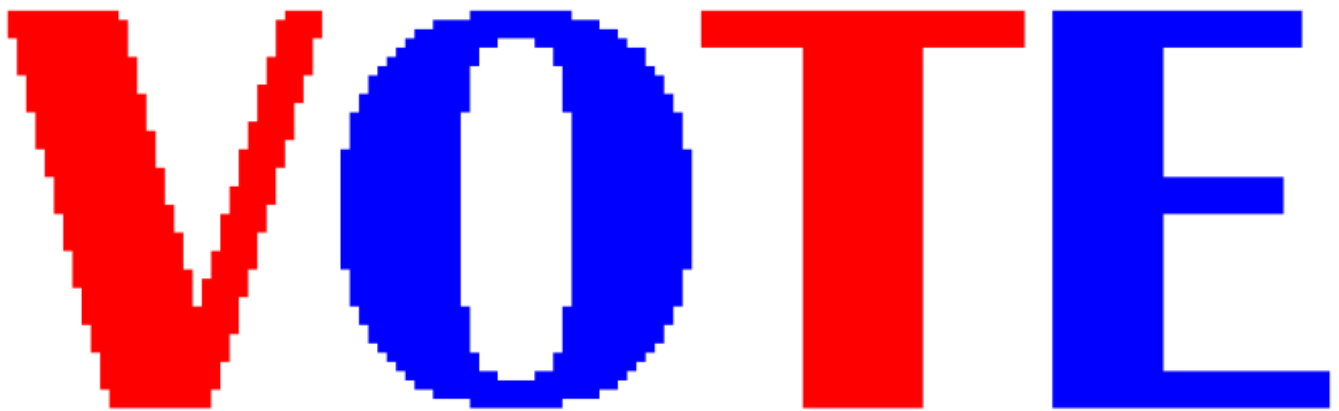


The Beacon

A Publication of Holiday Lakes Property Owners Association

The word "VOTE" is rendered in a pixelated, blocky font. The letters are colored in alternating red and blue: 'V' is red, 'O' is blue, 'T' is red, and 'E' is blue. The entire word is centered within a white rectangular box that has a black border.

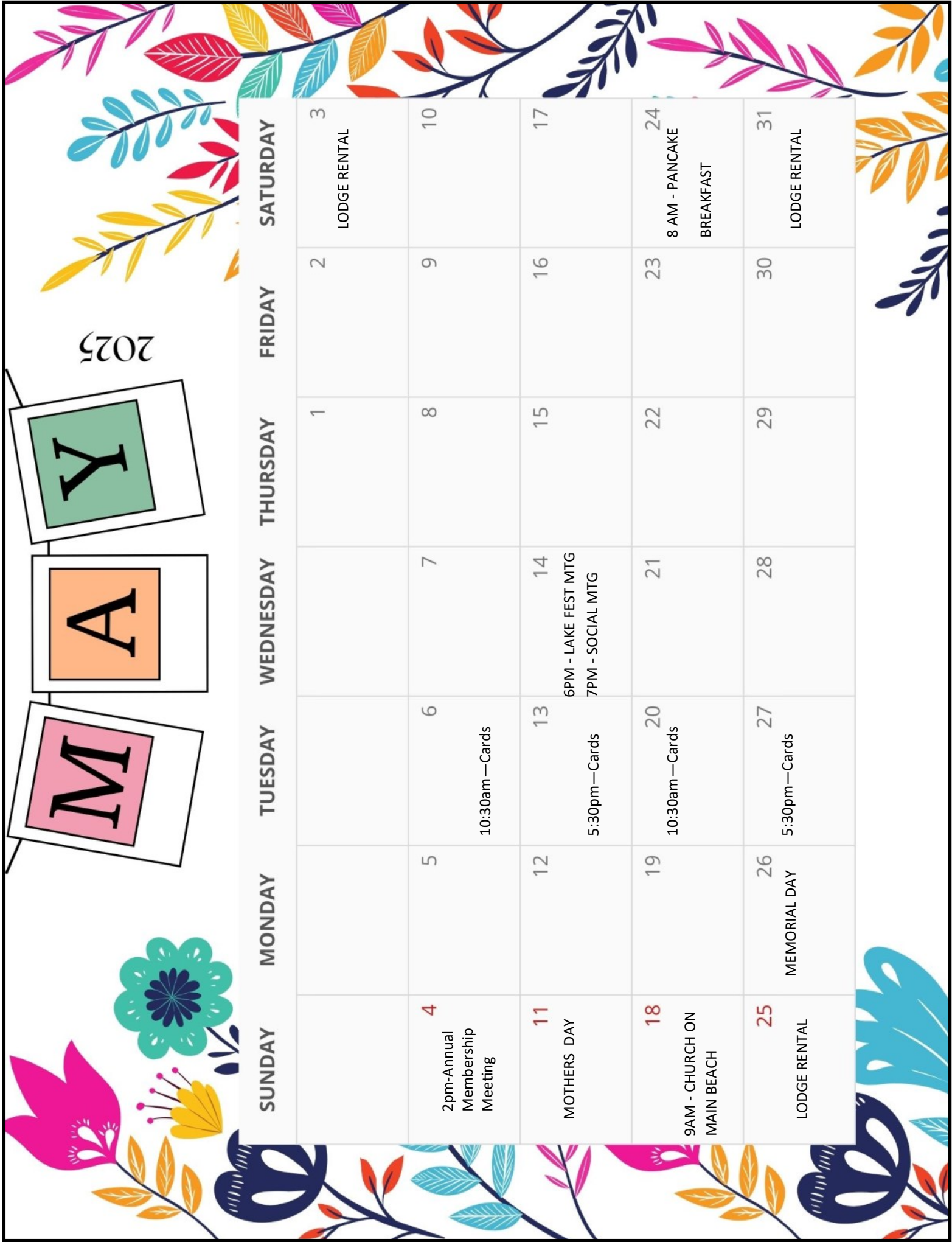
ANNUAL MEETING
SUNDAY, MAY 4 @ 2PM



April 2025

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

		1 10:30am—Cards	2 6PM - LAKE FEST MTG 7PM - SOCIAL MTG	3	4	5 KIDS EASTER BUNNY BONANZA
6	7	8 5:30pm—Cards	9	10	11	12
13	14	15 10:30am—Cards	16	17 7pm-Membership Meeting	18	19 LODGE RENTAL
20 EASTER SUNDAY SUNRISE SERVICE 6AM MAIN BEACH	21	22 5:30pm—Cards	23	24 LODGE RENTAL	25	26
27	28	29 5:30pm—Cards	30			



MAY

2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3 LODGE RENTAL
4 2pm-Annual Membership Meeting	5	6 10:30am—Cards	7	8	9	10
11 MOTHERS DAY	12	13 5:30pm—Cards	14 6PM - LAKE FEST MTG 7PM - SOCIAL MTG	15	16	17
18 9AM - CHURCH ON MAIN BEACH	19	20 10:30am—Cards	21	22	23	24 8 AM - PANCAKE BREAKFAST
25 LODGE RENTAL	26 MEMORIAL DAY	27 5:30pm—Cards	28	29	30	31 LODGE RENTAL



Happy Spring Everyone!

I'd like to take just a few moments to introduce myself as the new Office Manager here at Holiday Lakes.

My name is Renée Thompson and I was born and raised in Norwalk. I have been married for 22 years this October and have 6 amazing children, including my bonus daughter (5 girls and 1 boy; ages 30 - 12), and 3 grandsons. Family is very important to us and as such I'm excited about how well this position will fit the needs of both myself and my family. I am looking forward to getting to know all of you and your families over these next seasons as well! Administrative work has always been what I most enjoyed in my career and already this position has proven to be one that I look forward to each day.

Please don't hesitate to stop by the office and say "Hi"! And thank you to everyone I have met already who have given me such a warm welcome!



May 14
June 11
July 9
6PM @ The Lodge

All of Holiday Lakes events are planned by two committees; Lake Fest & Social Committee. Every year they gather once a month to plan and execute the Pancake Breakfasts, Poker Runs, Lake Fest, Duck Race as well as each Holiday Event. If you would like to be a part of each one of these events, whether it be planning or helping, please join us at the lodge. These events are not only a great way to meet other members but it's always a great way to get involved in your community.

We ask you to join us the 2nd Tuesday of every month at 6pm for the Lake Fest planning meeting and 7pm for the Social Committee planning meeting.

2025 SOCIAL COMMITTEE CALENDAR

KIDS EASTER BUNNY BONANZA	SAT, 4/5, 10-12pm
PANCAKE BREAKFAST	SAT, 5/24, 8-11am
ON WATER POKER RUN	SAT, 6/28, 1-3pm
PANCAKE BREAKFAST	SAT, 7/5, 8-11am
LAKE FEST FAMILY NIGHT	FRI, 7/25, 5pm
LAKE FEST	SAT, 7/26, ALL DAY
PANCAKE BREAKFAST	SAT, 8/30, 8-11am
"EARLY" VETERANS DAY BOAT PARADE	SUN, 8/31, 12:30pm
DUCK RACE	SUN, 8/31, TBD
FALL POKER RUN	SAT, 9/20, 1-3pm
HARVEST PARTY TRUNK OR TREAT	SAT, 10/11, 5pm
WILLARD PARADE OF LIGHTS	FRI, 11/21, TBD
DONUTS WITH SANTA	SAT, 12/13, 10-12pm

**EVENT INFORMATION WILL BE AVAILABLE CLOSER TO
EACH SCHEDULED EVENT!!**

HLPOA Membership Meeting

March 20, 2025

The meeting was called to order at 7pm by President Eric Griffin. The pledge was recited and roll call taken by Lynda Snyder showed that all directors were present and 23 members had signed in. The minutes of the January 16, 2025 HLPOA membership meeting were approved as posted in the February Beacon and as posted on Next Door with a motion from Bill G and a second by Chris P.

PRESEIDENT'S REPORT: Eric Griffin

Eric announced that we have hired a new office manager, Renee Thompson. Renee will bel training off hours with Anni to get up to speed, and will start in the office on Monday March 24. Please welcome Renee and continue to be patient as she learns "on the job."

Eric also reminded all of the Boater's Safety Course offered here at the lodge **Saturday April 12**. It is an 8 hr. course that is required for anyone born on or after Jan 1, 1982 who operates a boat or PWC in Ohio powered by more than 10hp. There is a REFUNDABLE \$25 fee to hold your spot. Please call the office ASAP to register.

VICE PRESIDENT'S REPORT: Chris Pheiffer

Chris updated all on all the projects our maintenance crew has been working on in between all the plowing done this winter.

The huge lodge deck(s) project has been completed. This included new decking on both upper decks as well as the main deck and stairs, building new "hog panel" rails, relocating the main set of stairs, new "skirting" around the main deck, building new tables and even epoxy topped lighted tables on upper Brass deck plus new lighting. A job very well done and very well received by members that have seen it so far.

The crew is continuing their tree work around the lake, most noticeably right next to the main beach.

The 2nd phase of stoning the causeway out to the island has been completed and looks great.

The first 3 "floating" docks at the lodge have ben solidified a bit and "anchored" into the lake bed. If this works out we will see about doing the rest of the lodge docks in the future.

Gearing up for summer with getting mowers and trimmers etc. all tuned up and ready.

Preparing the lodge area for new concrete. There will be a new pad poured connecting the relocated steps to the existing sidewalk, as well as a new sidewalk poured to the docks. Schloemers and Barmans will be donating labor to complete this cement project.

Kevin V 916 Commented that the job on the decks was great. He wondered about the drawings he'd asked about at a previous meeting and if the architectural committee had approved the plans. He also wondered if the county had been apprised of the plans and if the deck had been inspected. He also voiced his opinion that the deck wasn't made ADA compliant.

Chris P and Anni both replied to all these concerns..... We did not need the county to sign off on our plans as this was NOT a new build. The support structure underneath was not changed (Josh documented the whole process with pictures as well.) No permit was needed as the seating capacity did not change. Huron County did send an inspector out after a complaint was raised. The inspector came out and Anni and Josh were able to answer as well as provide necessary documentation for all the concerns. The inspector commended us on the quality of work. As to the ADA question, the inspector was satisfied that the upper Brass level met ADA requirements, as there are ADA ramps and doorways leading into the lodge thus through the Brass and out onto the upper deck. We also reminded the inspector that the Huron County Board of Elections utilizes our lodge for voting and they are very diligent and compliant with all ADA requirements.

Bill G 820 Reiterated that if you don't change the footprint/ nothing structural changes.

A question was raised as to the cost of this project.

Eric and Chris P replied that the cost was about 20K for this project and it was planned when we negotiated the new lease for the Brass, last year. A part of their rent increase is going towards paying for this project.

Dom F 405 Replied that he has lived out here and paid dues to the association for 48 years. This project, being done "in house," SAVED the association money. The job needed to be done and it was all done by the maintenance crew.

Keven V 816 Brought to attention that the relocated steps are varying heights and off by up to 2 ½". With this variation, he is worried about a falling hazard and the potential impact/lawsuit this could cause.

Dave S 578 Volunteered to do the work making new stringers, as he agreed that the change in step riser heights could cause an issue.

Bill G 820 Noted that the steps were replaced exactly as they had been previously. Josh used the same stringers that had been in place for years.

Eric commented to all that if the steps need to be redone, we will replace them.

Mellissa H 1315 Commended Josh for a good job!

Anni G 79 Was at the Brass last Friday night when the upper deck was first in use, Everyone was

amazed at the transformation and ooohs and ahhs were heard when all the lights came on and the tables lit up.

Beth G 820 Responded that the Brass is gaining popularity. She knows folks that come down from Toledo to dine at the Brass.

Dom F 405 Stated once again We are doing what we do to HELP the HLPOA.

Sue F 1205 Asked about the .50/ transaction fee. The Brass (with the new lease) now charges a .50 transaction fee on each closed ticket (except for the Brass staff). Their POS system can generate this type of report tracking the number of closed tickets. This additional income is included from the Brass with their monthly lease payment.

Kevin V 916 Brought up the issue of the HLPOA not having a trailer to launch or pull tri-toons and wondered why we can't buy 1 and provide this service to our members?

Chris P. responded that there are only about 6 owners of tri toons that do not have their own trailers. These owners were notified last year that it was too dangerous (liability wise) for our association to use our trailers (which are not set up for tri-toons) to pull or launch these tri-toons. There are companies or other members around that have the proper trailers for tri-toons that can and do come in to launch or pull tri-toons.

TREASURER'S REPORT: Henry Jarrett

Henry had the financial handouts available from Feb 28th. He noted that this is the time of year our income is high due to the influx of membership dues and the assessment. He estimates about 75% of said dues and assessments have been paid.

Henry also mentioned that the engineering firm of SM&E had been out in late December to inspect the earthen dam and concrete spillway. Their report indicated some areas that need attention sooner vs later, but there is no immediate big concern. The last major repair on both the dam and spillway happened 17 years ago. We are being proactive and trying to keep on top of smaller occurring issues thus avoiding a major repair as we had back then. Our next step is to have other companies come out and inspect the dam and spillway, digest their findings, accept bids for a conceptual design of the work needing to be done, then find and hire an engineering company and having the actual work done. This being said, we will most likely be lowering the lake all the way down next winter (2025-2026) to have these additional inspections done. We as a board did not feel comfortable going forward with just 1 bid and trying to schedule the work to be done so quickly. We must remember, the reason we all chose to live here is our LAKE, and without a dam or spillway..... we won't have our LAKE.

Jeff H 912 Wondered if this was just about sealing the cracks on the top face of the concrete spill-

There are cracks on the top face of the spillway that need to be filled in, but it is a job for a professional company. Also, the concrete that is around the actual gate (that lifts up and is underwater) is deteriorating and flaking off. This is also happening on some of the side walls. The goal is to be proactive and fix this before the damage is too great and the whole thing needs to be rebuilt.

Joe W 790 Asked if the state has come out and told us what needs to be done.

No, the state inspects our dam and spillway every 5 years. They were last out in 2021. The state's next inspection will be in 2026. This inspection was us noticing some areas of concern and being proactive. The findings of SM&E were that the spillway needs some attention, but that a more pressing concern is the culvert pipe in Big Bass Lake. There has been talk of re-sleeving this pipe for years. We agree with the engineering firm that it maybe less expensive with a longer fix to just replace this pipe. Overall the report on the earthen dam was good. There are a couple of bare spots that need re-seeding and they suggested we keep up with visual inspections of the area throughout the year.

Joe W 790 asked if we still had the grass seeder that the association specifically purchased for seeding on the dam. Yes, we do.

Kevin V 916 Asked again about the Brass's .50/transaction fee and how much money that generates each month.

Last month we received about \$800. There is not a separate line item for just this transaction fee. The monies from this added fee go into the HLPOA general fund.

Karen D 760 Responded that this was a great idea to institute this fee.

Rose Ann V 943 Confirmed that this Brass transaction fee is not Social Committee money. Correct, this transaction fee comes in from the Brass monthly and goes directly into the HLPOA general fund.

Bill G 820 Reminded us of the dam failure at Buckeye Lake and the 20 million dollars it cost to repair, with summers of no boating, and damaged waterfront homes as well. He stated that it is good we are being proactive with our spillway and dam

Kevin V 916 Asked if there was a schedule for dredging yet? Chris H responded that there is no schedule to dredge yet. The Lake Management Committee that Chris H chairs is working to find an engineering company that will do a bathymetric study and map of our lake that will hopefully pinpoint areas with the most need. We need to get a handle on the inflow of sediment, soil and silt coming into the lake, then develop a plan looking at the entire lake, taking into consideration all factors involved to develop a strategic dredging plan. This study may also give insight into the pros and cons of raising and lowering the levels of the lake. The committee is working to obtain factual

Karen D 760 Asked if there is a time frame and have calls been made. Chris H again responded that "we are working on it."

Linda P 748 Stated that they have lived with 2 1/2 feet of water in their cove since they purchased their property. At the time they bought they were told that their cove was the next on the schedule to be dredged.

Kevin V 916 Added that that cove is indeed very shallow and also full of debris.

Kelley G 750 Reported that the board needs to stay on top of this dredging issue. Several years ago when the cove was on the schedule to be dredged a lot was cleared to provide access down to the cove. Now with every rain or storm, debris flow down from the cleared lot and lodge in the cove continuing to make it impassable. There are also tree roots and stumps in the cove (Kelley has shared photos with the board) further impeding boat traffic. Kelley asks that the dredging issue be kept on the monthly agenda as old business so it is not forgotten. Henry responded that dredging has been an issue/concern since the last time (17 yrs. ago) he was on the board. Dredging is very costly; it will take a lot of money to get any dredging done. Once again, we are working towards getting an overall picture to develop a plan.

Bill G 820 reported that he has researched dredging with other Ohio lakes. They can spend up to 500K a year on dredging and there are a lot of standards and protocols that need to be followed with the "sediment/muck" that is removed from the lakebed. EPA rules determine where you can dump the muck and how long the removed muck has to sit before it can be used. It is not as easy as just digging out the lakebed.

Jeremy B 840 Asked what the approximate cost was the last time we did some "in house dredging"?

Joe W 790 answered Jeremy's question.... With the equipment and volunteers working for several weeks with the water down he estimated that in partially clearing out 1 cove down 6-8 feet they removed about 300 semi loads of muck at an estimated cost of 200K.

Dave S 578 recalled that during this dredging a lot of trees were killed along the shoreline.

Dom F 405 Also recalled many years ago an outside company was brought in to do some dredging.

Eric stated once again dredging is a concern, but WE NEED TO MAKE A PLAN.

Tom P 748 asked again that we keep dredging on the agenda, knowing that it is all dependent on a bathymetric study to even start the process.

Joe W 790 Reminded the board not to overlook the digging out earth moving type dredging they did last, while the lake is down during the off season winter months rather than just focusing on hydraulic dredging.

Barb H 912 Asked how much longer the capital assessment lasts? Henry responded that this is year 3 of 5. Barb then asked if after the 5 years we should just continue on with the \$200.00 per year to help with these major expenses? This would of course require a community vote, but typically it is what has happened in the past.

Jeff K 46 Responded that we need to install Weir Dams in every cove/inlet where water is coming into our lake. Most of the largest coves/inlets have the Weir Dams already in place.

Joe W 790 Said he walked many of the coves this winter and could tell that all the Weir Dams are functioning as they are supposed to.

Kevin V 916 Wondered since some coves are too shallow for members to have their boats at their own docks and would the association consider waiving dock rental fees at association docks for these owners?

Jeff H 912 Asked if the Cardinal Cove could be dredged all the way back towards Birchbark so more rental docks could be installed at that end with parking in the empty lot on the corner. Chris P responded that dredging that far back would raise the water level in that cove possibly encroaching on existing home owners back yards.

Eric again interjected that dredging and the Lake Management Committee's plan would stay on the monthly agenda.

Kevin V 916 Asked if the monthly membership meetings could be ZOOMED. We are exploring this and have a volunteer willing to help out.

SECRETARY'S REPORT: Lynda Snyder

Lynda gave a brief update of the 2025 Social Committee's calendar. It can be found on our website and is printed in the monthly Beacon. Flyers with the list of events are available in the rack outside the office. Our next fun event is the Kid's Easter Bunny Bonanza on Saturday April 5 from 10 – 12. Plans include an egg hunt on the beach, raffles for Easter gifts inside before the egg hunt, an adorable and easy craft, as well as a visit from the Easter Bunny himself. Miller's festive donuts will be served as well as milk coffee and tea. Please watch NextDoor closer to the event for the times of each "activity" that day.

We are planning an Earth Day clean up the weekend following actual Earth Day Tuesday April 22. The board will allow bags of litter picked up around the lake's green areas and roadways to be placed IN the association dumpster on Sunday April 27 during a 1 or 2 hr. time frame. The dumpster will be manned by the Social Committee during this time. More details to follow!

The Social Committee donated funds totaling \$2000.00 back to the HLPOA for the upgrade of the current volleyball court at the main beach. These funds will go towards the purchase of new

adjustable volleyball metal poles, protective wraps for the poles, a new net and new boundary lines. The committee also donated \$1,400.00 towards the purchase of sand for the beaches. (Our beach sand was \$27.75 per ton with a \$14.00 per ton delivery charge plus sales tax last year, and we typically buy 60 ton per year!)

Eric reminded all that when beaching pontoons; powering onto or off of the beach pushes our sand out away from the beach. You can see the huge trenches formed by this powering on and off the beach when the water is lowered. Please consider getting in the water and pulling your pontoon onto the beach and pushing it off the beach to help save our **ESPENSIVE** sand!

The committee also purchased a traveling first aid kit to have on hand at all our functions. We are also beginning to look into the cost to replace the heavy and somewhat worn chairs in our meeting room with a lighter more compact and easier to move and store folding type chair along with the possibility of adding a few more 8' tables.

We are still looking for help from members when we put on an activity. Our small ... but mighty committee appreciates ANY and ALL volunteers! Reach out to Lynda or any committee member ANYTIME! ***Due to the OLCA conference our next Social and LakeFest meetings have been moved up 1 week to April 2 at 6 and 7 respectfully.

I will be attending the OLCA (Ohio Lake Community Association) Spring Conference in Dublin April 9 & 10. This conference brings lake communities like ours together from all over Ohio to talk, learn and gain insight into similar issues we are all facing. If you are interested in attending, please reach out to Lynda.

Bill G 820 Asked about a defibrillator for the lodge. Chris H obtained 2 for us last year: 1 for the lodge and 1 portable unit for the maintenance crew.

Joe W 790 Joe is the chair of The Social Committee. He wanted to go over the Social Committee's income from last year. The gross amount raised by the committee including LakeFest - which is part of the Social Committee last year was about \$18,000.00. The goal of our committee is to GIVE back to our community! We totally fund our kid's events and the community Harvest Party each year. Last year we spent about \$4,200.00 on these events. We donated \$6,360.00 for the new concreted picnic area where the playset used to be and bought the concrete cornhole boards. The goal always is to give back, but also save some for our community's "future needs." The biggest future need we see is helping revamp the East Beach after the sewers are in place.

This year, in addition to what Lynda already mentioned, we are also looking to install a kayak launch near the main beach (similar to what they have at the Willard Reservoir). Tentative plans are to have some kind of dock built with the kayak launch attached near the end of the association

rental docks. The possibility of converting the seldom used pavilion on the west side of the lodge parking lot into kayak storage is also being discussed.

Once again, the goal is to GIVE back to the community that supports US and our social functions. Kelley and Ruth have come up with sign up sheets for each event we put on and how many members it takes to run each event successfully. We are asking OUR MEMBERS to volunteer to GIVE just 4 hours of their time, to an event. Please watch for this list.... We hope to have copies in or near the office, and possibly available on the website or as a Google sheet that all anyone can access.

Eric is planning on putting together another community survey, and will have a section for our volunteer sign ups as well.

Chris P also noted that we should provide a link on the website.

DIRECTOR'S REPORT: Chris Hassmann

Chris talked about the Lake Management Committee in earlier discussions. He reminded us all that there would be a Neighborhood Watch Committee meeting tonight with Sgt. Schoewe and a couple deputies. We are also considering having an official presence on the lake and cart paths during our busiest weekends. The Neighborhood Watch meeting will hopefully be followed by a Safety Committee Meeting.

OLD BUSINESS:

Barb H 912 Asked about the Brass kitchen being open at noon on weekends during the summer and on holiday Mondays. She has heard from the Brass staff that this is not happening. Scott's goal when the new lease was negotiated - IS to be open by noon on Saturdays with a limited kitchen menu. (This was a verbal agreement and NOT written into their new lease.) Staffing, as always, seems to be the issue.

Karen D. 760 reiterated the fact that this was a verbal agreement, and not written into the lease.

Dave S 578 Apologized for asking about this at the last meeting AFTER the lease was signed. Eric is still dealing with Scott on this issue.

NEW BUSINESS:

Barb H 912 Would like the lodge rental prices and in vs off season dates posted in The Beacon each month. Yes, we can do that.

Jeff H 912 Volunteered to clean the lodge's wood floor. Thank you, Jeff!

Kevin V 916 Asked about boat launch dates. They are not set yet as we are still waiting for the water to come up. We will keep the community advised!

Karen D 760 Asked about the May 10 garage sale date that will coordinate with Willard's sale days. We will try to do as we have in past years and publish a list with a short description as well as place an ad in the Willard Times Junction for a nominal charge.

Rose Ann V 943 Mentioned to Jeff H that the wood floor should be cleaned with Murphy's Oil Soap ONLY.

Jeff K 46 Asked if the S5SD test drilling is complete. His yard was torn up by the drilling rig getting stuck. HE was advised to call Tom Secor the president of the S5SD.

New Members:

Darin and Angie Hershiser 1221 Ramona

Motion to accept was made by Henry and seconded by Chris P.

The meeting was adjourned at 8:

Respectively submitted,

Lynda Snyder HLPOA Secretary



Lodge Rental Fees

May 1st - September 30th: \$300 + \$150 Deposit

October 1st - April 30th: \$200 + \$150 Deposit

Balance Due 14 Days Before Rental Date



BOAT LAUNCH

\$75 - LAUNCH

\$225 - LAUNCH W/TRANSPORTATION

\$75 - TRAILER STORAGE

WEEKDAYS

APRIL 22, 23 & 24

8A - 2:30P

APRIL 28, 29, 30 and MAY 1 & 2

8A - 2:30P

MAY, WEEKDAYS

SCHEDULE OFFICE FOR AVAILABILITY

WEEKENDS

SATURDAY, MAY 17

8A - 3P

SUNDAY, MAY 18

8 - 12P

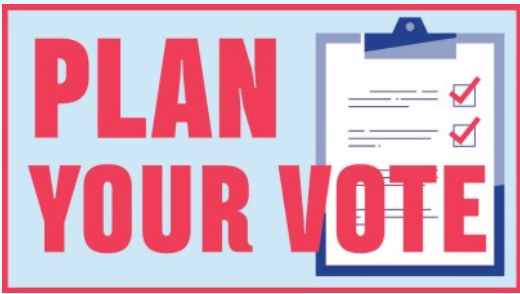
SATURDAY, MAY 31

8A - 12P

JUNE - AS NEEDED



PLEASE CALL THE OFFICE TO SCHEDULE YOUR BOAT LAUNCH. ALL
LAUNCHES SHOULD BE PAID PRIOR TO LAUNCH
AND STICKERS ON THE VESSEL.



**ANNUAL MEETING
SUNDAY, MAY 4TH
at 2pm**

WHATS ON THE BALLOT?

HLPOA 2025 ELECTION

DEAR HLPOA MEMBER,

Please note that if you are unable to vote in person on May 4, the absentee ballot deadline is 4pm, Friday, May 2nd.

In-person voting, for members in good standing, will take place Sunday May 4th, 2025, between 11:00am and 1:30pm at the Holiday Lakes Lodge before our Annual Membership Meeting at 2pm. If you cannot vote in person, please use this absentee ballot to cast your vote. Absentee ballots must be received by 4pm on Friday, May 2, 2025. **Please follow the procedure below to cast your absentee ballot:**

ABSENTEE BALLOT INSTRUCTIONS

1. Mark your ballot for not more than 1 choice for Director.
2. Ohio Revised Code 5311.081 requires all homeowner associations to fully fund their reserves or to **annually vote to waive that requirement**. Mark your ballot for Proposal 1 to either () YES, WAIVE the requirement or () NO, DO NOT WAIVE the requirement.

BALLOT-----BALLOT-----BALLOT-----BALLOT-----BALLOT-----

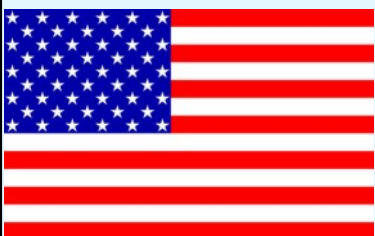
ELECTION OF DIRECTORS - VOTE FOR NOT MORE THAN ONE (1) DIRECTOR FOR THE TERM OF 3 YEARS.

() Chris Hassman () Kevin Vargyas () Write in Candidate: _____

PROPOSAL 1 – VOTE TO WAIVE FULLY FUNDING THE ASSOCIATION RESERVE FUND FOR 2025

() YES, WAIVE THE REQUIREMENT () NO, DO NOT WAIVE THE REQUIREMENT

*Cut along dotted line and place **INSIDE** coin envelope.*



HOLIDAY LAKES POA

BOARD OF DIRECTORS CANDIDATE STATEMENT

Name: Chris Hassmann

Address: 1315 Holiday Island Trail Drive

Phone: 419-565-6398

Years as HLPOA Member: 4

Marital Status & Children: Married with 3 sons, 3 grandchildren

Occupation: EHS Manager @ Warren Rupp, Inc.

Education: BA Chemistry, The Ohio State University

BS Environmental Science and

MBA Executive Management, Ashland University

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

I have been serving on the HLPOA board for three years now. It has been a challenging and rewarding experience. I have been on the board of Richland County Safety Council for eleven years and have served as the Vice-President the past two years.

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

During my time on the board, we have worked tirelessly to enhance both the physical facilities and the overall quality of life at Holiday Lakes. I take an active role in the Safety Committee, where we have successfully revived the Holiday Lakes Neighborhood Watch meetings. Additionally, we are collaborating with the Huron County Sheriff's Department to establish a safety patrol plan for the lake.

I also contribute to the efforts of the Lake Committee, where will be partnering with lake management experts to develop a comprehensive plan for the lake's future. While our initial focus was on water level regulation, we've recognized that preserving the health of the lake requires a broader approach. This includes conducting studies, implementing a dredging plan, and adopting other necessary measures to ensure the lake remains vibrant and sustainable for generations to come.

How would your experience and/or training be beneficial to the members of this Association, but which may not be popular with all property owners? Please explain:

With over 34 years of experience in environmental, health, and safety compliance, I have extensive knowledge of adhering to governmental regulations and collaborating with regulatory agencies. While these regulations can sometimes make projects more challenging, costly, or time-consuming, I am adept at ensuring that management understands the requirements and the rationale behind them. The HLPOA Board occasionally faces the need to make decisions that may not be popular with all members but are ultimately the best choice for the long-term benefit of the entire lake community.

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

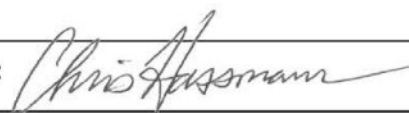
No, I have been actively involved in nearly every board meeting. Beyond the monthly membership meetings, which are preceded by a couple of hours of preparation, we also hold meetings every Tuesday morning. Additionally, I have been actively participating in meetings with both the Safety Committee and the Lake Committee.

Any other Comments or statements you would like to make?

My family purchased our island property 55 years ago. A few years ago, Melissa and I built our home here, and we absolutely love being full-time residents. I am eager to continue building on the progress the board has made over the past few years.

Date Filed: 03/09/2025

Signature:



HOLIDAY LAKES POA
BOARD OF DIRECTORS CANDIDATE STATEMENT

Name: Kevin Vargyas
916 Evergreen Circle
Phone 440-570-0714

Years as HLPOA Membership: 4+
Marital Status & Children - NA
Occupation: Secondary School Administrator
Education: Masters Degree

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

I served two terms as HOA president and have 12 years of experience as a school administrator, managing budgets and collaborating with stakeholders. I also serve on the Mansfield-Richland Area Educational Foundation Board and Ohio FCCLA State Board.

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

I recommend dedicating and using the funds from The Brass 50-cent transactions to build new bathrooms at East Beach after the sewer project, allocating \$800 to several thousand dollars monthly for 1–2 years to help offset costs.

To enhance lake access, I propose acquiring a lift trailer for tritoons, expanding meeting accessibility through Zoom and recorded sessions, and improving transparency with Google Docs. Additionally, I would prioritize a dredging and cleanup plan for next winter to ensure all waterfront residents can fully enjoy the lake.

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

I bring strong financial oversight, policy development, and community engagement experience. My grant writing has secured funding for various projects, while my leadership in technology and AI improves communication, efficiency, and decision-making. I focus on collaboration, transparency, and informed decisions that benefit all Holiday Lakes residents, aiming to help the board operate effectively and drive meaningful improvements.

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:

Yes, I will make decisions that serve the best interest of the Association, even if not everyone agrees. Leadership means balancing needs while ensuring long-term success.

Do you have any regular commitments which would preclude your attending membership and Executive Board Meetings? No

Any other Comments or statements you would like to make?

Some of you may know me as the person always in the water in the summer by the lighthouse, or as Kevin 916 from the board minutes or asking questions at the meetings. I'm also the one who suggested the rubber duck race fundraiser and the \$0.50 transaction fee at The Brass to support our community. I've always tried to contribute because I care about Holiday Lakes. Elected or not, I'll keep doing what I can, enjoying the lake, and living happily!

Date Filed: 3/31/25

Signature:



Community



SATURDAY, MAY 10

*ALL WRITE UPS DUE TO THE OFFICE BY
FRIDAY, MAY 2ND*

\$5 FEE WILL INCLUDE AN AD IN NEWSPAPER,
ITEMS SOLD DESCRIPTION & MAP

Ready to finally tackle that messy basement or garage? Or maybe you've got a few random items hanging around the house that could use a new home? Well, now's your chance to declutter, make some extra cash, and gear up for a fun-filled summer!

Join us for the Holiday Lakes Garage Sale on Saturday, May 10th. Want to get a head start? Feel free to open up shop Thursday, Friday, and Saturday—you set the days and hours! It's your sale, your rules. Time to turn that clutter into cash and make room for what's next!



» **HOLIDAY LAKES POA 2025** »

**2025 Holiday Lakes wristbands and stickers are now
available in the office**

All members in good standing can pick up their wristbands and stickers during business hours.

Please ensure that all boating registrations are up to date, as stickers cannot be issued without current registration.

As a reminder, **All annual HLPOA registration stickers must be purchased and displayed by June 15th.**



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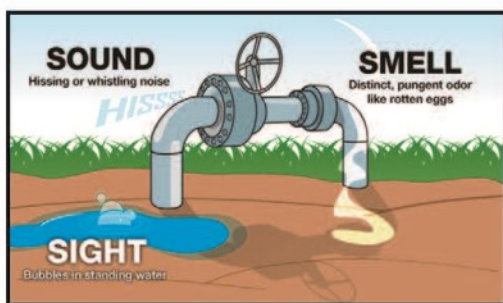
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Willard Oh. 44890**

Public Awareness Safety Message

Attention: Even if you do not have natural gas service there may be a natural gas pipeline on or near your property.

PLEASE READ THIS MESSAGE.

Natural gas is an extremely safe form of energy and is transported to industrial, commercial and residential customers by buried pipelines. Natural gas pipelines are built and operated in accordance with State and Federal Safety Codes. Pipelines are a reliable and safe method to transport natural gas.



Homeowners and Excavators are required by law to “call before you dig”.

Always call 811 before you dig. It is a free call and there is no cost to the homeowner to have underground utilities located. You are required to call at least 48 hrs. in advance of digging in Ohio and Indiana, 72 hrs in advance in Pennsylvania. The 811 number is good everywhere. The utility companies will mark the underground facilities with paint and flags. You are required to hand dig test holes carefully to determine the exact location and depth of the buried utility. Damage to natural gas lines may cause leakage resulting in a

fire or an explosion.

Natural gas has a chemical additive that gives it a familiar “rotten egg” odor; however smelling natural gas is not the only method of detecting a gas leak. A gas leak may be indicated by observing dirt blowing on the ground, bubbling in a water puddle or an unusual area of dead vegetation. You may also hear a hissing sound.

If you suspect a natural gas leak call 911 and the Natural Gas Emergency number below.

Gas companies work with emergency responders and state and local agencies to prevent and prepare for emergencies. They maintain up to date operations and maintenance procedures that are made available to local and state authorities. Gas companies are required to perform pressure tests on pipelines before they are put in service. Federal codes require periodic leak surveys to locate leaks so they may be repaired before they become hazardous.

If you suspect the presence of carbon monoxide (CO) in your home, call 911, open windows and if necessary, leave your residence. The presence of CO is an indication of a malfunctioning gas, propane, oil or wood-burning appliance.

It is not caused by a gas leak.

For additional natural gas safety information visit:

www.safegasohio.org

www.utilitypipelineltd.com

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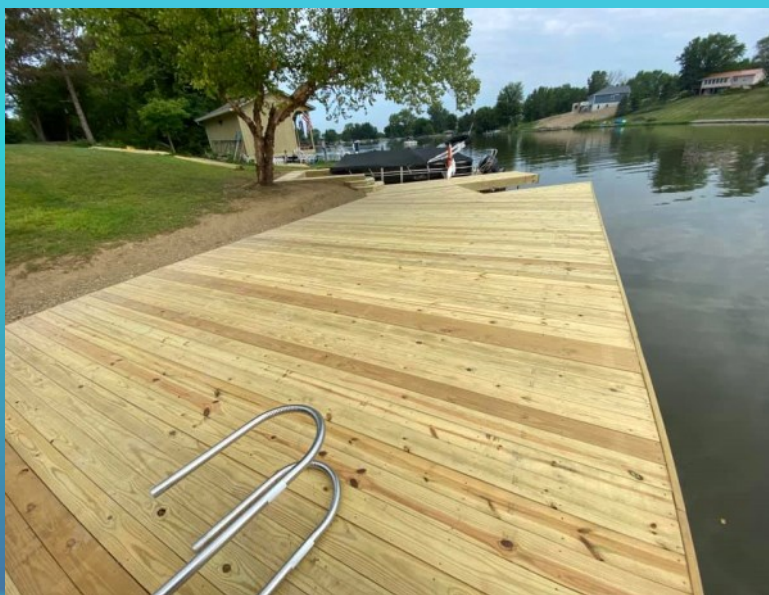
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www.holidaylakes.org

Office Hours

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

Closed Wednesday, Saturday and Sunday

Check NextDoor for any changes in office hours

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Vice President– Chris Pheiffer	614-562-5631
Treasurer – Henry Jarrett	419-602-0225
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Office Manager

Renée Thompson Email: holidaylakesohio@gmail.com

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

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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).



Holiday Lakes POA

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