

The Beacon

Volume 23

Issue 12



DECEMBER 2023

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

					1	2 Lodge Rental
3	4	5 10:30am—Cards Golf	6	7	8	9 Donuts with Santa 10am-12pm
10	11	12 5:30pm—Cards	13	14	15	16 Lodge Rental
17	18	19 10:30am—Cards Golf	20	21	22	23
24 Christmas Eve	25 Christmas	26	27	28	29	30
31 New Years Eve						



JANUARY 2024

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

HOLIDAYS AND OBSERVANCES: 1: NEW YEAR'S DAY, 15: MARTIN LUTHER KING JR. DAY



Fall 2023 Poker Run was a great success thanks to this wonderful community. We raised \$612 for golf cart trail maintenance! Thank you to the spectacular job our Host Houses did. From the haunted trail, to Beetle Juice to our own Bermuda Triangle, they really made each stop memorable.

Congratulations to our winners
Anni and Shelly!





HLPOA Membership Meeting Minutes

November 16, 2023

The meeting was called to order at 7:01pm by president Eric Griffin.

The pledge of Allegiance was said. Roll call was taken by secretary Lynda Snyder with all board members and managers present plus 14 members signed in. The minutes from our October 20, 2023 as published on Next Door and in The November Beacon were approved with a motion from Chris Pheiffer and a 2nd from Chris Hassmann.

President's Report: Eric Griffin Eric talked about Greenfield Township's proposed new Zoning Regulations. They are having to reassess their zoning regulations due to changes in the ORC. The zoning planning board on the advice from their lawyers is suggesting that the area of Holiday Lakes west of 99 be zoned Commercial. We are not sure why this change is being considered or what exactly the effect will be if this happens. Chris H and Chris P attended the Township Trustee meeting this past Monday and asked many questions. Do our bylaws supersede what Greenfield Township Zoning Regulations will state? Lot size to build a home is a main concern here. After sitting at this meeting, the consensus is that the Township Trustees will likely take under advisement and pass whatever the zoning board recommends. Dan S () Stated to remember the phrase "conditionally permitted use" and also suggested that there may be no actual residential zoning.... just industrial (which would include the landfill), commercial (which they are proposing for HLPOA) and agricultural. He stated residential property can exist within any of these zones. Dennis H (692) asked why the area within HLPOA east of 99 would be zoned differently? He stated this could cause issues down the road with different areas of 1 entity zoned differently and possibly allowing different scenarios. Chuck B (855) asked about multifamily dwellings being allowed if zoned commercial (which our bylaws forbid.) Bottom line is there we still have many questions we'd like answered. We want to make our voices heard and presence known in this matter. Chris H and Henry will be attending the next Greenfield Township Zoning Board Planning Meeting on Thursday, November 30 at 7pm at the Greenfield Village Town Hall (corner of 162 and Peru Center Rd). All are welcome to attend to hear what this board is proposing and how it may affect Holiday Lakes. Eric mentioned that the newly formed committees Finance, Maintenance and Planning and Rules and Regulations will be gearing up and meeting soon.

Vice President's Report: Chris Pheiffer Chris highlighted what Josh and his maintenance crew have been working on. Part of the existing cart paths near Portage Path have been regraded and re-stoned. The beautiful new bridge near the disc golf course was recently rebuilt. The new cart path over to the Willard Golf Club is progressing. Donated funds and materials have made this a reality. We have an easement in place with the property owner whose land we will use. Josh has found a great deal on fencing for this project. We are good to go with this project as soon as weather and Josh's schedule permit! Last community boat pull out went well and boats are all tucked in the buildings or in the parking lot for the winter. Josh opened the spillway gate on Tuesday and the lake is lowering. There are new more user-friendly signs and reflector poles at both "main" entrances to our community. The board approved a company to replace the roof and gutters, plus add an extension roof over the upper deck of the Brass. Weather permitting, work should begin on this very soon. Josh and crew have started to cut back and clean up some of the lodge rental dock area. He has figured a way out to add another 2-3 new docks here. Chris implored members that need to improve their shoreline or dock areas to take advantage and do this while the lake is lowered.

Treasurer's Report: Henry Jarrett Henry had October's Revenue and Expense Sheets available for handout. He briefly went over some numbers and line items. He, Anni and our accountants are still working on straightening out the miscoded items from the beginning of the year. This has proven to be a huge undertaking and is taking many many hours to figure out. Moving forward, things will be more streamlined and much easier to backtrack on if necessary. Henry has started working on the budget for 2024.

HLPOA Membership Meeting Minutes

November 16, 2023

Secretary's Report: Lynda Snyder Fall Poker Run was a success. Over \$600 paid out to winners and the matching amount goes to fund cart path maintenance. Upcoming Social events: Willard's Parade of lights Friday at 6:30pm downtown. A truly unique event with everything "lit" up with festive Christmas lights. We are entering a HLPOA "boat float", and tossing remaining Lake Fest 2023 t-shirts instead of candy this year. Donuts with Santa Dec 9 from 10-12 Mark your calendars for July 27, 2024 – Lake Fest 2024. It's HLPOA's 60 th birthday and the Lake Fest 2024 theme will revolve around this milestone event.

Director's Report: Chris Hassmann Chris reported that the Southern 5 Sewer District yearly assessment (\$78.00 per lot) will be going out Friday. Holiday Lakes is doing the billing for the S5SD for our association. Surveyors are in the area working for the engineering firm for the S5SD. Garcia Survey Company will be here for a few months. They are placing wooden survey posts with pink ribbons on them and the utility companies are also involved and placing metal flags around. Please do not disturb or remove these stakes or flags. They are vital in surveying for the sewer lines. They could be in your yard for some time until the survey is complete. The estimated completion date for the sewer project is November of 2026. Dennis H (692) wanted to verify that the \$78 yearly fee per lot would not mean that each lot would have a hookup fee. The answer to this as we know it is there will be 1 hook-up/tie in fee per house. There will be a charge per lot to have the sewer lines run across your lots. More details will follow as the S5SD. Lawyers and engineering firm navigate through this process. Tom Secor is the S5SD president and also a HLPOA member. Questions may be directed to him at tse-cor@southern5sewerdistrict.com. . Joe A (1143) Asked the zoning issue raised about 1.5 acre lots being required to build a new home. Our lots aren't that big and cannot be combined per our bylaws. So basically, that zoning change if adopted should not apply to us. Henry mentioned regarding the sewer hookups; that lots sold after the sewers come through will not get a "deal" on the hook up fees. They will pay the same if not more to tie in, as they will not be privy to the loan forgiveness (grants) that we hope to be able to obtain as the "first generation" of this major project. Sue F (1208) Asked if we had to come up with these funds as cash. . Answer is they will be added to our property taxes over an extended (30-40 year) time frame.

OLD BUSINESS: NONE NEW BUSINESS: Barb H (912) Put out a "public plea" for help for the overworked Social Committee. We are desperately in need of new members or volunteers willing to help with events. Please consider donating your time to our community. The same few people are getting worn out. Also there is no way to do 2 Social Events (i.e.: Poker Run and Tailgate Party) in 1 day. It's too much on the few volunteers that help. Chuck B (855) Gave kudos to Josh and crew on all that they do and how they do it. Josh has a vision and makes it happen. Many friends visiting have commented and complimented on improvements and projects. (Josh got a nice round of applause from the members present.) RoseAnn V (943) Was able to video tape the siphon being close and the opening of the spillway. She said it is quite the process and can see why it is so dangerous during the winter. Josh commented that since the dam is old (60 years!) that the gate opens from the bottom making it harder to "crank open". Dennis H (692) Implored that we keep Josh and crew safe during this process. THE OFFICE WILL BE CLOSED THE WEEK OF THANKSGIVING.

Also a reminder that the new office is now closed on Tuesdays but open on Wednesdays. The following new members were approved for membership by motion of Chris P and a 2 nd by Chris H: Megan & James Stricker 828 Wildwood Sean Stumbo 1075 Robin Lane NOTE*** Members are not approved for membership until all criteria (dues, membership application, contact information etc.) is met. Meeting adjourned at 7:38.

*****REMINDER*****

No December membership meeting. Next Membership Meeting is January 18, 2024 at 7pm.



Upcoming Membership meetings....

January 18th at 7pm

February 15 at 7pm

March 21 at 7pm

April 18 at 7pm



The board has formed 3 new committees to help guide the association's future planning and success. We are encouraging members to get involved in the association by volunteering their time and talents. Interested volunteers should email Anni at holidaylakesohio@gmail.com. Please indicate which committees you are interested in. Committee Chairs will schedule meeting dates and manner of attendance via conference call, video or in person.

New committees:

#1 Planning, faculties & maintenance committee (this committee is full)

Chair: Chris Pheiffer

#2 Finance Committee

Chair: Henry Jarrett

#3 Rules and Regulations

Chair: Eric Griffin

Existing Committees

Neighborhood Watch & Safety

Chair: Chris Hassmann

Social Committee

Chairs: Joe Wiles & Lynda Snyder

Lake fest Committee

Welcome Committee

Ski Club

Fishing Club

Architectural review Committee

Chair: Josh Draper & Henry Jarrett

Appeals Committee - Appointed

**Happy
60th Birthday
Holiday Lakes**

Lake Fest

2024

Planning Meeting

February 7th at 7 pm

Help us decide a catch phrase

For our biggest party of the year.



WE WANT YOU

**Love all the activities/events
that Holiday Lakes
hosts?**

**Want to meet more Lake
members & neighbors?**

**Have ideas for a new
activity/event or new ideas
to add to existing events?**

Join the Social Committee
and help us plan the next
event. We would love
new members and different
event ideas.

The Social Committee
doesn't require a lot of
personal time, just a little for
each event.



Improvements Around the Lake

Meadowview Brush Removal



Lodge Docks Upgrade and Addition Of new docks



2024 Annual Dues



Members can expect their 2024 invoices in February. We are going away with PayHOA, however, we are implementing a new systems that is a part of Sage Accounting. This method will be much more efficient for the office staff and our members. All invoices will have information on how you can pay your dues via bank or credit/debit for your convenience.

Collection Policy

1. The Annual Assessment is due on February 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.

Be a Safe Pedestrian and Driver

With spring here, we're seeing more and more people out walking in Holiday Lakes.

The increased presence of pedestrians we see this time of year also means more opportunities for accidents.

Safe driving on the road and cautious walking might seem to be common sense. But pedestrian accident statistics demonstrate that often, common sense is lacking or ignored by both drivers and pedestrians. Here are ten reminders to heed when you are driving your car or walking on the road to help keep pedestrians safe.

Safety Tips for Pedestrians

- If a walking path is not provided, always walk as far on the shoulder of the road as possible and walk facing traffic.
- If walking at night or in dark conditions, carry a flashlight and wear reflective clothing, such as a reflective vest or coat with reflective markings.
- Always cross the street at an intersection. Be especially mindful for cars turning left or right at intersections.
- Avoid distractions. Avoid any distractions when walking on or near the road or crossing the street. Using cell phones, electronic devices, ear buds, or headphones is a distraction. Having anything in or over your ears can limit your senses and provide a distraction. Do not drink and walk. Avoid walking if you have consumed drugs or alcohol. Even a small amount may impair your judgement, reaction time, and coordination.

Safety Tips for Drivers

- As a driver, your legal responsibility to other drivers extends to pedestrians. Always: follow the rules of the road, exercise caution, avoid distractions, be alert for safety signs and signals and yield to pedestrians at intersections, crosswalks, parking lots, and driveways.
- Always use extra caution when driving in poor conditions, such as bad weather, poorly lit areas, and simple nighttime driving, all of which can make it difficult to spot pedestrians.
- Always obey the speed limit, especially in areas near crosswalks and intersections. Reduce your speed when approaching intersections or crosswalks and be prepared to stop if necessary.
- A stopped vehicle is stopped for a reason. Another driver may see pedestrians crossing the road or children playing in the area that you cannot see.
- Never drive under the influence of drugs or alcohol. Period.
- Avoid distractions. Using cell phones, is illegal and a distraction.



Please keep all ATV, UTV, Golf Carts etc. on the designated golf cart paths. Any damage to the HL Green Areas is subject to violations and fines. Our golf cart paths are a wonderful way to enjoy the beautiful HL scenery. Please be respectful of the paths and drive with caution to prevent damage to



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.

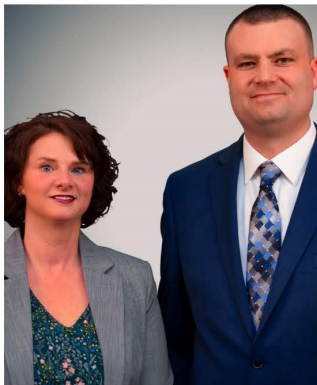
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HOLIDAY HOURS

Christmas Eve - Closed

Christmas Day - Closed

December 26th - Closed

New Years Eve - 11am-4pm

New Years Day - Closed

January 2nd - Closed

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*

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Office Hours

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

Saturday— hours posted weekly

Closed Wednesday 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).



Holiday Lakes POA

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