

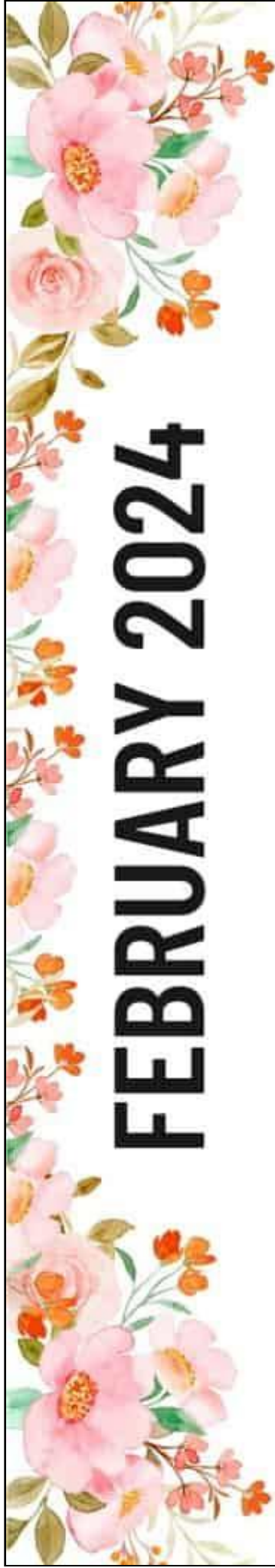
The Beacon

Volume 24

Issue 2



FEBRUARY 2024



FEBRUARY 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
28	29	30	31	1	2	3
4	5	6 10:30am—Cards Golf	7	8	9	10
11	12	13 5:30pm—Cards	14	15 5pm - Director Mtg. 7pm - Member Mtg	16	17
18	19	20 10:30am—Cards Golf	21	22	23	24
25	26	27 5:30 pm - Cards	28	29	1	2

HOLIDAYS AND OBSERVANCES: 14: VALENTINE'S DAY, 19: PRESIDENTS' DAY

March 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
25	26	27	28	29	1	2
3	4	5 10:30am—Cards Golf	6 6pm - Lake Fest Mtg	7	8	9
10	11	12 5:30pm—Cards	13	14	15	16
17	18	19 10:30am—Cards Golf	20	21 5pm - Director Mtg. 7pm - Member Mtg	22	23 10am - Kids Easter
24	25	26 5:30pm—Cards	27	28	29	30
31	1	2	3	4	5	6

Holidays and Observances: 17: St. Patrick's Day, 31: Easter Sunday

*Home made
Don't wash day*

HLPOA Membership Meeting

January 18, 2024

The meeting was called to order by board president Eric Griffin at 7pm with 23 members signed in.

The pledge of Allegiance was recited and roll call taken with all board members present.

Chris P moved that the minutes from the November 16, 2023 membership meeting be approved as printed on Next Door and in the December Beacon. Chris Hassmann seconded the motion.

President's Report: Eric Griffin

Eric noted that all the newly formed committee are active having met or are planning to meet in January. Eric's committee is reviewing our current set of rules and regulations and will make suggestions to the board on any changes needed to clarify our existing rules and regulations or possibly suggest new rules and regulations that they feel necessary. They hope to have something to the board by April 1.

He also mentioned that we will once again be doing a community survey. This survey will be available by email link or hard copies will be available in the office. Last year's survey gave the board valuable insight to many different areas and greatly aided in our planning for this year and with our "long range" planning.

Eric hopes to once again compile a 2023 yearly recap that will be published in the February Beacon.

Eric also thanked Chris P, Henry and Anni for all the extra effort and time they put in to try to correct all the issues PAYHOA afforded us.

Vice President's Report: Chris Pheiffer

Chris and his committee "Facilities and Maintenance" have met and have a list of ideas and projects prioritized.

He mentioned that the new roof and new overhang of the Brass' upper deck are complete. Josh is digging back the dock area down from the lodge increasing the number of association owned docks. Josh and crew also completed 130' of new boardwalk in that same general area. Next Josh will be working on a project on Lake Shore to clean out the existing Weir Dam and to dig out the cove where there are 4 association owned docks. This area is so shallow that only 2 of the docks are useable.... after the clean out...we should have 2 more docks to be able to rent at this location.

James A #293 asked how many more docks will be available down behind the lodge after Josh finishes? There will be 4 or 5....

Kelley G #750 asked when the Cardinal Dr. Cove would be addressed. Apparently with the cutting of trees and bust a few years ago and now anytime it rains, debris run down the cut area into the water and basically dam up this shallow cove. Chris will add on maintenance list to have situation addressed.

Treasurer's Report: Henry Jarrett

Henry addressed that the YTD revenues were less than our YTD expenses due to the fact that we financed the build of the maintenance building ourselves.

James A #293 asked if the insurance money didn't cover the cost of the new build? Our insured replacement value on the building that burned was only \$50K. So no... we spent money to build the maintenance building and attach and upgrade the remaining building to serve HLPOA needs for many years to come.

Our 2022 tax return was filed in October due to having to file an extension. Hopefully no extension will need to be filed this year. Henry stated that his main priority is to maximize having our income work for us and keep expenses down and within our budget. Henry's committee is the Finance Committee and he welcomes volunteers to contact him if they'd like to serve.

Paul Z #1321 asked what the 5yr Plan was in the revenue section. It is the 5-year \$200 Capital Assessment that was voted on and passed by our membership with the change in the ORC last year. This February the assessment will be sent out with our dues and lot fees. 2024 is year 2 of 5.

James A #293 Asked who decided the \$78 per lot charge for the sewer instead of per membership? It was explained that the Southern 5 Sewer District is a Government Agency and can decide fees like this on their own with no input from us. It was also explained that costs of tie ins, grinder pumps, bills for service to Willard, are all unknown at this time. Tom Secor (Southern 5 Sewer District President and HLPOA member) has had several meetings here at the lodge to explain the planning and engineering process of putting in a sewer system.

Dan S #341 piped in to try to explain that you need an acre and ½ to put in a new aeration system. Also that there is still money to apply for in the form a a debt forgiveness loan (The term Grant, is no longer used.)

Chuck B #855 Also tried to explain that the sewer situation was dire out here. That HLPOA was proactive in starting this sewer application process before the state would come in and mandate what we had to do and when.

Anni wanted to mention that PAYHOA would no longer (and never again) be used. Paya is very user friendly and integrates directly with our SAGE accounting software. She is very willing to walk anyone through this payment process since we will be using it to collect our fees this year. Call or email the office with questions. (There is a 2.5% credit card surcharge.)

Secretary's Report: Lynda Snyder

Lynda is the liaison with the Social Committee. The Social Committee is always excited to have new volunteers to help in any capacity! It is a great way to get involved and to meet your neighbors! The next Social Committee meeting is Feb 7 at 6pm and the next Lake Fest meeting is Feb 7 at 7pm. The theme for this year's Lake Fest is Holiday Lake's 60th birthday. We are looking to celebrate our lake's birthday with another great Lake Fest July 27. A catchy short phrase is NEEDED to "brand" our event! Please submit your suggestions to Lynda.

Our Donuts with Santa event was a HUGE success. The lodge was decorated beautifully (thanks to members of the Welcome Committee and the day card players for helping us out!) We had a great Santa that visited with our littles and handed out goody bags, delicious and beautifully decorated donuts donated from Miller's in Norwalk, a hot cocoa bar, cute ornament craft to make. A great time was had by all in attendance!!

A community events calendar listing all the Social Committee Dates will be available SOON!

Karri W #997 Asked if anything was being planned for the Eclipse on April 8? Not as of yet, but what a great idea!

Director's Report: Chris Hassmann

Chris was going to give a brief sewer update, but felt we had covered most of that topic already with all the questions addressed previously. A question was raised about how many lots HLPOA owns and would be charged per lot for by the Southern 5 Sewer District? Anni and a couple volunteers have gone through the HLPOA lots to determine which lots (when sewers are through) could be sellable/buildable lots. Chris has looked at the existing list also. It appears the lodge (with the restaurant) will be assessed a higher fee. There is still work to be done on this before amounts are set. The 2nd notice has gone out for those who have not paid their sewer fees yet.

Chris then gave an update on the Greenfield Township Zoning Board and our situation. It has been proposed that all of Holiday Lakes be zoned R2. This is what we felt would best fit our needs with our current HLPOA Building Codes. The permit requirements are a bit less strict when zoned R2. The Greenfield Township Trustees will vote to pass the new zoning resolution on January 22 at 2pm, and if it passes everything goes into effect in 30 days. There will be some more communications on what exact permits Greenfield Township will need to approve ...and how it will affect our permitting process and time lines. Greenfield Township will have no jurisdiction of dock or shoreline work. There are also some "exemptions" HL asked to be written in, for just in case/someday. These include thins such as storage buildings, pavilions, East Beach bathroom, recreational buildings, gas station, new lodge etc.

C Black # 855 Asked how closely the new Greenfield Township zoning regulations matched up with Norwich Townships since HLOA lies within both. Dan Schuller (Greenfield Twp Zoning Inspector) answered saying he was new to position and would research the situation. Henry asked Dan to report back to the board with his findings.

Karri W #957 Asked that the dates and times of township meetings be posted.

OLD BUSINESS:

Barb H #914 Wants the dog's swimming area and beach sign stating "no dogs on beach" to stay on agenda as Old business until the situation is resolved.

NEW BUSINESS:

Dan S # 341 Mentioned that Greenfield Twp is looking for a member and an alternate member for the zoning board. If anyone is interested, please contact Dan. Another member asked what the commitment level would be for such a position. Dan said it would probably be very minimal. But it is a position they are legally bound to have. Dan stressed again the need to for HLPOA and the township to work together and create a joint understanding to protect our community within the township.

APPROVAL OF NEW MEMBERS:

Northwest Street Industrial Properties 154 Lake Holiday Lane

Michael & Susan Gibson 777 Holiday Dr.

Anthony and Brooke Newberry 654 Holiday Dr.

Connor Robinson 116 Rustic Rook Rd.

Lynda made a motion to adjourn the meeting at 7:40pm and Chris P seconded.



PAYMENT DUE

Annual Membership Dues

March 1, 2024



A HUGE THANK YOU to the
volunteers that helped stuff
envelopes in order for statements
and updated information to get out in a
timely manor.

I appreciate you all!!

Collection Policy

1. The Annual Assessment is due on March 1st and is considered late if not received by the 10th (“the late date”). All other assessments are due as determined by the Board and considered late if not received within 10 days (the “late date”). After the late date, an administrative late charge of \$25.00 per quarter will be added for any late payment or on any balance of unpaid assessments. (Subject to increase upon further notice.)
2. Payments must be made to the Association via the method approved by the Board of Directors.
3. The Association will apply any payments in the following order:
 - A. Interest owed to the Association,
 - B. Administrative late fees owed to the Association,
 - C. Collection costs, attorney’s fees and paralegal fees the owners Association incurred in collecting the assessment; and, finally,
 - D. Oldest principal amounts the owner owes for common expenses or penalty assessments charged to the account.
4. Payments marked with notations contradicting the above order of application, as referenced in number four above, or disputing the amount owed, will not be applied to the account and will be returned to the titled owner and if the payment was electronic, the payment will be refunded.
5. Any unpaid assessment may result in collection action, including letters, liens, updated liens, suits for money judgment, and foreclosure. Once judgment is obtained, the Association may proceed with post-judgment action, including bank attachment and wage garnishment. Any costs the Association incurs in the collection of unpaid assessments, including non-sufficient bank fees, attorney’s fees, recording costs, title reports, and court costs, may be charged back to the account.
6. While a foreclosure case is pending, partial payments will not be applied to the account and will be returned to the titled owner and if the payment was electronic, the payment will be refunded, unless, through a formalized payment plan or Receiver.
7. If any owner (either by their conduct or by the conduct of any occupant) fails to perform any other act required by the Declaration, the Bylaws, or the Rules and Regulations, the Association, after giving proper notice and an opportunity to request a hearing, may levy an enforcement assessment, undertake such performance, or cure such violation. Any costs the Association incurs in taking such action will be charged back to the account.
8. If an account is more than 30 days past due, the Association may suspend privileges including the right to vote, the use of the amenities, or the ability to apply for architectural approval.
9. If an account is more than 30 days past due and the Association becomes aware that the unit is vacant or abandoned then, in accordance with the Declaration, the Association may take action to secure the property to protect the common elements with all costs charge back to the account.



Peace, Love and Sandy Toes

LAKE FEST 2024

Friday, July 26th & Saturday, July 27th

Upcoming Lake Fest meetings

Wednesday, March 6 at 6pm

Wednesday, April 2 at 6pm

Wednesday, May 1 at 6pm

Wednesday, June 5 at 6pm

Wednesday, June 19 at 6pm

Wednesday, July 10 at 6pm

Wednesday, July 24 at 6pm

** July 24th is only if needed**

All Meetings will be held in the Lodge

SAVE THE DATE!

Upcoming Events:

March 23, 10am-12pm - Kids' Egg Extravaganza

April 8 - Eclipse Event on the Beach

Eclipse glasses, Moon Pies & SUNkist drinks provided

April 21 - Pioneer Volunteer Day

Lunch will be served to those that help Josh

May 5th - Annual Meeting & Election

May 27, 8am-12pm - Memorial Day Pancake Breakfast

June 15 - Poker Run with a twist - Golf Cart & Water

July 6, 8am-12pm - Pancake Breakfast

July 26 - Lake Fest Family Night

July 27 - Peace, Love & Sandy Toes Lake Fest

August 31, 8am-12pm - Pancake Breakfast

September 1 - Annual Duck Race

September 21 - Fall Poker Run

West side of lake only due to lack of participation on East side in 2023

October 19, 5pm - Harvest Party

Trick or Treat is at 6pm

December 14, 10am-12pm - Donuts with Santa

ANNUAL MEETING



Sunday, May 5th

@ 2pm

Voting

11am - 1:30pm

CANDIDATE STATEMENTS: OPEN POSITIONS FOR BOARD MEMBERS

Our annual meeting will take place at the lodge on May 5. The purpose of the meeting will be to elect or re-elect two Directors for a three (3) year term. Eric Griffin & Lynda Snyder will have completed their term, but will remain eligible to be elected for a second term. Anyone interested in serving the Association as Director must submit a Candidate Statement. The Form is available at the office or can be printed from our website at: www.holidaylakes.org. Please submit candidate statements in person during office hours so that we may ensure authenticity. **Statement deadline is Monday, March 25 at 4:30pm.** All submitted statements will be published in the April Beacon. Any member submitting a Candidate Statement must be in good standings; Associate members do not qualify.

Becoming a Board Member requires:

- * **3 year Volunteer Commitment**
- * **Planning & involvement in HLPOA Activities**
- * **Monthly Membership Meeting Attendance and Board Meetings**
- * **Daily email/text communication**
- * **Committee Meeting Attendance**
- * **Making unpopular decisions in the best interest of the Association**
- * **Remaining Objective**
- * **Addressing Member Complaints**
- * **Having an understanding of our Rules, Regulations & Deed Restrictions**
- * **An understanding of our financials**

HOLIDAY LAKES POA
BOARD OF DIRECTORS CANDIDATE STATEMENT

Name:

Address:

Phone:

Years as HLPOA Member:

Marital Status & Children:

Occupation:

Education:

Do you have any experience similar to this position or any financial or personal management background?

What would you like to see accomplished at Holiday Lakes in your 3-year term?

How would your experience and/or training be beneficial to the members of this Association?

Are you willing to make decisions which may be in the best interest of the association, but which may not be popular with all property owners? Please explain:

Do you have any regular commitments which would preclude your attending membership and Executive Board Meetings?

Any other Comments or statements you would like to make?

Note: Statements must be filed in the HLPOA office no later than Tuesday, March 28th at 4 pm.

Date Filed:

Signature:



Latest Updates Around the Lake

BEACH DRIVE SHORELINE IMPROVEMENT





**Roadside Cleanup
Evergreen Circle**

C
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**Capital Improvement
New Lodge Roof w/ Roof
Extension Over Upper Deck**



Cleanup Along Maple Ridge Road

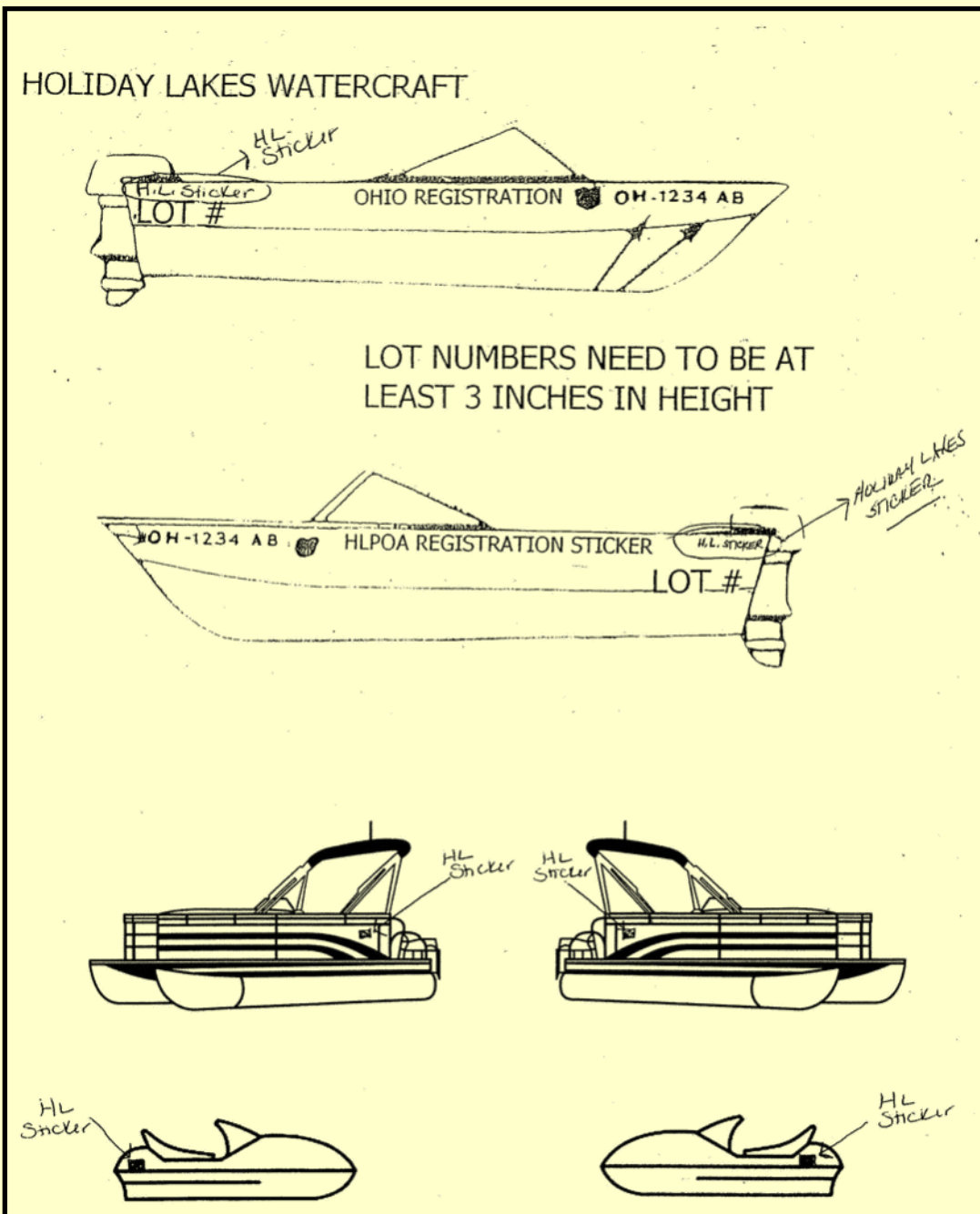


Cleanup of Main Entrance Area



HOLIDAY LAKES POA WRISTBANDS & STICKERS WILL BE AVAILABLE MARCH 4TH

 HOLIDAY LAKES POA 2024 



HOLIDAY LAKES REQUIRED

BUILDING PERMIT AND CONSTRUCTION BOND FEES 2023

	Permit Fee	Bond Fee
New Home	\$500	\$500
Addition	\$100	\$500
In Ground Pool	\$50	\$250
Above Ground Pool	\$50	\$250
Detached Garage	\$100	\$250
Boat House	\$100	\$250
Drive or Culvert	\$50	\$250
Septic System	\$50	\$250
Deck/Porch ~ New/Add-on/Replace	\$50	
Fencing	\$50	
Excavating/Demo	\$50	\$250
Dumpster		\$250
Shoreline	\$50	\$250
Dock ~ New/Replace	\$50	\$250
Concrete Work	\$50	\$250
Boat Lift/Platform	\$50	

(Any structure permanent or semi-permanent that creates an appurtenance in the lake.) No permit required for the following: Roof, Siding, Window/Door replacement. Members will be assessed a \$500 fine if found doing construction on any of the above projects without applying for and obtaining a construction permit and/or posting a performance bond prior to any work being done. Failure to do so will result in a \$200 per month fine assessed to the property owner until all construction has been terminated, removed, and restored. All work must comply with dimensions and set backs of Holiday Lakes Building and R.C.O. Codes. If more than one line item is to be performed at the same time, each permit fee applies. The only exception is a New Home Permit, which includes septic, culvert, and drive. No combining multiple jobs into one permit. If work is started without applying for and receiving permit with approved plans, the permit fee will be doubled, plus \$500 fine.

MEMBERS SHOULD CALL TO SEE IF A PERMIT IS NEEDED. 419-935-0238. PLEASE SUBMIT A SITE PLAN WITH EACH PERMIT REQUEST. New Homes, Additions, Detached Garages: Township zoning permit needed in addition. SUBMIT ROAD BOND FOR \$250 FOR ANY HEAVY EQUIPMENT THAT WILL CROSS HL ROADS FOR CONSTRUCTION OF ANY KIND.

Lots for Sale by HLPOA

Address	Parcel Number	Asking Price
441 Twin Bay Trl	360670020100000	\$80,000.00
440 Twin Bay Trl	360670020090000	
1019 Niver Rd	360740010010000	\$19,000.00
883 Lakeview Dr	140730010030000	\$19,000.00
248 Portage Path	360650010520000	\$19,000.00
1263 Ramona Dr	140770020030000	\$19,000.00
1236 Greenfield Dr	140770010570000	\$19,000.00
519 Lake Shore Dr	360670010030000	\$19,000.00
160 Twin Bay Trl	360640020060000	\$19,000.00
983 Timothy Dr	140700010380000	\$19,000.00
629 Coffee Pot Ct	140700020130000	\$19,000.00
1214 Ramona Dr	140770010790000	\$19,000.00
1017 Big Bass Rd	360740010030000	\$19,000.00
1058 Big Bass Rd	360740010290000	\$19,000.00
506 Lake Shore Dr	360670010160000	\$40,000.00
505 Lake Shore Dr	360670010170000	
93 Lake Holiday Ln	140630020290000	\$19,000.00
418 Easy St	140680030170000	\$19,000.00
532 Easy St	140680040040000	\$30,000.00
531 Easy St	140680040050000	
555 Lisa Ln	140690010080000	\$30,000.00
554 Lisa Ln	140690010090000	
1231 Greenfield Dr	140770010620000	\$40,000.00
1230 Greenfield Dr	140770010630000	
126 Lake Holiday Lane	360620020300000	\$19,000.00
1072 Robin Lane	360740010150000	\$19,000.00
1056 Big Bass Rd	360740010310000	\$19,000.00
1050 Big Bass Rd	360740020290000	\$19,000.00
1016 Big Bass Rd	360740030120000	\$19,000.00
1015 Big Bass Rd	360740030130000	\$19,000.00
413 Lake Shore Dr	140680030120000	\$19,000.00
642 Holiday Dr	140700010170000	\$19,000.00
1218 Ramona Dr	140770010750000	\$60,000.00
1219 Ramona Rd	140770010740000	
1220 Ramona Dr	140770010730000	
1212 Ramona Rd	140770010810000	\$60,000.00
1210 Ramona Rd	140770010830000	
1211 Ramona Rd	140770010820000	
667 Timothy Dr	140700010300000	\$19,000.00
668 Timothy Dr	140700010290000	\$19,000.00
423 Easy St	140680030220000	\$60,000.00
421 Easy St	140680030200000	
422 Easy St	140680030210000	
539 Easy St	140690010240000	\$60,000.00
538 Easy St	140690010250000	
540 Easy St	140690010230000	
551 Lisa Ln	140690010120000	\$40,000.00
550 Lisa Ln	140690010130000	
1063 Big Bass Rd	360740010240000	\$31,215.00
1062 Big Bass Rd	360740010250000	
1061 Big Bass Rd	360740010260000	
1027 Big Bass Rd	360740020060000	SOLD
1028 Big Bass Rd	360740020070000	SOLD
451 Lake Shore Dr	360670030080000	\$40,000.00
450 Lake Shore Dr	360670030070000	
180 Twin Bay Trl	360640020260000	\$19,000.00

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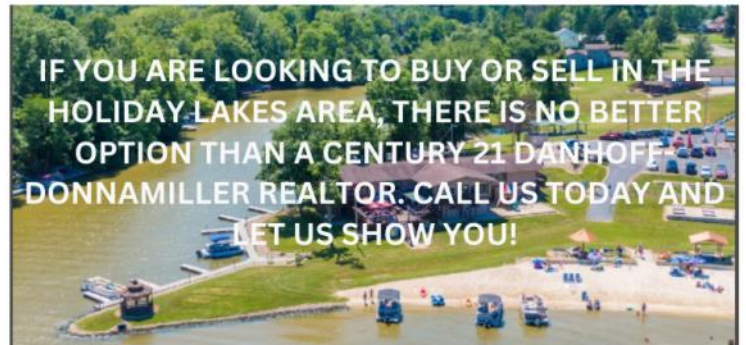


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DEADLINE
MARCH 29, 2024



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Jake: 419-706-1658
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FOREVER IN OUR HEARTS

Jordan Hicks

12 March 1988 ~ 27 January 2024



"Amen to that and if you are holding on for just another day just keep holding on. Funny thing about life is that the bad times never last forever and you are never holding on alone. Open invitation if you need to talk don't care if it's been 20 years." -Jordan Hicks 12/28/2023

Jordan Hicks Memorial Benefit.
BRASS PELICAN @ HOLIDAY LAKES
13 LAKE HOLIDAY LANE. WILLARD OHIO
FEBRUARY 25TH. 1 P.M.
ENTRY IS A NON-PERISHABLE OR HYGIENE PRODUCT.
AUCTION, RAFFLE AND 50/50

Brass Pelican

on the lake

419.951.6001

Queen of Hearts
Wednesday @ 7pm
Last ticket sale at 6:45

Happy Hour
Tues. - Sat. -4pm-6pm
Sunday - 11-1pm

WEEKLY SPECIALS

Tuesday - Boneless Wings \$- 7

Wednesday - *Bone-in Wings - in house \$0.85 or \$0.95 to go*

minimum of 10 wings

Thursday - *Build a Burger - \$6.00*

Up to 3 toppings with lettuce, tomato and pickle included

Friday - *Seafood Special*

Seafood Trio - 4oz Salmon, 3 Perch & 4 Shrimp - \$12.99

Perch Platter - 1 pound of perch - \$11.99

Both dinners include salad and fries

Salmon Special - 8 oz grilled salmon blackened or grilled - \$11.99

Dinner includes salad and veggies

Sunday - *Bone-in Wings - in house \$0.85 or \$0.95 to go*

minimum of 10 wings

Hours

Tuesdays - 4pm-9pm* / Wed - Saturday - 4pm-10pm* / Sunday - 12pm - 8pm*

*Bar business dictating

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Your Business
Here

Holiday Lakes Property Owners Association

13 Lake Holiday Lane

Willard, OH 44890

419-935-0238

holidaylakesohio@gmail.com

www.holidaylakes.org

Office Hours

Mon, Wed, Thurs, Friday 8:30 a.m. – 4:30 p.m.

Saturday— Closed

Closed Tuesday and Sunday

HLPOA Trustees

President – Eric Griffin	614-638-3602
Vice President– Chris Pheiffer	614-562-5631
Treasurer – Henry Jarrett	419-602-0225
Secretary – Lynda Snyder	440-225-9190
Director – Chris Hassman	419-565-6398

Office Manager

Anni Goodsite

Email: holidaylakesohio@gmail.com

Maintenance, Grounds, & Permits

Josh Draper 567-805-1052 Email: holidaylakesmaintenance@gmail.com

Important Phone Numbers

All Emergencies	911
Huron County Sheriff	419-663-2828
Willard Fire & Ambulance	419-935-8297
Huron County Health Dept.	419-668-1652
Huron County Dog Warden	419-668-9773
Norwich Inspector	567-224-3413
Greenfield Inspector	567-224-7428
Firelands Electric	800-533-8658
Village Energy (Gas)	888-863-0032
Northern Ohio Rural Water	419-668-7213
ODNR	614-799-9572

Submissions for the Beacon:

The Beacon is the monthly newsletter of the Holiday Lakes Property Owners Association. Articles and photographs are welcomed. The author's name and photographer permission (full name and number) must accompany submission. Articles and photographs will only be published pending authorization. Email or mail submissions to the office. (Contact info above).



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