

# Sherman Lakes Homeowners' Association.

## NOTICE OF THE 2025 ANNUAL MEETING

In accordance with the Sherman Lakes Homeowners' Association By-laws, the annual meeting of the association will be held:

Date: Thursday March 13, 2025

Time: 7:00 p.m. (sign-in will begin at 6:45 p.m.)

Place: Berlin Township Community Hall (3271 Cheshire Road) Purpose:  
Annual Financial Review, Elect Board Members, Projects

### Agenda:

- Annual Financial Reporting and Project Undertaking:
  - o 2024 Results and Funds Utilization
    - ☞ Key projects completed
      - Muskrat removal and damage identification
      - Trees, Africa Rd Lighting, various ponds' Cattail removal/control
      - Continued pond/aeration improvements, requirements, contracts
  - o 2025 Budget, Annual assessment increase, Assessment containment planning through 2027, proper surplus levels to return to, vendor contracts
  - o 2025 and beyond Projects required/Upcoming Projects
    - ☞ Africa Rd E/W mulch removal and redress
    - ☞ Muskrat damage repairs, holes around multiple ponds
      - ☞ Pond treatment/efficiency, continued muck reduction program
    - ☞ Irrigation system and well corrections
      - ☞ Need for paving repairs and maintenance, ADA strip repair
    - ☞ Creation of HOA rule book (progress update)
    - ☞ Website and security issues repair, improved use of the site for homeowner information alerts and notices

### Disclaimers:

- We are required by association rule to have 18 homes to be present in person to hold a meeting. Audio/video taping of the meeting is prohibited. Delinquent dues homeowners will not be permitted to vote.

Due to the 2025 assessment increase and budget challenges, it is highly encouraged that you attend to understand the changes impacting the HOA, cost increases, cost containment measures taken, one-time projects required, etc.

We look forward to seeing you at the annual meeting.

Respectfully,  
Sherman Lakes Homeowners' Association Board Members