEW CO-OWNERS to the Lake family. PLEASE MAKE SURE YOU STOP IN THE OFFICE TO REGISTER. WE NEED YOUR INFORMATION STATING YOU ARE THE NEW OWNERS. THERE WILL BE SOME PAPERWORK TO BE FILLED OUT FOR OUR FILES. THIS SHOULD ONLY TAKE APPROXIMATELY 10 MINUTES OR SO TO COMPLETE. You will need to bring in with you, your proof of ownership (Registered Deed, Quit Claim Deed or Land Contract), your Title for the RV, Registration for Permanent Plate (if you have one), pet's vet records and license, and your list of guest for the security booth. This information is required to be on file. To all of our "seasoned" campers, let's make sure we welcome all the new families that are now part of our camping community. Many of these new owners have joined us and are not familiar with the concept of Condominium Association Campgrounds. PLEASE Help the staff give them the information to familiarize them to how the association functions. Your assistance is appreciated.

The New Assessment Fees will be announced as soon as I have received word that the amount has been approved by the Board of Directors. It will be posted on the website and facebook.

We will have 4 seats open for the Board of Directors this year. You will find a form for the "Letter of Intent" on page 11 of this newsletter. Please fill it out and return to the office by 5:00 pm March 2, 2020 if you are interested in running for a seat. Three of the seats will hold a 2 year term. The person with the lowest votes will fill a 1 year term. This nominee will fill the seat that was vacated in mid term. All candidate letters will be included in the next Condo sent out in March for the others see who is running. Your name will be included on the ballot as a candidate for election if received by the deadline. There will be opportunity for candidates to introduce yourself at the door from 6:00 pm until the Annual meeting starts. Also, the President will introduce you at the meeting. Please take Note---If we do not get enough candidates, it is possible that a write-in could win a seat.

I am happy to inform you that the Special Speaker from the Vernon Township will make an encore appearance. Marilee Larson, the township assessor, presented an explanation of the "RV Tax" at our August open meeting last year. The Co-Owners that were present found her very informative. I have asked if she would come back to address the topic again at the Annual Meeting in April which will be a different attendance. At this time she has accepted the invitation and will present a clarification of the Tax again for those unable to attend the August meeting. She will have a good explanation as to what it is and then open the floor for any questions. Please attend, she explains it well. When paying by check, please make out separate check, made out to Leisure Lake. These payments are held in a separate escrow account until paid in December.

I will be mailing your Annual Statement the 1st week of April. This will be the invoice for the New Assessment amount and your renewal for the 2020 mailbox seasonal rental fee for \$15.00. Please pay each with separate checks to be deposited in the proper bank account. Any unpaid invoices still due from last season will be added and become part of the 2020-2021 Assessment. **(If you have not received the Statement by April 11th, please call the office. This means we have a bad address for you.)** A full payment is due into the office May 1st, 2020. If not received, a late fee of \$50.00 will be applied on May 2nd, 2020. (As stated in the By-Laws). A 10% finance charge will be added on the 15th of each month until paid in full. On June 1st the foreclosure process will begin (also stated in the By-Laws). Please plan ahead to have your payment in on time to avoid any extra financial burden that will occur. If you are unable to pay in full by May 1st, please contact Cindy ASAP. If foreclosure processing begins; all attorney and legal fees will be placed on your account, you will be responsible for those fees. Contact me to avoid any financial or legal burden.

If you have not submitted a copy of your "proof of ownership", I need you to do so ASAP. Our records require a copy of the deed or land contract, a copy of the title of your unit, a copy of the permanent plate registration (if you have one) along with other forms and information updating your file. Everyone is invited to stop into the office and have the office assistant pull your file and check to see if everything is there.

FROM THE PARK MANAGER (con't)

Updated record forms are required to be filled out at the beginning of **EACH** season. Everyone is required to come in the office to update new forms when Assessment Dues are paid. All information from last year will be voided. It is important that you come in the office when you first return for the new season. The paperwork can not be taken out of the office and returned at a later date. Too many never return. Please have your guest list and copies of pet information with you. I am sorry for the inconvenience, but this helps the staff reassure we have the most current information at all times. This will include the guest list card for the security shack.

Guest list cards will also be voided out at the end of each season and a new card will be filled out annually. We are using a color coded guest card that will verify the change each year. Additional names can always be added throughout the current year. Some Co-Owners have not supplied us with an accurate list of guests actually coming in. You will not be able to say, "it's the same as last year." If a new card is not filled out annually, you will have to let the guards know of any guest coming in prior to guest entering. Your "Guest" will not have clearance to enter if not on your guest card or prior arrangements have been made. Also, each car coming into the gate will be required to have a Co-Owners window sticker or a temporary rear-view mirror tag with the lot # and departure date **hanging from the rearview mirror while on premises**. Guest **ARE NOT** allowed to have a Co-Owners stickers for entry. Co-Owner stickers are for the Deeded Owner of the property (as stated in the rules and regulations). This procedure will help staff identify each vehicle within the park as legitimate. Not All of the guards know who you are. The Rule is enforced for fairness to everyone, so it is required for the Co-Owner to place your sticker in your windshield and your guest to have a temporary tag on the mirror for proper ID'ing. If you have multiple vehicles you may purchase an addition sticker at the office. But, it must be the Co-Owner's vehicle.

We have had over 200 properties change ownership within the last 2 year. This may seem like a lot, but actually understandable. Many of these properties were owned by people that have been here for 20+ years. Between loss of spouse, health and inability to maintain the property, they felt it was time to allow new families the opportunity to come build special memories. When asking potential buyers and new Co-Owners how they found us, most of them said "on the website." It has also helped having the classifieds updated weekly. The Current Classifieds are always available in the office, at the guard shack, on the website and at the General Store. So, if you are selling, offering rentals, selling misc. items, or have a service to offer, please contact the office for listing as soon as possible. Your advertisement is FREE. Take advantage of this rare opportunity that's getting the proper exposure for action. Don't forget to call to cancel for removal of the ad. Your Ad repeats every week until cancelled. We are always getting calls in the office asking on places "FOR SALE" and "TO RENT (with or without units) a service or for a handyman . A lot of time has been put into keeping the "Classifieds" information current by John Manse (our webmaster) and Nancy Hyde-Davis (the Office Assistant). Both have done a great job and will continue to keep information flowing in the right direction to help you. Both of them have the it updated on Thursday for the weekend. Thank You ----- John and Nancy.

Thank you for All your support and understanding. I sincerely encourage everyone to have lots fun, but please follow the rules. All of us need to have consideration for the neighbors. It would be appreciated if each of you use some good old common sense and extend some companion for others around you.

Best Wishes and see you soon,

Cindy Warner—Park Manager

989-288-2616
leisurelakedurandmi@yahoo.com



PRESIDENT'S REPORT



Hello Fellow Leisure Lakers,

I hope everyone enjoyed the holidays and the winter season so far. I have a few updates for everyone regarding the status of the electrical upgrade for service to the area around the small bath house. The electrical contractors have all of the equipment ready for the electrical upgrade including the new main switch gear and distribution panels. We are awaiting the final approval from Consumers so they can provide the primary power to the new system. Once we have final approval from Consumers the rest of the project should take less than 3 weeks to wrap up. We expect to have this completed in March at the very latest (sooner with weather permitting)to ensure we have everything up and running for our season opener. Once the small bath house area has been upgraded we will then be setting our sights on the peninsula as the next area in need of upgrade. The electrical project so far has come in significantly below our initial expectations and budget which has put the association in a great financial position to ensure we can address issues that need attention. We look forward to a great year ahead without the stress of worrying about the headaches of power failure.

The board had two open positions as a result of John Hovis selling his lot and Roseann Sullivan having to step down for personal reasons. The board met and reviewed all of the individuals who submitted interest in filling the interim positions before holding a board vote to fill the positions. We had each remaining board member place a Yes or No vote for each candidate before tallying all of the votes for each candidate. This process resulted in Dan Donoghue and Steve Raleigh being appointed to the board to fill the two open positions until the open elections in April. Please keep in mind if you are interested in filling either of these positions for their full term or any of the positions up for re-election please submit a letter of interest to the office for the April open board meeting and elections.

Jason Nierescher

President



TREASURER REPORT

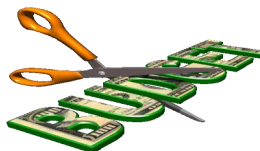
Jim Fahey

January Condo Connection

Just like a bad penny, I am back as your Treasurer. Roseann Sullivan has been the Treasurer since May 1, 2019, however, she resigned from the Board of Directors late Nov, early Dec, 2019. Holding the title of Assistant treasurer, I moved up to being Treasurer.

The account balances as of January 10, 2020 are; General Account \$16,655; Assessment Account \$98,005, Emergency Account \$60,689; Capital Reserve \$419,375; RV Account \$368; Booster Account \$15,667. The bank statements were retrieved by me and were given to Our Park/Office Manager to file in her office.

Leisure Lake currently owns three lots, which are "For Sale" or rent, now; 72, 87, and 175. Lots 48, 63, 158, 160, 195, & 288 are currently in foreclosure. Please consider signing your lot over to Leisure Lake with a Quit Claim Deed if you no longer have use for your property. That would allow us to sell or rent out this lot through the year, and will eliminate going through an attorney. It would be nice to cut that costs down, and save everyone on their assessment.(Quit Claim Deeds are available at the office). It saves the park money, and saves not getting your name on court papers.





***Annual Meeting is Scheduled:
April 17th, 2020
Durand HS Cafeteria
Doors open at 6:00 pm
Meeting at 7:00 pm
Board Elections and Annual Re-
ports
Special Speaker on RV Tax -
Marilee Larson
(Vernon Township Assessor)
Coffee and Cookies will be served***



***Open Winter Office
Hours***

Tuesdays

10AM to 2PM

OR

***by appointment
with Park Manager***

***Messages are answer often
989-288-2616***

***If need immediate assistance
Contact Security 989-288-4131***



CANIDATES NEEDED

THERE WILL BE 4 SEATS OPENING

FOR THE BOARD OF DIRECTORS.

ELECTIONS WILL BE HELD APRIL 17th, 2020

3 seats for a 2 year term

1 seat for a 1 year term

The "LETTER OF INTENT"

MUST BE RETURN TO THE LEISURE LAKE OFFICE

BY 5:00PM MARCH 2nd

THE FORM IS ON PAGE 11 OF THIS NEWLETTER

Keeping important Rules in Mind

PLEASE RE-READ THE RULES BOOK TO REFRESH YOURSELF AND KEEP CURRENT ON REGULATIONS AND REQUIREMENTS. HERE ARE A FEW OF THE HIGHLIGHTS WITHIN THE BOOKLET

- When purchasing property within association, everyone must understand that they are accepting the Association Rules and Regulations. All property Co-Owners have guidelines that must be observed and followed.
- As a Co-owner YOU are responsible for any malfunctions that is from the electrical pole or the water supply after the spigot to your unit and within your unit. The park only repairs The Meter and the water supply coming out of the ground to the T. Before calling for maintenance, you are to check all your breakers, plugs, connections and lines. If within your unit the Association is not responsible or liable.
- The Co-Owner is always responsible for their children, guest and pets.
- All Lots, golf carts and pontoons are to be clearly marked with your lot number. Please place the correct lot number large enough to be seen from a reasonable distance. Especially watercraft. We have had incidences that watercraft has broken loss and was floating around in the lake. Without the proper lot number easily visible, it makes it difficult to contact the proper owner.
- ANNUAL RV TAX: Your RV tax must be paid at the office. The deadline is Dec. 1st. If you have a permanent plate you are exempt from this tax. A copy of the non-expiring registration must be submitted to the office and placed in your file in order for you to be exempt from the annual \$38.00. Permanent plates are not transferrable. Leisure Lake provides a report and all payments to Vernon Township as a courtesy. This tax is separate from the Association. We do not invoice for the tax. A Vacant lot does not need to payment.
- Please unplug your unit from the pedestal during the off season. Prepaid Usage fees are \$4.00 per day or \$8.00 per night. Security makes patrol rounds each shift and monitors. If electric cord is plugged in it will be invoiced as an over night use and will be invoiced to your account daily. An invoiced fee is \$10.00 per night. Invoicing is done the first of the month following service. Statements are mailed the first week of every month, if there is money owed on the account. Please either pay at the gate or mail to the office upon receipt to avoid any extra fees added on the 15th of each month. Any open invoices not paid within 30 days will receive a finance charge on the 15th of the month. If you are not getting a statement and owe money, that states you do not have a current mailing address on file. You need to contact the office immediately with your mailing address.
- Any watercraft brought into the park requires a 72 hour quarantine. Contact security or maintenance if you bring watercraft into the park for instructions. Easy to see Lot numbers are required before craft will be placed in the water. Guest of co-owners are not allowed to bring in any watercraft into our park.
- Pets are to remain on a leash at all times and you are to clean up after them at all times. Fines are issued to Co-owner for not tending to your pet. NO EXCEPTIONS.

(continued page 8)



Keeping important Rules in Mind (continued)

- We have many instances in regards to Guests not abiding the Park Rules and Regulations. You are responsible for your guest. If a guest causes an issue or does not follow the rules of the condominium association, you will be responsible for the violation fine. Management will expect you to keep your guest accountable for our expectations of behavior.
- Please be mindful of what you are placing into dumpsters. The six small eight yard dumpsters are for **household garbage only**. Garbage is to be bagged and tied. **Carpets, furniture, wood, electronics, appliances, bulky items of any kind, etc., are not to be disposed in dumpsters.** Sanitation removal is one of the most costly expenses within the already tight budget. The large roll-off contractors cans are only on premise during holidays. Contractors are responsible to remove their waste from park.
- DO NOT rake leaves onto common ground or into the lake. It is up to the co-owner to dispose leaves into the compose dumpster. Only dispose leaves and small branch trimming in the compose dumpster. Large branches must be removed by the lot owner or contractor. (No contractors on the weekend or holiday)
- Pump outs start at 10am and 1pm. The Staff will go in the most efficient order as possible to get them done quickly. We can not give you a time or schedule specific times except for final pump outs in the fall. Please be patient, we will get to you as quickly as possible.
- Maintenance of French Drains and installation of new ones are the responsibility of the co-owners. Leisure Lake does not install them. (Found in the By-Laws)
- If you have a mailbox here at the lake, please include you lot number with the address for incoming mail. If you wish to rent one, contact the office. We do not take co-owners mail in the office without a registered rental box at Leisure Lake. It will be returned to sender. Please remember to pick up your mail from your box regularly. Your Leisure Lake mail box is a temporary summer address. You are to have your mail go to another address during off season (Nov. 1st—April 30). Our license does not allow Co-Owners to use this as a permanent residence. Please contact the post office with the forwarding change and contact the office with your winter address.
- If you are adding or altering any structure in the lake such as a dock or seawall you must contact the DEQ for a permit as well as submitting a lot improvement form. We now have information available to you in the office to assist you with this process. Environmental Assistance Hotline #800-662-9278
- It is the **Co-owners responsibility to maintain their unit and lot when cleaning, repairs and updates are necessary. Lots and units need to be attended to before a fine is issued for violation of the By-Laws. Yards are to be free of debris and clutter. Equipment, furniture, bikes and toys must be stored properly.** Deteriorating structures needs to be cleaned and repaired when showing unkept or neglect. Please read the rules and regulations book addressing lot and unit condition. These Rules can be found under Campsites and Recreational Units, pages 5-8 in the rules book. Lot Improvement Permits must be APPROVED by Manager of Park before addition or replacement work begins.
- If you are unsure of expectations, please refer to your rule book.





Permits will not be approved for Deliveries and Contractors on weekends or Holidays.

No deliveries or contractors are allowed before 8:00 am.

Make sure a "Lot Improvement permit is completed and approved before any yard or exterior work is started.

Permits are good for 90 days.

*****EMPLOYMENT*****

******OPPORTUNITIES******

Applications and/ or resumes
for the following
positions will be accepted for the new
season.

If you are interested,
You may obtain an application at the
guard shack, office or on the website.

Hiring will begin in March for the new season.

~Part time Boat House Attendants~

~On Call Security Guard~

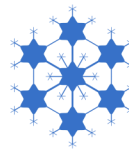
~Full time Maintenance ~

~ Part-time Bathroom Custodian~



Carpets, furniture, wood, electronics, appliances, tires, grills bulky items of any kind, etc., are not to be disposed in the small dumpsters.

Bagged household trash is all that is allowed by the company that disposes' our trash. If caught disposing large items, a fine for the dumping of the can will be issued to the lot owner.



50/50

Summer of 2019

Grand total for all 50/50
drawings
totaled

\$1487.50



OFFICE HOURS

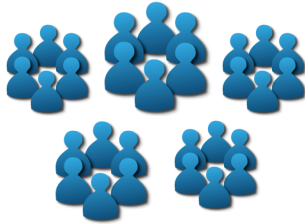
APRIL 2020

MONDAYS NOON TO 5
FRIDAYS NOON TO 5
SATURDAYS 11 AM TO 5

**ANNUAL MEETING,
REPORTS, ELECTIONS AND
SPECIAL SPEAKER**

APRIL 17, 2010

DOORS OPEN AT 6:00 PM
MEETING BEGINS AT 7:00



Please inform office of any changes, additions or deletions for the classifieds. These are updated weekly during camping season and as needed on the off season. Including website.



**MARK YOUR
CALENDAR**

2020

**FIREWORKS
WILL BE FRIDAY
JULY 3RD**

**LAUNCHED AT THE
BOATHOUSE OVER THE
WATER AT DUSK**

GENERAL STORE

will be open for business again this season.
**AMANDA BARKER WILL BE RETURNING TO
PLEASE THE PALATE WITH HER FANTASIC
FOOD AND ICE CREAM.**
**HER HOURS WILL BE POSTED CLOSER TO THE
SEASON OPENING**

LETTER OF INTENT

I, the undersigned, hereby request and state my intent to announce my official candidacy for the Leisure Lake Condominium Associations Board of Directors for the upcoming term.

NAME _____

LOT NUMBER _____

ADDRESS _____

CITY, STATE, ZIP _____

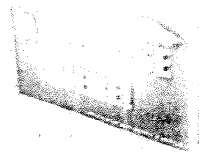
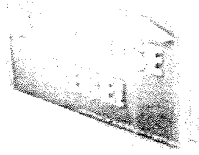
TELEPHONE NUMBER _____

E-MAIL ADDRESS _____

The following is a short biography to be published in the Condo Connection:

Signature/date
2020-2021

Mail to: Leisure Lake Association 10001 Goodall Rd. Unit F-1 Durand, MI 48429
 Email to: leisurelakedurandmi@yahoo
 Fax to: 989-288-2617
Deadline for returned letter:
MARCH 2nd, 2020 By 5pm
IN ORDER TO PLACED ON THE BALLOT FOR APRIL 17, 2020



LEISURE LAKE CLASSIFIEDS
AS OF JAN. 2020

Lot 24- Move-in ready cute & cozy well maintained camper, with attached 10x25 Florida room. Camper comes fully furnished w/ a new refrigerator, newer hot water tank, and queen size bed. Serene setting in backyard backs up to creek, barn style shed, deck and patio set. Asking \$17,500.00 OBO, call or text Julie at 586-212-7341

Lot 28- Asking \$ 6000.00 OBO Call 810-206-6157 **Pending**

LOT 35- Large corner lot 2004 wildwood 36' 5th wheel trailer comes with 4400 watt propane generator and hitch, sleeps 9, new tires, and brakes. Asking \$15,000.00, call 734-260-3745

Lot 68- Cute and cozy, turn-key living, everything stays! Florida room for entertaining, sleeps 6 comfortably, new cement patio and approach, shed for storage, patio furniture, fire pit, GREAT location near small bathhouse. Asking \$11,500 OBO, call 734-469-8727.

Lot 72 – Vacant Lot near large bathhouse. Association Owned. Contact Park Manager. 989-288-2616. **MAKE OFFER**

Lot 87 – Vacant Lot. Association Owned. Contact Park Manager. 989-288-2616. **make offer**

Lot 101- 1 Bdrm with queen size bed and ~~one~~ storage room. Park model w/newer roof and carpet, 10x26 Florida room with sleeper sofa, fully furnished. **Sold** A MUST SEE kitchen, very clean and neat, lot of cabinets! Asking \$10,000.00 Call (586) 264-0487 or (586)255-6464

Lot 119- Nice size lot at the end of a quiet cul-de-sac, with 2 decks, shed and a 12X40 concrete pad. Lot backs up to the playground and bathhouse. Asking 7,500.00 or a reasonable offer. Call Dan @ 989-640-0847

Lot 127-32' Jayco trailer with a 10x24 sunroom. Very close to the small bathhouse and playground. Asking \$15,000.00 or best offer, call 989-627-5101 or 989-627-6939.

Lot 137- 29' trailer, 1bedroom, screened porch, corner lot, furnishings, pots & pans stay. Asking \$7500.00 Call (269)217-4484 or stop by Lot 137

Lot 138- 2006 travel trailer on cement slab with deck, large lot for parking, near the bathhouse. Asking \$10,000.00. Call Jackie at 810-814-3515.

Lot 175 – Vacant Lot. Association Owned. Contact Park Manager. 989-288-2616 **MAKE OFFER**

Lot 176- Fixer upper 30' Shasta Travel trailer w/ new roof.....needs work Sitting on cement slab, has patio area, Shed. Asking 2600.00 OBO Call Mary @ (810)869-9178

Lot 182- 1 bedroom, sunroom, full deck - front and back, new air cond., new plumbing, new living room window, handicap toilet, fully furnished, newer vinyl shed. Asking \$15,000.00 OBO. Contact Richard @ 586-360-0943

Lot 183- fully furnished, move in ready 1 bd/1ba all appliances stay, new carpet. Lots of decking and storage call today (810)931-6920 Asking \$10,000.00 or best offer

Lot 216-Beautiful Waterfront 1bd/1ba Park Model w/ newer sunroom, newer hardwood floors & carpet. New roof and landscape, covered deck, dock with Pontoon, partially furnished. \$49,900.00. Call Debra (941) 448-3626

Lot 220- '95 Estate with room, upper deck, 2 lofts above master bedroom, lower deck is on the water, non-smoker. Very clean, asking \$68,000.00. 8x8 vinyl shed and cement parking. Call Pat @ 586-260-0610 or stop by lot 220.

Lot 230- 1985 Hornet trailer, one bedroom, fully furnished trailer, Michigan room, dock, shed with lawn mower, located right on the lake, sea wall that was built in 2017. Asking \$40,000.00 call 586-563-9151.

Lot 245- One of the largest lots with beach log cabin. Spiral staircase to sun roof that's completely reinforced with epoxy undercoating & roof. Boathouse...Cabin is fully furnished, sleeps 10. Have over \$120,000 in property. By appointment only call Deb McIntosh today at 810-691-6440 \$ 65,000.00 Not a trailer, a real log cabin with concrete pilings. MUST SEE!

Lot 249-Rustic lakefront charm with all the comforts of home. This is a renovated home sleeps 6, with a large porch for your morning coffee. Fire pit included. MUST SEE to appreciate \$59,850.00 please call Lori Collis at (727) 543-1399

Lot 299- 40' Fifth Wheel w/ an insulated add a room, 2 level deck and 8 x 8 shed for \$8000.00 Call (810) 513-3173

Lot 315-Lake front property 31ft of frontage on one of few lots with a great view! 14 x 30 park model, with 10 x 30 Florida room with 2 bedrooms. 8 x 8 shed, 10 x 20 deck overlooking one of the best views of the lake, no home across to look at. Golf cart with all new battery's included. Asking \$32,000 OBO. Call (989)494-6454

Lot 321- Beautiful waterfront home on peninsula!! Meticulously cared for 12' x 40' Canterbury Classic, fully furnished with thermal windows & hardwood sills, queen bed, bath w/ tub/shower/glass & newer ceramic toilet. New roof w/ 40 yr. shingles. 10' x 50' Florida room w/ 35,000 BTU fireplace, wo 8' x 10' storage sheds. Air compressor, large deck, landscaped. Please call Allen (810)766-3267 Asking \$68,500.00 Lot

Lot 327 - Lake Property w/ dock, Summer Set Park Model, Full Michigan Room 10x44 and wrap around 22ft, most furniture stays, kitchen w/center island, full lighted ceiling, full size appliances , 2 bd., w/ closets, large bathroom w/storage space, full size furnace with Michigan room ducted, CA, water heater electric & gas, 8x8 shed ,docks , Paddle boat with motor. Call Realtor 810-323-1116.

Lot 328- Newer Park Model w. addition, full length on water with a beautiful view of the lake, and 2 bedrooms (1 with balcony) covered porch, on a hill with a beautiful breeze. It has central air, window air conditioner in one bedroom, extra- large deck right on the water great for fishing, many extras. A MUST SEE (586)256-3635 16" pontoon boat included would consider renting. Asking \$53,500.00 or OBO

Lot 351- Completely furnished 1 bedroom plus a queen foldout couch. Enjoy spectacular sunsets on the multi-level deck, newer 40 gal holding tank under home. Propane tanks are owned by seller and included. \$44,900 (810)659-4507 or (810)659-6569 hit 0 and ask for Laura

Lot 359- Waterfront 2004 Breckenridge Park Model with covered porch. Fully furnished, Shed, 18' Pontoon & Aluminum paddleboat, 2 tier deck with dock. Asking \$69,000.00 Call (810)621-3654 and leave message with a call back number to schedule appointment to view, all messages will be returned as soon as possible.

Lot 370- Nice beautiful waterfront w/ loft and closed in porch. Has a wraparound porch with a roof over it. Also included is a lower deck by the water. Asking \$65,000 or best offer. **SOLD** Please call 810-877-1910 or 810-845-6133 to view.

Lot 372- You must check out Lot 372!! Great lakefront location, lots of parking with a nice size lot. Gorgeous views of the lake and beach areas. Back entrance has a covered patio and shed. Super nice deck in front and double decks by the water for your boating and relaxing fun. Large 3 season porch for your interior design ideas, super nice kitchen and living areas. \$ 46,500.00 Call Marilyn Hagood, American Associates (734)-250-0622 cell

SOLD

Lot 392- Waterfront Park Model with Florida room, covered porch with GREAT view of the lake. Many updates including flooring, cupboards, and counter top, furnished with many extras, shingled roof over trailer and Florida room. Asking \$67,500.00, call for an appointment 810-845-6698.

Lot 401- Beautiful Lakefront home with Park Model and 10' by 30' Florida room and 2 decks all facing the water. Pontoon Boat included. 40'seawall provides 10' deck with patio table and chairs. May extra's including 2 docks, excellent view of sunsets. Many extra are with this property. Call to schedule appointment (586) 792-1201 or (586) 216-4339 Asking \$ 57,000.00 OBO



Lot 125- Vacant lot for rent next to small bath house and playground. Please call (810) 845-0355 for more information.

Lot 152- Fully furnished air conditioning. Approx. 750 sq. ft. grass lot with shade tree's. Adjacent to golf course. Call (989) 494-9196 or (989) 413-5377.

Lot 156 - Vacant lot, cement slab. Adjacent to golf course. Call (989) 494-9196 or (989) 413-5377

Lot 157 - Vacant lot, cement slab. Adjacent to golf course. Call (989) 494-9196 or (989) 413-5377

Lot 166 - Fully furnished, air conditioned, approx.750 sq. ft. On grass lot, Adjacent to golf course. Call (989) 494-9196 or (989) 413-5377.

Lot 168 - Vacant lot, cement slab. Call (989) 494-9196 or (989) 413-5377

Lot 169 - Vacant lot, cement slab. Adjacent to golf course. Call (989) 494-9196 or (989) 413-5377

Lot 185 - Nice lot with cement patio close to bathhouse, playground, clubhouse and beach. Call (517) 749-0245 or (517) 337-7775.

Lot 216-Beautiful Waterfront 1bd/1ba Park Model w/ newer sunroom, newer hardwood floors & carpet. New roof and landscape, covered deck, dock with Pontoon, partially furnished. Willing to rent long term. Call Debra (941) 448-3626

MISCELLANEOUS CLASSIFIEDS

New golf cart tires starting at \$40.00 mounted. Inside winter storage (pick up and deliver) \$15.00 a month, WE also repair all makes and models including installation of light kits and back seats. Very affordable rates!! We sell Interstate batteries. Call Brent at (989) 277-4039 Lot 158

Reconditioning and repair of boat cushions and golf cart seats (leather and fabric) Call Jim today @ (989) 370-1897 or (989) 786-4199

Odd jobs- Decks, docks, winterizing your unit, hot water heaters, remodeling and some plumbing Call Jinx Thompson at (810) 569-9874 Lot 280

Looking to buy or sell? Contact Marilyn Hagood (Bettencourt). Serving the Tri-county areas, Shiawassee, Genesee & Livingston Counties. Call (734)250-0622 or email: Movewithmarilyn@gmail.com at American Associates

For all you Real Estate needs.... Call or text Jackie at (810)814-3515 @ Signature Real Estate

2000 Jayco Eagle 30' (Camper only) Master bedroom with new queen mattress, large bedroom, LOTS of storage, sleeps 6, including carrier rack for bikes/scooter etc. on back. Can be seen on site 275 or call/text Brandy @231-622-3059 or Chris @231-886-0413. Asking 4000.00 OBO

Bike and other small repairs, also have bike tires & tubes for sale. Call Glen Peelman 810-513-4554 lot 214

Superior Carpet Cleaning & Auto Detailing. We take the time and do the job right. Give us a call and leave a message and we will get right back with you.... Call Ben @ (989) 271-9288

Minn Kota E-Drive (parts) Prop, control box, lift motor, etc. Call Terry (586)791-2040 /(586)872-6014 Lot 373

Golf cart repair 20 years' experience, gas or electric, winter storage and custom work as well. Pick-up and delivery. Call Rob at 989-494-6985.

White 2006 Chrysler 300 Touring car 3.5L V6 , new battery, alternator and tires. Mileage 245,000 Asking 1950 OBO Call Art @ 810-280-5434

Interested in Baseball, Football & Basketball cards? Sports Books? New Books? Art has lots of them...call him for details at 810-280-5434

Local housekeeper is looking for new residential jobs. I provide all the supplies and do good honest work. My reference is Art Zehr. Call Brook Kelly @ 734-431-9214 for rates.

**Please contact the office for any changes or
removal of Ad @ 989-288-2616**