



Handy Lake Waterfront Property Owners Association

Dear Real Estate Professional,

Thank you for assisting with the sale of a property located within the Handy Lake community. The Handy Lake Waterfront Property Owners Association (HLWPOA) appreciates your assistance in providing prospective buyers with accurate information regarding association membership and annual dues.

Please note that the Handy Lake Waterfront Property Owners Association applies exclusively to waterfront property owners. Ownership of a waterfront parcel includes membership in the HLWPOA and the responsibility for paying the Association's annual dues.

Handy Lake Waterfront Property Owners Association

Annual Dues: \$240.00 per waterfront property, payable annually.

The HLWPOA exists to preserve, protect, and enhance Handy Lake and its shared waterfront amenities. Annual dues support the maintenance of the lake and other important initiatives.

Melody Acres Homeowners

The Melody Acres Homeowner Neighborhood Association is a separate and independent association that serves residents within the Melody Acres neighborhood.

If a purchaser is buying a home located in Melody Acres, they should contact the Melody Acres Homeowner Neighborhood Association directly regarding membership requirements, annual dues, and neighborhood information.

Properties with Dual Association Membership

Some properties are both waterfront properties and located within the Melody Acres neighborhood. Owners of these properties are members of both associations and are responsible for paying the annual dues assessed by each association separately.

- Handy Lake Waterfront Property Owners Association: \$240 annually
- Melody Acres Homeowner Neighborhood Association: \$40 annually

Membership and dues for one association do not replace or satisfy the obligations of the other.

Closing Request

The Handy Lake Waterfront Property Owners Association appreciates your cooperation and your assistance in helping new homeowners become informed members of our community. If you have questions regarding waterfront property eligibility, Association membership, or annual dues, please contact the Handy Lake Waterfront Property Owners Association.

Sincerely,

Handy Lake Waterfront Property Owners Association
Hartland, Michigan



Handy Lake Waterfront Property Owners Association

New Homeowner Information

Welcome!

Welcome to the Handy Lake Waterfront Property Owners Association! We are excited to welcome new residents to our lake community and encourage participation in maintaining the beauty, safety, and enjoyment of Handy Lake.

Annual HLWPOA Dues

Waterfront Property Owners: \$240.00 annually

Annual Due Date: Annually - May 1st

Payment Instructions:

1. Check payable to HLWPOA and mailed to:
HLWPOA C/O Kandice Keen
11620 Norway Drive
Hartland, MI 48353

2. VENMO, User ID: Handy-Lake

HLWPOA Contact Information

Contact Name/Title:

- ☐ Tim Peacock, President 810-623-7052
- ☐ Jeff Rayburn, Vice President
- ☐ Kandice Baker, Treasurer
- ☐ Christina Wilson-Peacock, Secretary

Email:

HandyLakeHartland@gmail.com

Melody Acres Neighborhood Association Contact Information

Contact Name/Title:

- ☐ John DiGiovanni, Treasurer 517-304-3504

Community Website & Social Media

Website:

HandyLake.net

Facebook Group:

Handy Lake Hartland

Annual Membership Meeting

Meeting Month/Date:

Our annual meeting is held the first Wednesday in August.

Location:

DiGiovanni's Garage @ 11532 Norway - 7PM

Community Amenities

Please describe any amenities available to Association members. (Keyed entry is provided through Melody Acres Neighborhood Association)

- ☐ Private Lake Access
- ☐ Private Boat Launch (Keyed Entry)
- ☐ Beach Area (Keyed Entry)

Important Community Information

Michigan Registration is required on all craft, even on a private lake. Remember to keep proper distances from swimmers, docks, and rafts. Michigan regulations recommend 100'. Please use caution when traveling near the swimming hole. Travel around the lake is in a counter clockwise direction. All watercraft must have running lights after dusk - even when anchored. The board recommends that swimmers keep close to the shore for safety.

Notes:

- Lake treatment notification will be posted at lakeside homes (1) day prior to the lake being treated.
- Cash, Check, or Venmo are accepted for waterfront dues.

Welcome!

We encourage all new homeowners to become active members of our community by attending Association meetings, staying informed, and participating in community events. Your involvement helps preserve and enhance the quality of life for everyone who enjoys Handy Lake.

If you have any questions, please contact the Handy Lake Waterfront Property Owners Association. We look forward to welcoming you to the community.

Thank you,

Handy Lake Waterfront Property Owners Association
Hartland, Michigan