

# Sugar Scoop



*Property Owners Association  
5477 Worthington Ct. Gladwin, MI 48624  
989/426-4111  
[www.sugarsprings.net](http://www.sugarsprings.net)*

*January / February 2016  
Volume 54 Issue 1*

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Cover photo of a male Pileated Woodpecker taken by Terry Hoenle, Lancer Realm in November 2015

## **WINTER POA OFFICE HOURS**

Monday through Friday 9am to 4pm - January 1st through February 28th

Closed on Saturdays, Sundays and Holidays

The office will be open 10am to 3pm on the following Saturdays:  
January 16th & February 20th



<b><u>BOARD MEETINGS</u></b>
<i>Meetings are held in the Activity Building</i>
<b>March 19, 2016 ~ 10am</b>
<b>May 21, 2016 ~ 10am</b>
<b>June 18, 2016 Annual Meeting 1pm &amp; Regular Meeting</b>
<b>July 16, 2016 ~ 10am</b>
<b>August 20, 2016 ~ 10am</b>
<b>October 15, 2016 ~ 10am</b>
<b>December 10, 2016 ~ 10am</b>



# General Manager's Report

January 2016

The beach clubs, rental docks, and golf course have all been put to bed for the winter, awaiting your return in the spring. It was another successful year for Sugar Springs Property Owners Association, and I hope for all of you, it was as well.

The world has become such a dangerous place, with killings over ideology happening in a massive scale in all parts of the globe; people looking for notoriety and their fifteen seconds of fame by inciting or participating in acts of violence. This year, one young man took it upon himself to cause great concern, within our own little sanctity of Sugar Springs, by going on a crime spree that affected a number of our members. Thank goodness he was caught, most of the stolen goods returned, and he will now be dealt with by our justice system. Make no mistake crime happens in Sugar Springs every year but this young man brought it to light because he targeted a number of homes in the same neighborhood.

One good thing that happened because of these break-ins is that a new internet based neighborhood watch program has been started within and only for Sugar Springs residents. I am a co-administrator of the site, but member Steve Johnson really deserves all the kudos for developing and managing the site. He has done a tremendous job setting up the site, making sure it is going to operate properly, and adding all the new members to the watch group. He deserves to be singled out and thanked for all his hard work. I have previously sent out how to become part of this effort, and will do so again in the future. Being a member of the watch group does not mean you are out on civilian patrol but rather as our motto says, "See Something, Say Something." Not all things will be criminal but by posting something suspicious you notify us, and more importantly your fellow members, to be aware. I urge each and every one of you to join the Sugar Springs Neighborhood Watch Group. If you choose not to, at the very least, be aware of what is happening in your neighborhoods. We need to let those who want to invade our "piece of heaven" that crime will not be tolerated. We will root you out and see that you face the justice system if you try.

For 2016, we will again be doing a number of projects within Sugar Springs. Many of these involve large amounts of money but you probably won't notice. The parking lot at the POA office is scheduled to be replaced. It is forty years old and falling apart. The second phase of fixing Camper Storage will also happen this year. Those two projects by themselves are budgeted to spend over one hundred thousand dollars, but they both need to be done. There are always two opposing sides when it comes to operation of a business the size of Sugar Springs; those who say we need to keep tightening our belt, stop spending and live within our means. There are also those who say we understand that in order to stay relevant, maintain our property values, entice others to join us in Sugar Springs, we must spend money to keep/improve all our amenities. I'm sure you have all heard the phrase, "you move forward or you die." Sugar Springs must move forward. There are a number of other projects that we hope to complete in Sugar Springs during 2016 but none are of such a large dollar amount.

I know that there are a large number of members who enjoy all the winter activities Michigan has to offer but I cannot wait for next summer to be upon us. Dust off the snow, open the doors and windows and let's enjoy another summer season in Sugar Springs. Have a safe and pleasant winter, no matter where you call home in our off-season. If you do decide to brave the weather, don't forget the Hearth Restaurant if open for your dining needs.

A handwritten signature in black ink, appearing to read "Robert Neeb". The signature is fluid and cursive.

Robert Neeb, CMCA, AMS, PCAM  
General Manager

**Sugar Springs Property Owners Association**

# Board of Directors Meeting Minutes



## Sugar Springs Property Owners Association Board of Directors

President Jim Issitt, Vice President Dale Maxim, Ben Baker, Dale Dunham,  
Dennis, Hagey, Thomas Hug, Judith Purdy, Steve Surowiec

Per SSPOA Bylaws & Covenants Article IX, Section (d) The Newsletter, in addition to other information published, shall contain in the next succeeding issue, a summary of: (1) board actions; (2) standing committee reports; (3) annual budgets & financial statements. Full minutes are available for review at the POA office, or you may obtain a copy for a nominal copying fee.

## **December 12th, 2015 Board of Directors Meeting**

### **BOARD ACTIONS**

- Approved minutes of the October 17th, 2015 Board of Directors Meeting
- Accepted Treasurer's Report
- Approved dates for the 2016 Board of Directors Meetings and the Annual Membership Meeting.
- Approved 2016 Operating Budget.
- Approved 2016 Capital Expenditures
- Approved that the 2016 Lake Assessment be set at \$150.00 for Tier One lots, \$80.00 for Tier Two lots and \$40.00 for Tier Three lot
- Approved the 2016 User Fee Schedule
- Approved Deborah E. Mahaffy as Editor of the Sugar Scoop for 2016
- Approved Matt Schindler as the trustee of the SSPOA Retirement Plan for 2016 and as the administrator of the SSPOA Health Care Plan for 2016
- Approved 2016 tournament schedule for the Men's and Women's Golf Associations
- Approved *RESOLUTION*: Whereas, the Sugar Springs Board of Directors hereby resolves to add 3% of our annual 2015 revenues into the Building Reserve Fund. This fund was established by the Board of Directors at the December 13, 2003 Board of Directors Meeting.
- Approve *RESOLUTION*: Whereas, the Sugar Springs Board of Directors hereby resolves to add 2% of our annual 2015 revenues into the Parking Lot Replacement Fund. This fund was established by the Board of Directors at the December 14, 2013 Board of Directors Meeting.
- Approved *RESOLUTION*: Whereas, the Sugar Springs Property Owners Association Board of Directors hereby resolves to add \$20,000.00 to the Lakes Dredging Fund
- Approved PLM Lake Management's lake treatment contract for 2016
- Approved the consolidation of Queens Realm lot #61 and lot #62
- Accepted the resignation of Dick Buell, Mary Wagner and Barry Selwood from the Architectural and Environmental Control Committee
- Appointed Don DeMatio, Lynn Wright and Tom O'Brien to serve on the Architectural and Environmental Control Committee through March of 2016
- Approved recommended requirements and fees for consolidating lots purchased from the Gladwin County Land Bank and Gladwin County Treasurer. Lots must be purchased and consolidated between January 1, 2016 and December 31, 2016 and share a common property line. This special provision will be in effect from January 1, 2016 through December 31, 2016 and may be extended by the Board of Directors.

### **OLD BUSINESS**

Brian Winkowski has contacted the DNR office in Gladwin, Roscommon and Grayling regarding deer population management and filed the information with the Board for review. The residents of Sugar Springs have created a healthy environment for deer by providing food for the animals. The DNR suggests a local ban on feeding. Management of population includes limited hunting in residential areas under strict guidelines by the State of Michigan.

*Continued on Page 7*

**COMMITTEE REPORTS**

**ARCHITECTURAL & ENVIRONMENTAL CONTROL COMMITTEE** (Dale Dunham)

Meeting minutes of October 20 and 27, November 10 and 25 and December 2, 2015 were submitted to the Board prior to the meeting. Activities included 18 tree removal permits, 4 color change permits, 1 deck permit and 11 sign permits for a total of 34 actions.

**AIRPARK COMMITTEE** (Judith Purdy)

No Report

**BUDGET COMMITTEE** (Jim Issitt)

Report provided to the Board prior to the meeting.

**BUILDING & GROUNDS COMMITTEE** (Steve Surowiec)

No Report

**CAMPING COMMITTEE** (Judith Purdy)

No Report. Next meeting scheduled for May 2016.

**ELECTION COMMITTEE** (Jim Issitt)

No Report

**GOLF COMMITTEE** (Dale Maxim)

No Report. A new chairperson was appointed.

**LAKES COMMITTEE**

No Report

**MEMORIAL COMMITTEE** (Steve Surowiec)

No Report

**NOMINATING COMMITTEE** (Ben Baker)

No Report. Those wishing to run for the 2016 Board of Directors Election should seek application from the POA Office. Deadline for submission is Monday, February 1st at 5pm.

**PLANNING COMMITTEE** (Ben Baker)

Meeting minutes of October 22, 2015 provided to the Board prior to the meeting. The next scheduled meeting is January 14, 2016.

**RECREATION COMMITTEE** (Tom Hug)

Minutes of November 10, 2015 meeting were provided to the Board prior to this meeting. Upcoming events include a Winterfest at the Chalet on January 16, 2016 and Potlucks scheduled for February 7 and March 13, 2016.

**ADDRESSES TO THE BOARD**

Member's concerns included increases in assessment fees, the validation of gate passes, deer management, consistency in the Architectural and Environmental Control Committee's forms and regulations, and unsuccessful silt trap reconstruction in Kings Way area. Also noted were requests for Board to approach the requirements and fees for consolidating lots purchased from Gladwin County with caution and take into consideration members who consolidated lots in the past. Exploring means to acknowledge renters who have a strong interest in Sugar Springs activities was also suggested to the Board.

**COMMENTS FROM THE BOARD**

- Directors delivered good wishes for a healthy and successful New Year
- Suggested when using Social Media, do not advertise that your home will be vacant for a period of time
- Members, Brian Winkowski and Steve Johnson were thanked for their interest and input
- REMINDER: Please join the internet based Neighborhood Watch Group, Contact: firebat@aol.com, email subject line should be "Watch Group" and should include your name(s), address, realm, email address and the year you became a Sugar Springs member.

**FINANCIAL TOTALS as of October 31, 2015**

Cash on Hand: \$717,115    Lake Dredging: \$35,000    Emergency Reserve: \$128,000  
 Building Fund: \$144,000    Parking Lot Fund: \$19,119

<u>REVENUE:</u>	Oct ACTUALS	Oct BUDGET	YTD ACTUALS	YTD BUDGET
Administration	\$12,993	\$9,865	\$1,188,524	\$1,213,500
Building & Grounds	\$2,232	\$2,350	\$140,777	\$131,150
Pool	\$1,427	\$1,950	\$66,685	\$68,500
Pro Shop /Golf Course	\$6,575	\$5,450	\$357,951	\$356,870
Restaurant	\$42,011	\$37,500	\$473,306	\$423,500
Lake Management	\$719	\$400	\$180,668	\$170,200
<b>Total Revenue</b>	<b>\$65,957</b>	<b>\$57,515</b>	<b>\$2,407,911</b>	<b>\$2,363,720</b>
<u>EXPENSES:</u>				
Administration	\$36,124	\$36,315	\$383,693	\$398,390
Building & Grounds	\$42,457	\$35,970	\$337,233	\$342,195
Pool	\$14,651	\$15,240	\$144,054	\$145,250
Pro Shop	\$12,215	\$13,745	\$166,836	\$170,880
Golf Course	\$41,763	\$41,055	\$344,656	\$360,870
Restaurant	\$54,977	\$49,480	\$556,638	\$515,965
Lake Management	\$1,748	\$20	\$192,301	\$189,800
<b>Total Expenses</b>	<b>\$203,935</b>	<b>\$191,825</b>	<b>\$2,125,411</b>	<b>\$2,123,350</b>
<b>Rev. Less Expenses:</b>	<b>(\$137,978)</b>	<b>(\$134,310)</b>	<b>\$282,500</b>	<b>\$240,370</b>

Cash Savings Account: \$19,186    Petty Cash Account: \$2,905    Memorial Savings: \$16,401

# Winter Hours

Sunday 9am to 8pm  
*Breakfast served at 9am*

Monday - Thursday 4pm to 8pm  
 Friday & Saturday 4pm to 9pm

*Pub closing hours based on patrons.*





## THANK YOU, SUGAR SPRINGS

The 2015 Mitten Tree  
made another successful  
delivery to Gladwin Schools.  
Your generosity meant  
a warmer holiday  
for dozens of children.

*Sponsored by Gadabouts, Go-Getters,  
Happy Wanderers & Stitchers.*

It's "Pot Luck" time--  
filled with Love!



Sunday  
February 14, 2016  
5-8 p.m.

Lancer Room

Please join your neighbors  
for a fun evening  
of food and cards/games.

Bring a dish to pass, table service,  
and a game/cards of your choice.

Sponsored by  
the Sugar Springs  
Recreation Committee

For more info, contact  
Joyce Lewis, 989-324-8175

# Memorial Committee

Donations for Memorials can be made at the POA building. Memorial Funds are used in many areas at Sugar Springs. Recent purchases from Janet Smith's Memorial donations include a bench that has been placed in the Activity Center and the balance of her donations and existing donations have been used towards the purchase of a Lectern. This Lectern will be located in our Activity Center where the Memorial Book listing completed projects and names of those commemorated will be placed and available for all members viewing.

## *Completed Memorial Fund projects for 2015*

Memorial funds from Connie Barrus's accounts were used to purchase two flowering trees for the Ladies Tee on Hole #12 of the Golf Course. Dennis Carl Memorial Funds have been used for the new tee on Hole #18 of the Golf Course. A brick on the Driving Range was purchased with the donation for Charles Parisi. Roger Johns Memorial Funds were used to purchase trees placed on the 4th fairway of the Golf Course.

*Memorial donations have been received for the following:*

*Charles Parisi*

*Connie Barrus*

## *Current Memorial suggestion list*

*Sugar Springs Beautification Projects  
American, Michigan & Sugar Springs flags  
Sugar Springs Beach Areas  
Sugar Springs Golf Course  
Sugar Springs Recreational Areas  
Sugar Springs Chalet Area*

## **Volunteers Needed**

Our Memorial Committee members are looking for a couple of individuals who would be interested in serving on this committee. We have four meetings during the year (May, July, September & November) where we go over the current and future projects, financials etc. .

## SUGARCISE

Mondays, Wednesdays & Fridays  
9:00am in the Lancer Room  
of the Activity Center.



Join us for an hour of fun and improve your fitness level. Start with a warm up to get those muscle groups ready, then swing into a "FUN" cardio segment. That's right we said "FUN CARDIO". Finish with exercises to improve muscle tone in those "areas" we all need to work on. Classes are led by an instructor that will demonstrate low impact moves and lead you through an hour of "fun". Wear good supporting shoes and clothing that allow you to move. We are going to do some hip shaking.

Thanks, Joyce Lewis  
812/593-3915

## TEAM TRIVIA

Join your Sugar Springs neighbors on Wednesday evenings at  
7:00pm

in the Activity Building

Cost is \$2/person

Cash prizes ~ Snacks

Question topics run from Golf to Geography, Science to Sports, Money to Movies, Landmarks to Language, Entertainment to Endangered Species, Food to the Funnies, Drinks to Dogs, TV to Travel, Vegetables to Vegas, and More.



**Come, be on a team,  
and have some fun  
with us.**



The Sugar Springs Recreation Committee invites you to attend their monthly Birthday Dinners held on the last Monday of the month, at 5:00 pm. Join us at the Hearth Restaurant for dinner and we will provide the dessert. Have fun with friends, or make new ones as we celebrate those who have had their birthdays throughout the month.

## Mah Jongg

Attention Mah Jongg Players

The game of Mah Jongg will be played on Tuesday evenings at 6pm in the Lancelot Room.

If you are interested in playing the game please join us.



## Stay Fit, Healthy & Strong Forever

Join our exercise group!

Stretching and toning your muscles to video instructions, some standing up, some sitting in a chair, no floor exercises.

**MONDAY - WEDNESDAY - FRIDAY 9:00 to 10:00am**

in the Lancelot Room of the Activity Center



# Classifieds

## VACATION RENTAL

Lake Lancelot, 3 bedroom - 2 bath Sleeps 15, 2,100 sq ft. 48 ft deck overlooking lake. Fire pit / gas grill. Pontoon rental available. Perfect!! \$950 a week for the off season . Additional fee for over 6 guests. Call Don 586-805-9029 or Sherryjacoby@gmail.com.....**07/16**

## FOR SALE

2003 Travel Trailer, Mallard by Fleetwood Model 33Z, actual length is 34 feet, large power slide out, excellent condition, used very little, \$6,900. Call 981/625-2713.....**01/16**

## FOR RENT

Waterfront lot on Lake Lancer, 165' on the water, dock, deck, new well, sewer hook up, all set up to camp with your camper. Will rent by the week, month or season. Call 810/625-2713.....**01/16**

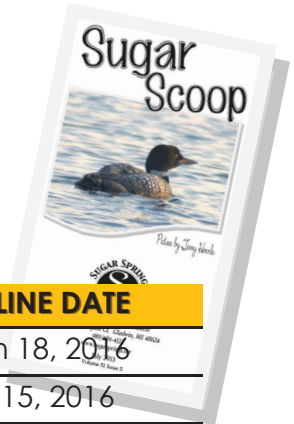
## GOLF COURSE RENTAL

Cozy 3 bedroom, 2 bath, overlooking the eight tee in Sugar Springs. Reasonable rates—short or long term. Contact Jen for details at 248/805-2304.....**03/16**

thank  
you!

To all of my friends at Sugar Springs. Thank you for the prayers and help, also for my lift chair. I love you all, Rosemarie Davis

**Sugar Scoop Newsletter**  
5477 Worthington Court  
Gladwin, MI 48624  
989.426.4111



SUGAR SCOOP ISSUE	DEADLINE DATE
March / April '16	March 18, 2016
May '16	April 15, 2016
June '16	May 20, 2016
July '16	June 17, 2016
August '16	July 15, 2016
Sept / Oct '16	September 16, 2016
Nov / Dec '16	October 14, 2016

[www.sugarsprings.net](http://www.sugarsprings.net)  
Email the Editor: [dmahaffy@sugarsprings.net](mailto:dmahaffy@sugarsprings.net)

## Skeels Christian School Can/Bottle Donation Pickup

If you have cans or bottles you would like to donate to Skeels Christian School, please call Brian & Mary Owens at 989/246-1149. Leave a message with your name, address and a day & time that would work for someone to pick up your donation. Thank you in advance for your support!





## SUGAR SPRINGS POA DIRECTORY

<b>SSPOA OFFICE</b>	<b>989.426.4111</b>
<b>SSPOA OFFICE FAX</b>	<b>989.426.0935</b>
<b>ACTIVITY BUILDING</b>	<b>989.426.0939</b>
<b>RESTAURANT</b>	<b>989.426.9203</b>
<b>ACTIVITY CENTER/ POOL</b>	<b>989.426.0938</b>
<b>CAMPGROUND RESERVATIONS:</b>	<b>989.426.4232</b>
<b>WEBSITE</b>	<b>www.sugarsprings.net</b>
<b><u>SUGAR SPRINGS GOLF COURSE</u></b>	
<b>PRO SHOP</b>	<b>989.426.4391</b>
<b>GOLF TEE TIMES</b>	<b>989.426.1162</b>

### SSPOA WINTER OFFICE HOURS

MONDAY THROUGH FRIDAY 9AM TO 4PM  
CLOSED ON SATURDAYS, SUNDAYS AND HOLIDAYS

### Sugar Scoop

*Email Sugar Scoop Articles and Digital Pictures  
to the Editor at [dmahaffy@sugarsprings.net](mailto:dmahaffy@sugarsprings.net)  
Please put "Scoop" in subject line!*



## Sugar Springs Campground

### OPEN YEAR ROUND

We are now taking camping reservations for the Campground by telephone at (989) 426-4232. Please let your friends and family know they have this option to ensure that a camping spot will be waiting for them. They can secure their reservation by paying for their entire stay as much as a year in advance. Propane, campfire wood and bags of ice are available for purchase at the Campground.

<u>CAMPGROUND FEES</u>				
	Daily	Weekly	Monthly	Group Daily*
Members	\$18.00	\$105.00	\$350.00	\$16.00
Guest	\$20.00	\$118.00	\$390.00	\$17.00
Public	\$21.00	\$126.00	\$465.00	\$18.00
Surcharge	\$11.00	\$42.00	\$132.00	\$11

From Dec. 1st thru Feb. 28th a surcharge will be added to the above fees  
\*Group rates only offered on pre register groups of 4 or more sites

# Advertising Opportunities

Advertising is the most direct way to reach this growing community of Sugar Springs and members across the state of Michigan. All businesses who advertise in our newsletter, the **Sugar Scoop** will also have their advertisement on our website [www.sugarsprings.net](http://www.sugarsprings.net). We have a current circulation of approximately 2,500 copies per issue of the **Sugar Scoop**. If you are one of those who realize what a captive market you are reaching by advertising in Sugar Springs, I would like to share with you some of our advertising options:

**Business Card** advertising is currently available in the **Sugar Scoop**. The cost for a single ad is \$180 or a double size ad for \$340. As requested, we have expanded to allow also quarter page (4.55 x 2.50) for \$620, half page (4.45 x 5.0) for \$1,200, and full-page (9.15 x 5.0) for \$2,000 ads. Quarter page, half page & full page ads may be paid quarterly with a signed Advertising Contract. All business cards ads will displayed both in the **Sugar Scoop** and on the Sugar Springs website, [www.sugarsprings.net](http://www.sugarsprings.net).

**A full page (8 1/2 x 11 – double sided) insert** in the **Sugar Scoop** is \$300 per sheet. Please note that you must notify the POA office one month prior to the issue in which you would like your ad to be inserted.

**Golf Tee Sign** allows advertisers to sponsor a tee box sign with their own ad. (A tee box sign includes yardage, handicap, and map of the hole—visible for golfers).



**Need more information on Business Advertising?**

**Contact us by email at: [dmahaffy@sugarsprings.net](mailto:dmahaffy@sugarsprings.net)**

**or call the POA office 989-426-4111**

## PERSONAL AD - SUGAR SCOOP



Date submitted: \_\_\_\_\_ Member # \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: ( \_\_\_\_\_ ) \_\_\_\_\_

Amount paid: \_\_\_\_\_ Cash or Check (circle one)

**Place ad in the following issues - \$5.00 per Issue**

**Circle Issues: Jan / Feb Mar / Apr May June July Aug Sept / Oct Nov / Dec**

**Mail Form and Payment to:**

**Sugar Scoop Editor 5477 Worthington Ct. Gladwin, MI 48624**

Use the space below or attach a separate paper stating exactly how you want your ad to appear using 25 words or less.

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## Sugar Scoop Advertising

### Automotive



1435 W. Cedar Ave., Gladwin, MI 48624  
(989)426-9489 WWW.LEEOTTO.COM

### Building & Remodeling

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www.rdwbuilders.com

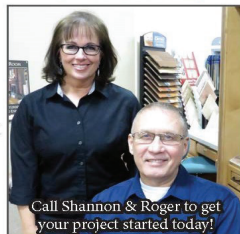


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[www.baileyinsurance.net](http://www.baileyinsurance.net)

## Sugar Scoop Advertising

### Churches



CHRIST THE KING  
LUTHERAN CHURCH ELCA  
600 S. M-18, Gladwin, MI 48624  
ctking@ejourney.com  
989-426-1659  
www.ctkinggladwin.org



Saturday: 5:00 p.m. Worship  
Sunday: 10:00 a.m. Worship  
Adult Sunday School - Sunday 8:45 a.m.  
Children's Sunday School - Sunday during the service  
Choirs, Bible Study Groups, Fellowship Groups, Youth,  
Service, Mission Work Everyone is welcome!

### Dining & Entertainment

## West Branch Cinema3

Movie Hotline ... (989) 345-7887

FACEBOOK

Or use Zip Code 48661 to locate us FAST on  
moviefone.com

### Emmanuel Baptist Church

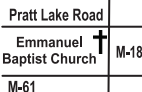
3089 Pratt Lake Rd., Gladwin  
Rev. Joe Dorais, Pastor  
989-426-9861

Visitors Welcome!

Come and Worship With Us!

Youth, Children's and Nursery Programs Provided

Sunday School 9:30am • Worship Service 11:00am



M-18

M-61

### Health



### Family Health Care By Natural Methods

*Accepting New Patients  
By Appointment*

**Dr. Jeffery R. Patt**  
1139 E Cedar  
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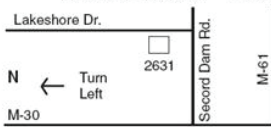
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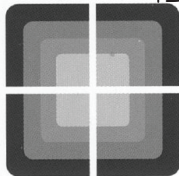
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**Next Official Board Meeting Saturday, March 19th, 2016**  
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