

THE CUB HUB

LITTLE BEAR LAKE ASSOCIATION NEWSLETTER

SPRING 2024 | PO BOX 335 JOHANNESBURG, MI 49751 | WWW.LBLAMICHIGAN.COM



The Bear Necessities

- **Please provide your email and/or phone number** if you haven't already. Going forward, all communication will be made via email. You can provide this information at the Spring meeting or by emailing nancya4lbl@gmail.com. This is very important to ensure quick communication with landowners. This will also reduce paper waste and mailing costs.
- **The dumpsters are returning!** We will have them available for member use starting Memorial Day weekend with two pick-ups per week. As a reminder, these dumpsters are for household trash placed in bags only.
- **Keys for the boat launch and dumpsters will be made available at the spring meeting for members in good standing for \$5.00.** Old keys must be returned when picking up your new key. If you cannot make the Spring meeting, scheduled "Office Hours" will be posted on the LBLA website and on Facebook for key pickup.
- **LBLA will be imposing a Noise Ordinance.** This will be registered with local authorities. The goal is to ensure we respect our neighbor's rights to quiet after 11:00 PM. We owe our older members and those with young children this courtesy.
- **Boating Rules:** When using the lake for boating, PWC and fishing, be familiar with and follow all local & state laws, including:
 - Open Boating hours: 11:00 am to 7:30 pm
 - No Wake hours: 7:30 pm to 11:00 am the next day
 - No Wake in ALL COVES at any time
- Spring cleanup has been completed in all common areas. Trees that fell along the roads over the winter have also been taken care of.

Your logo could
be here! See page
2 for more info!

Spring Meeting

The LBLA annual spring meeting will take place on Saturday May 25th at 10:00 AM! Join us at the LBL pavilion (Located on Bear Lk. Rd. directly across from Star Rd.). If you would like to obtain an agenda for this meeting, please visit our website

(www.lblamichigan.com)

Financial reports can also be obtained on our website under the MORE tab.

Dues

2025 dues must be paid by 9/1/2024 to avoid late fees. Statements will be mailed out to all members as a reminder. Payments can once again be made online via Quickbooks. There is a 1% processing fee. **Contact nancya4lbl@gmail.com to receive a payment link.**

You are welcome to still pay via check delivered to the board at the fall meeting or mail to: LBLA
P.O Box 335, Johannesburg
MI, 49751.

From the Presidents Den

Hello LBLA members both old and new. Several homes have changed hands since last fall so please take time to meet your new neighbors. Everyone I've met either over the phone, via text or email are very excited to be part of LBLA association. Spring has finally arrived and summer is right around the corner. I am happy to report roads are in great condition with the addition of 60 yards of upgraded aggregate and recent grading. As discussed in the fall meeting, we are using a more durable road gravel to hopefully avoid washouts. This is more important today than years prior due to changing weather patterns, heavier rainfalls, and the frequency of more aggressive storms. I think you will agree with the improved stability of our roads as you travel through our association. The board has been hard at work over the colder months. Our treasurer, Nancy Artman, successfully migrated off AppFolio to QuickBooks to reduce operating expenses. An independent financial audit was completed by a 35 year Accounting Professional. The Newsletter continues to improve. We were able to extend trash service through October 31, 2023 which many members were thrilled with. I hope to see everyone at the spring meeting to network and receive informational updates. – Scott Johnston, President

In The News!

- **Do you want to serve your community and make a big bear impact?** Multiple LBLA board member positions will be made available beginning September 1st.
 - How do I submit interest? Bear-ly an inconvenience! Please submit your interest to President Scott Johnston via email at ScottJLBL@gmail.com.
 - Interested but not sure what the job entails? Reach out to any current board member for a rundown of the position.
- **Announcing the LBLA logo contest!**
 - Eligibility: Artists must be a member in good standing and all ages are welcome!
 - Submission Guidelines and How to Enter: All entries must be submitted by June 21st with a \$5.00 entry fee. Submissions can be made via mail to LBLA P.O Box 335, Johannesburg MI, 49751. Submissions must include the full name of the individual who designed the logo and a good contact number. More than one submission is acceptable (\$5.00/per entry). By making a submission, you are affirming it is an original work, not copied from others, and does not violate the intellectual property rites of others. The winning submission becomes the property of LBLA Association for use in all visual productions of the association. Entries containing inappropriate images/wording will be disqualified.
 - Winner and prize: The winner will be chosen by popular vote. The prize will be a t-shirt displaying the winning logo as well as bragging rights in the fall newsletter!

2025 Dues Increase

- We are all feeling the effects of the Consumer Price Index increase and economic pressures. Prices on household groceries has increased 45-55%, the cost of electricity, gas, insurance, a visit to your favorite restaurant, are almost double what they were 2-3 years ago. LBLA is not immune to these economic pressures. With significant increases in road grading, brine, trash services, insurance, taxes, etc., LBLA member dues have not been able to keep up with changing economic times. The continued pressure on our bottom line is not sustainable. The association must restore budget for Legal and the Fish Fund which haven't been funded for years now. Most importantly, we must cover the rising cost of expenses and safety concerns with our primary lake access locations. Access locations continue to deteriorate or have been damaged. LBLA has a responsibility to keep our amenities safe and sound, especially for older members. **On April 18, 2024 the board voted 5/2 in favor of raising Member Dues to \$200.00, Effective September 1, 2024.** As outlined in the LBLA Bylaws, the board is responsible for assessing increases or special assessments when financial conditions require. We believe we are acting in the best interest of Little Bear Lake Association to sustain safety and ongoing operations.