

The Beacon

A Publication of Holiday Lakes Property Owners Association





Hello
December

ISSUE 12

VOLUME 32

December 2025

December 2025

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2 10:30am—Cards	3 OFFICE CLOSED	4	5	6
7	8	9 5:30pm—Cards	10 OFFICE CLOSED	11	12	13 10 am—12pm 
14	15	16 10:30am—Cards	17 OFFICE CLOSED	18	19 	20
21	22 OFFICE CLOSED	23 5:30pm—Cards OFFICE CLOSED	24 OFFICE CLOSED	25 	26 OFFICE CLOSED	27
28	29 OFFICE CLOSED	30 5:30pm—Cards OFFICE CLOSED	31 OFFICE CLOSED 	OFFICE CLOSED	OFFICE CLOSED	

January 2026



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
28	29 OFFICE CLOSED	30 OFFICE CLOSED	31 OFFICE CLOSED	1 HAPPY New Year 2026 OFFICE CLOSED	2 OFFICE CLOSED	3
4	5	6 10:30am—Cards	7 OFFICE CLOSED	8	9	10
11	12	13 5:30pm—Cards	14 OFFICE CLOSED	15	16	17
18	19 I HAVE A DREAM MARTIN LUTHER KING JR.	20 10:30am—Cards Golf	21 OFFICE CLOSED	22	23	24
25	26	27 5:30pm—Cards	28 OFFICE CLOSED	29	30	31

HOLIDAYS AND OBSERVANCES: 1: NEW YEAR'S DAY, 19: MARTIN LUTHER KING JR. DAY

2025 November 20 HLPOA Membership Meeting Minutes

President Eric Griffin called the meeting to order at 7:04 with 10 members signed in.

All stood and The Pledge of Allegiance was recited.

Lynda took attendance and the board was all present with the exception of Henry Jarrett who is on vacation.

The minutes from September 18, 2025 HLPOA Membership Meeting were approved as posted on NextDoor and printed in the October Beacon with a motion from Chris P, seconded by Chris H.

President's Report: Eric Griffin

Eric brought up the strong possibility of the **Membership Meetings being transitioned to a quarterly format**. The board has been talking for several months at our weekly meetings about a restructuring of the membership meetings. The board meets weekly and liaisons with the different committees to keep "in touch" with what is happening. Our communication on Next Door, in the Beacon and on the website has greatly improved and the community can be aware of what is happening if they choose to. At the present time we typically hold around 9 monthly meetings a year; (we do not schedule membership meetings in May (due to the annual meeting and election), July or December. Suggested "new" schedule for membership meetings would be 1 every quarter... along with the annual May meeting and election. (January, April, (ANNUAL MAY MEETING), July, and October. We are looking into the ability to broadcast or stream these meetings. There are several options/platforms available for streaming. Members would have to "register" to be provided with an invitation via email to join these meetings. The stream would not be "interactive" but with the new meeting format we would be taking questions, comments up until a few days before the scheduled membership meeting to be included on the agenda so that the question could be addressed at the meeting. More details to follow. As always, please contact the office or any board member with any specific concerns, questions, comments.

Vice President's Report: Chris Pheiffer

Chris announced that 2025 boat pull outs went smoothly. Members seemed to like the weekday pullouts leaving the marina open on the weekends for those that pull their own boats.

Josh has pulled swim ropes, no wake buoys, and winterized bathrooms. An on water "ride around" was done and members needing to do shoreline clean-up will be notified via letter. With the water down, winter is the ideal time to address any issues and take care of your shoreline. The spillway will be opened right after Thanksgiving and the lake lowered significantly for an unspecified amount of time, so that Osborne Engineering can further assess the spillway issues and develop a plan for maintenance needed repairs to the concrete and gate.

Maintenance crew is doing culvert and roadside work, cleaning out Weir Dams, expanding and updating storage beneath the lodge for Social Committee and Record Retention Committee, redecking the maintenance pontoon.

Renee is working with a member's company on new 2026 Holiday Lakes merchandise to sell out of the office. Watch for a flyer soon as she firms up design choices.

She is also working to get contact email addresses for all members.

Renee and Rose Ann have drafted a form to be sent out in February with the yearly dues invoicing. This form lists what you will need to furnish for the vessels you have previously stickered. NO STICKERS will be issued unless you are in good standing, and you have provided the office with ALL the necessary information needed for each vessel or cart you wish to sticker.

Members with outstanding fines are not members in good standing and their key fobs have been shut off, they are not permitted on the lake or on our green areas, they are not permitted to vote in our annual election and they will not be issued stickers or wristbands until they are current.

At a member's request we have started tracking for publication of fines, permits etc. For Oct and up until Nov 20:

10 warning letters sent

0 fines levied

8 permits applied for

5 members in collection/foreclosure

12 members in court litigation

Brass lake fee income \$677.00 in September, \$457.00 in October

Treasurer's Report: Chris Pheiffer for Henry Jarrett

Chris has forecast out the financials and numbers for the remainder of the year and finds the association is trending towards about \$80,000 "profit" as opposed to the almost \$100,000 last year. Some of the reasons we are less this year is due to the aggressive budgeting we did on lot sales and new members which were down from last year, and on the legal fees we have incurred as we have made a concerted effort to clean up and foreclose on some of the "in arrears accounts" of vacated or deceased members lots. In cases such as these foreclosures, we are required to pay the legal fees to initiate the process of foreclosure on these properties, but these costs are billed back to the new owners. We will eventually recoup the legal fees for the foreclosure process.

We have just purchased 2 new Cub Cadet mowers. Josh has test driven the mowers HERE on all our different terrains, and in several different weather conditions. Buying these mowers together (and locally) now will afford us fleet pricing, ease in acquiring parts locally when needed as well

as affording us about \$7,000.00 in 2025 tax savings. Josh has cleaned up and will be listing 2 of our older mowers for sale.

The Finance Committee has been busy going over our accounting procedures, journal entries, budget and is currently working to advise the board on the 2026 yearly budget.

The Records Retention Committee has been going through many old crates of information and will be going through all the old files under the lodge soon. Scanning equipment has been purchased to digitize records we need to save.

Rose Ann V 943 Asked if there is information, old lake records etc that the members will be able to see? We are not sure of the process or what the Records Retention Committee will find and be willing or able to share .

Secretary's Report: Lynda Snyder

Willard's Parade of Lights is tomorrow Friday November 21 at 6:30. Holiday Lakes and the "There's Gnome Place Like Holiday Lakes" (building a bit off our 2025 Wizard of Oz LakeFest theme too) mini pontoon float will be in position #48 out of the 106 entries in this year's parade. Willard does an excellent job with this lighted parade and the Christmas Tree Lighting on Doster Plaza to kick off the holiday season.

Our final social activity of the year is our Donuts with Santa event on Saturday December 13 from 10 - noon.

The 2nd annual "Holly Day" Lakes Sparkle Spectacular Lighting Contest is up and running! Register and pick up your yard sign so the judges can find your house! A list of guidelines is printed in The November Beacon or available on the media rack outside the office!

Reminder: LakeFest 2026 will be a celebration of America's 250th on July 25, 2026, with our family night Friday July 24. '

Holiday Lakes will be hosting the September 2026 OLCA (Ohio Lakes Community Association) fall conference. We will be forming a committee to help with this event as 60-75 lake managers, office members and board members from 23 member lakes around the entire state of Ohio will be here for 2 days of networking and presentations. We will be showing off our lake and association and will soon be looking for items for our "gift bags" given to attendees, door prizes as well as suggestions on topics to be discussed, or interesting speakers to present. Boat tours around the different host lakes are always a part of these conferences...so plan now to have your dock area/shoreline in pristine shape by next fall for this event! We will be looking for boat captains to ferry our guests around the lake also!! Contact the office or Lynda with ideas or to volunteer to help.

Director's Report: Chris Hassmann

Chris reported on the Bathymetric survey done in September by Paragon . We have the 52-page results of the dual frequency study. The study mapped the entire lake, shoreline, mud bottom and silt levels. The study has been emailed out to the Lake Management Committee who will be meeting and then reaching back out to Paragon to devise a plan to move forward. This 52-page study will be posted on our website within the next couple of weeks.

Initial findings and feedback from this study are that overall, our lake is healthy! As expected, our coves are our shallowest areas. Silt and sediment are still coming into our lake. Dredging and shoreline protection will BOTH need to be done to make the dredging effective.

There is a lot of pre- planning and cost that go into formulating a dredging plan. We will need EPA approval of a site to de-water the sediment we will be taking out of our lake. We will have to decide on a dredging style....(do we dredge with the water down or not?) We now have a starting point to begin to formulate our plan.

Melissa H 1315 Asked about the new owners on peninsula at south end of lake. They have made big improvements and cleaned up the property. IT IS NOT A PART OF HOLIDAY LAKES, but their property is ON the lake. They wondered if they needed a permit to build a dock into the lake. No, they are not a part of our community....so no permit is required, but we would like to foster a good neighborly relationship with them. Melissa will have them reach out to the office and start the flow of conversation.

OLD BUSINESS: none

NEW BUSINESS:

Joe A 1143 Agreed with the thought of going to quarterly meetings. The same people come to the now monthly meetings, and it is a good idea to stream them as view only.

Rose A V 943 Gave a recap of the sticker numbers from 2025. 232 pontoons, 101 power boats, 123 jet skis, 216 carts, 94 trailers along with some canoes and kayaks were registered. Rose Ann and Renee have the vessel registration letters/spreadsheets all ready to go out for 2026 and reiterated that NO stickers will be sold until all necessary paperwork for each vessel is on file in the office. The board is COMPLETELY in agreement that NO stickers are to be issued until ALL the paperwork is complete, including the boating rules attestation that the member must sign stating understanding our lake rules and these are all documented and on file with the office.

Joe A 1143 Asked about increasing fines for those that don't have lot numbers, OH numbers or current HLPOA stickers displayed ON their vessels...reminding us that no OH numbers can be a hefty fine by the state.

***Our fines were raised 3 years ago and go from \$100 for missing lot numbers up to \$250 for missing OH numbers and HLPOA stickers. Also, the stickers and numbers MUST BE DISPLAYED ON VISIBLY ON the vessel! If you have purchased stickers, OH registration and lot numbers, but they are not displayed.... fines can be levied. We are talking about zero tolerance next year....no warnings.... If your boat is on the water, trailer in the marina, cart on the trails with no sticker you can be fined without warning. ALSO, after a year of leeway (2025 with the new sticker purchase deadline), NO STICKERS WILL BE SOLD (except for new purchases) AFTER JUNE 15 EACH YEAR.

*Rules and Regulations Rule B10: A) on page 7.

Barb H 912 Brought to the board's attention the letter about the Firelands Wind LLC company and the Emerson Creek Wind Farm building their as many as 48 wind turbines just to the north west of Holiday Lakes. It is apparently a done deal but each property owner can reach out and file a complaint to Info@emersoncreekwind.com or to our state representative or senator to expressing concern. Visit their website at www.emersoncreekwind.com to learn more about this project.

Ruth D 570 Asked what happens when members don't pay fines? Other than being not in good standing, if the fines keep accruing eventually their case will be turned over to our lawyers.

Rose Ann 943 Announced that the Frontier Wires on Evergreen Circle knocked down in early July be a Republic Waste Truck are finally going to be rehung. Thank you Rose Ann for your continued tracking of this situation!

New Members:

Joshua and Allison Whalen 588 Lakeshore, approved with motion by Lynda and 2nd from Chris P

Meeting was adjourned at 7:50 with a motion by Chris P and a 2nd from Chris H



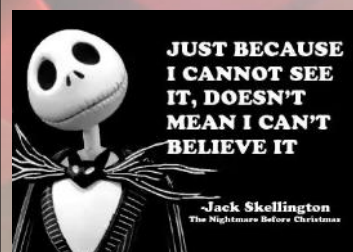
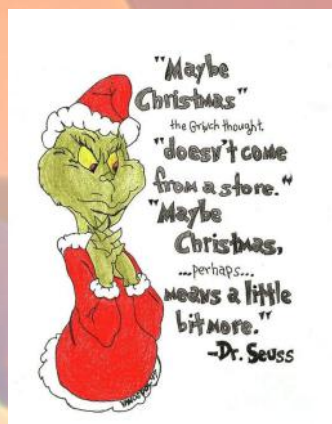
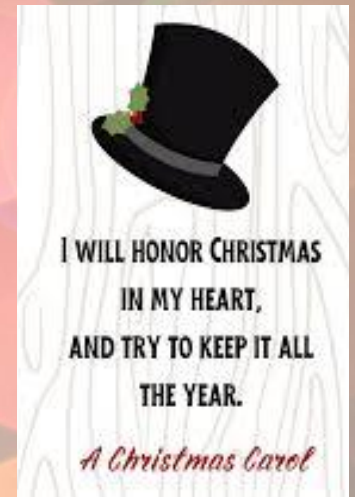
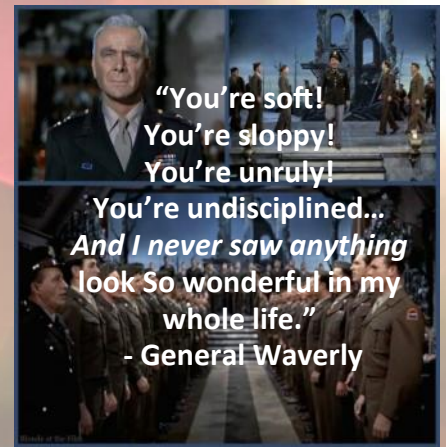
The Office Will Be Closed

**Monday, December 22, 2025
through Friday, January 2, 2026**

For the Holidays

We look forward to seeing you in the New Year!

What's Your Favorite Christmas Movie Quote?





Donuts with Santa

Saturday, December 13th
10 a.m. – 12 p.m.



Santa mailbox – write your letter to Santa



Miller's delicious, festive donuts



Hot Cocoa Bar, coffee & tea



Christmas Crafts



Photo Ops w/Santa! (bring our phones or camera)



Gifts from Santa for each child



Raffle ticket for each child attending

(winner(s) drawn by Santa @ 11:30 a.m.)



“HOLLY DAY” Lakes

2nd Annual 2025 Christmas Sparkle Spectacular

JOIN IN THE FUN AND SPIRIT OF THE SEASON!

Put up your best family friendly Christmas décor, enter your address with the office and pick up your contest numbered sign.

“Event Guidelines”

Decorate your front/side yard (displays must be visible from the road.)

Display the numbered yard sign in your front yard parallel to the road so the judges will know you are participating in our event.

Judging will take place between December 20 and December 27 by an impartial (out of the HLPOA community) team of judges.

3 Prizes will be awarded based on originality, creativity and visual appeal in these categories:

Best overall use of lights

Most Christmas Spirit

Best Overall Design

The judges’ decision(s) will be final. Our winners will be contacted by phone then announced on Next Door and on our Facebook page as well as featured in our January Beacon.

The yard signs MUST be returned to the office after the “hollydays”!



S5SD MEETING WITH MEMBERS 10/5/25

Approximate Timeline:

Mid- Dec. '25 – Early Jan. '26: Final financing approval
End of Mar./Beginning of April '26: Project goes out to bid
June '26: Construction begins
December 2027: Projected completion date

COMMUNITY MEETING



Financing:

45 yrs. at 0% (Applied for)
\$4 million of Principle Forgiveness also Applied For
Approx. 2 years billed to property owners by the City of Willard
Remaining 43 years will be “billed” via property taxes

Planning & Design loan will be paid off with the Construction financing.

Planning & Design assessments will continue until loan is paid off.

Next assessment should be end of October/early November and will be sent from the City of Willard.

System cost – current estimate (cost to run the system throughout H.L. to the pump station and connect to the City of Willard)

\$8,092,040 minus \$4,000,000 principle forgiveness, allocated to LOTS

Annual cost/lot = \$69.26 with semi-annual payments of \$34.63

Own 1 ½ lots, you pay 1 ½ fees

House cost – current estimate (connecting to the system including grinder pump) goes to house.

\$9,017,996 allocated to each house

Annual cost/house = \$416.63 with semi-annual payments of \$208.32



Monthly Sewer Bill – current estimate (at 3,000 gal. minimum)

\$65.60

Will explore other options i.e. lower minimum to help seasonal owners

Member's Expense – connection costs (pipe and electric) to the grinder pump and decommissioning the current septic system

S5SD continuing to look for additional funds to help offset this cost

S5SD exploring least cost options

Financing will be available for those interested

Huron County Health Department has annual funding for septic system upgrades (income indexed support). Will look to have a meeting dedicated to this in the future.

Who's responsible for what?

...to grinder pump – city owns & is responsible for costs, including any repairs, etc.

...grinder pump to house – member owns & is responsible for costs

...New build: tap fee equal to what current members will pay or more

...Sale of property (lot or home): taxes transfer w/property to new owner

...HLPOA pays for Lots they own, just as before

Miscellaneous Information:

Meetings to sign easements at future dates, but easements not needed from HLPOA members to submit financing

Water usage is measured individually by NORW

Sewage is measured bulk by the City of Willard



Lodge Rental Fees



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

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

Rental Fee Due 14 Days Before Rental Date



Wednesday, 1/14/26

AT THE LODGE

Lake Fest Comm Mtg: 6:30pm

Social Comm Mtg: 7:30pm

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

6pm for the Lake Fest planning meeting;

7pm for the Social Committee planning meeting.

Sugar Cookies

1 1/2 cups butter, softened
2 cups white sugar
4 eggs
1 tsp. vanilla extract
5 cups all-purpose flour
2 tsp. baking powder
1 tsp. salt

Icing

4 cups confectioners' sugar
1/2 cup shortening
5 Tbsp. milk
1 tsp. vanilla extract
Food coloring

Old Fashioned HOT COCOA

COMBINE
&
HEAT

1 cup milk
3/4 tsp. vanilla
1 TBS. cocoa
2 TBS. sugar
A pinch of salt

Top with whipped cream and marshmallows



“
Christmas
is not a time
nor a season,
but a state
of mind.”

Calvin Coolidge



"December is the time for
remembering the past and
reaching toward the future."
— Ralph Waldo Emerson



**"It's not what's under
the Christmas tree
that matters,
it's who's around it."**

CHARLES M. SCHULZ

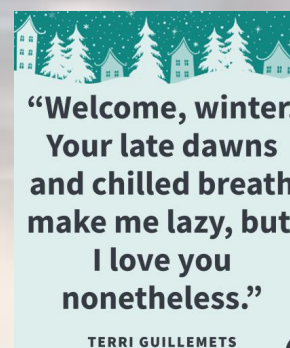
"To appreciate the beauty
of a snowflake it is
necessary to stand out
in the cold."

- ARISTOTLE



"What good is
the warmth of
summer, without
the cold of
winter to give it
sweetness."

JOHN STEINBECK



2026 Social Committee Calendar

KIDS' EASTER BUNNY BONANZA SAT, 3/28, 10a–12p

PANCAKE BREAKFAST—MEMORIAL DAY SAT, 5/23, 8-11a

ON-WATER POKER RUN TBD

PANCAKE BREAKFAST—4TH OF JULY SAT, 7/4, 8-11a

LAKE FEST FAMILY NIGHT FRI, 7/24

LAKE FEST SAT, 7/25

"EARLY" VETERANS' DAY
BOAT PARADE TBD

DUCK RACE TBD

PANCAKE BREAKFAST—LABOR DAY SAT, 9/5, 8-11a

FALL POKER RUN TBD

HARVEST PARTY/ TRUNK-OR-TREAT TBD

WILLARD PARADE OF LIGHTS TBD

DONUTS WITH SANTA TBD

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

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- HOODIE \$35

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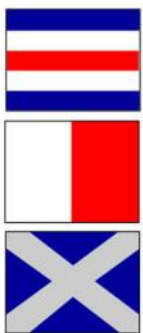
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1.0332 acre
\$199,900
IN CONTRACT

Listed By: Jon Moll



660 Tanglewood Tr

\$284,000

Listed By: Scott Barnett



566 Lake Shore Dr

\$210,000

Listed By: Don Danhoff



643 Holiday Drive
3 beds | 2 baths | 1200 sqft
100 x 196 Lot
\$239,000
REDUCED

Listed By: Michael Taylor &
Dean Taylor



161 Twin Bay Trail
.48 acre
Survey and soil testing have been
done **REDUCED**
\$17,500

Listed by: Buffy Sexton

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HOLIDAY LAKES

PROPERTIES SOLD IN 2025



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\$12,000



188 TWIN BAY TRIL
WILLIARD, OH 44890

\$890,000



0 LAKEWOOD RD
LOTS 1173-1174
WILLIARD, OH 44890

\$26,500



588 LAKE SHORE DR.
WILLIARD, OH 44890

\$440,000



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Sunday Open at 11:00AM

Closed Monday



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Willard Guitar Club

**1st and 3rd Wednesday of each month starting
September 3rd, 2025**

7 – 9pm

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Join us to advance your playing (and songwriting) skills and to perform in a FRIENDLY environment. ALL styles and levels are welcome. Each club features 20 min guitar lesson followed by open mic. Admission \$5 (donation).



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Improve patient/family experience of care

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- Skilled home care (PT, OT, ST, nursing, aide) services after hospitalization or surgery
- Patient is homebound (taxing effort or needs assistance to leave home)

Outpatient Therapy at Home

- Provides continued therapy care in the home with same great team after home health services have ended
- No homebound requirement

Wellness at Home

- Private pay, holistic model allowing patients to design their services with their goals in mind

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Holiday Lakes Property Owners Association

13 Lake Holiday Lane

Willard, OH 44890

419-935-0238

holidaylakesohio@gmail.com

www.holidaylakes.org



Office Hours

APRIL—AUGUST: Mon, Tues, Thurs, Friday 8:30 a.m. – 4:30 p.m.; Sat, 8:30 a.m.—12:30 p.m.

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

Closed : Saturday & Sunday and all Major Holidays

Check NextDoor for any changes in office hours

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Email: holidaylakesohio@gmail.com

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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).

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