



# WARBLER'S HIDEAWAY NEWSLETTER

FALL 2024

## **PRESIDENT'S REPORT...**

Hello Warbler's Community,

This summer at Warbler's has been truly spectacular. It's wonderful to see so many familiar, friendly faces at the pool, on recreational vehicles, and at our events. We kicked off the summer with the pool opening, the fishing contest, and a pancake breakfast. A special thank you goes to the Misiaks for volunteering and leading the kids' fishing contest, and to Chad and Debbie Morgan, Jeff Barber, and other volunteers for their service at both pancake breakfasts. The Fourth of July never fails to draw a big crowd, and this year's events were no exception. The parade and fireworks display were fantastic. A huge thank you to Steve Pilchak, our fireworks committee chair, Chuck and Rachel Sebolt, who sort and return the bottles and cans that help fund our fireworks, Lovells Township for their generous donation, Lovells Fire Department, and the many other volunteers who helped with the fireworks. We will conclude our summer Labor Day weekend with a members' appreciation luau-themed celebration hosted by our social committee chair, Christine Murray.

We have also made some updates to our community. The hay barn has been dismantled, and a new shed has been purchased and placed by the gun range for the storage of targets, a zero-turn mower, and miscellaneous tools used to maintain the grounds in that area. A much-needed new high-efficiency furnace and central air unit have been installed at our clubhouse, which will save costs in the long run by reducing propane use.

Every year, three board members end their term and three

new board members are elected to take those seats. This year, Paul Wayco, our vice president, who has volunteered for many services including helping to maintain our pool. Paul has shown amazing dedication and support to our community but is unable to run again this year as he has already served two consecutive terms. We are extremely grateful for his fulfillment of this commitment and his outstanding service. Alisa Zumer-Dingel has not only served as a board member but has also done a phenomenal job as our treasurer for the past three years. Alisa is running for another term this fall, and we hope she will be able to continue her outstanding service on our board. Elvia Bottini, who took the seat of DL Schopp after his resignation last fall, has done an exceptional job completing DL's term this past year and is also a candidate this year. We hope Elvia can continue her remarkable service to this board as well. A huge thank you to all three of you for your service, and good luck to Alisa, Elvia, and the other candidates in this year's board of directors' election.

When a new board is assembled each year, one of their first tasks is to create the necessary committees for our community. I would like to take a moment to thank all our committee chairs from this past year for volunteering their time, services, and effort for the benefit of us all. You are all extremely appreciated and valued.

Lastly, I want to welcome all of our new Warbler's members and thank all members for making our community amazing.

Sincerely, Darren Slupka



## **VICE PRESIDENT'S REPORT...**

To all the Members of the Association,

I would like to thank all of you for your friendship and support over the last four years that I have served on the Board. It has been an honor representing this Association. I would like to do a special thank you to Robin Thoms. She has helped every step of the way. After John Newlin passed away, Robin lent her support and guidance to help me keep things going. I have met so

many great people and loved making my rounds to say hi to all the members. I really enjoyed taking care of the pool last year. I found out how important that pool is to so many. Many wonderful memories were made there. All the kids playing and having fun definitely was a highlight. Good luck to the Board.

Thank you

Paul Wayco – Vice President

## **TREASURER'S REPORT...**

I hope everyone has had a chance to get out and enjoy some of Warbler's amazing amenities this summer! The pool has been warm and welcoming, a wonderful oasis after a day on the river or trails! I have especially enjoyed our nature trail this year.

As of end of June, our dues revenue this fiscal year ending

in September, \$75k, is at 95% collected of our \$79k budget from 384 members. We did a charge off of \$6,500 uncollectible debt that we had been carrying on the books since before 2016 from previous members that no longer owned the property. We have recovered over \$2,000 in past dues thanks to the many efforts of our secretary, Robin Thoms.

### **TREASURER'S REPORT CONTINUED...**

Currently, we have \$14k in past dues that have liens placed on the member's property in additional efforts to collect funds owed.

Our expenses are hovering around 70% overall. We focused on maintenance and larger projects this year by replacing the furnace in the clubhouse. With the new furnace,

air conditioning was installed also. Another expense was the new pool pump. Late summer last year, we purchased new John Deere zero turn lawn mower and ride on tractor mower. The campground committee donated \$6k towards the purchases.

Hope to see you all at the annual meeting!

Alisa Zumer-Dingel

### **UPDATES AND REMINDERS:**

• *The AED has been installed and is located in between the bathrooms at the clubhouse pool. It will be located here from Memorial Day to Labor Day and moved into the clubhouse for the colder months. Thank you again for all who donated for this life saving device.*

• *Fick & Sons propane price for Warbler's members will again be \$1.599 for the 2024/2025 heating season.*

• *Please be mindful of your dogs. There have been several complaints regarding unattended dogs.*

• *As always, please watch your speed in the Association. The speed limit in the inner circle is 15 mph and 5 mph in the campground. This is for everyone's safety!*

### **CONSERVATION COMMITTEE REPORT...**

Michigan's prime hunting seasons are fast approaching and, by all accounts, this should be a great year to harvest deer and wildfowl. I hope you are as excited as me, to get out and hunt and bond with fellow hunters!

A quick update on recent accomplishments... The conservation committee held a meeting on July 20th, where we discussed several ideas for social events, fundraising, and improvements to the gun range. I am excited about the committee's input and we'll be reaching out to volunteers to help with projects. The shed has been placed at the gun range, which will provide a place to keep targets and clay shooting supplies. Benches have been stained/sealed and were recently placed throughout Warblers common areas. See if you can find all seven of them!

We are planning to hold a few wintertime social events tied to conservation. The ideas we narrowed down are: building bird houses and/or planter boxes, CPL and/or hunter safety classes, and fireside talks by esteemed conservation leaders. And of course, don't forget about the Sportsman's Banquet on November 16th! Stay tuned to the Warblers Facebook page for details.

I look forward to hearing everyone's stories, tall and short, at the Sportsman banquet. Until then, be safe and I wish you an enjoyable and bountiful Fall season!

Andy Joseph

## **UPCOMING EVENTS MARK YOUR CALENDAR**

**Member Appreciation Luau** - Aug. 31, 2024 at 1 p.m.

**Annual Meeting** - Oct. 5, 2024 at 1:00 p.m.

**Halloween Party and Trick or Treating:**

Oct. 5, 2024 at 5 p.m. Trick or Treating at 6:00 p.m.

**Sportsmen's Banquet** - Nov. 16, 2024 at 6 p.m.

## **AGENDA...**

### **Annual Meeting**

### **Warbler's Hideaway Association**

**Saturday, October 5, 2024**

**1:00pm at Warblers' Clubhouse**

1. Call meeting to order with the Pledge of Allegiance
  2. Roll call
  3. Reading of minutes of the previous meeting
  4. Reports of the Officers
  5. Reports of Committees
  6. Unfinished Business
  7. Election of Officers
- Organizational Meeting of New Board to Follow.



### ***FIREWORKS COMMITTEE...***

Thank you to everyone who came to enjoy the fireworks show this year. The team of volunteers worked very hard to set up, prepare, and execute the show, and we had another successful display in 2024! We continue to solicit feedback from members each year and utilize it to ensure that we are able to deliver the best show possible each year. I want to sincerely thank the Warblers Board of Directors for continuing to support the fireworks display each year! Thank you to Lovells Township for the donation that adds to the success that we have been able to enjoy! Thank you to Ed Lohr and the Lovells Township Fire Department for being on site before, during and after the display to ensure that everyone remains safe in the event of any danger!

A big thank you to the volunteers that gave their time to be a part of the team that organized, assembled, and executed the fireworks display... without them we could not do it!

- The Bottini Family - Dave, Elvia, Al, and Jr
- Rocky Cole
- Andy Joseph
- Paul Wayco
- Ed Worrell
- Paul Heinrich
- Gary Vican

Steve Pilchak

## ***IMPORTANT INFORMATION FOR THE 2024 MAIL IN BALLOTS FOR BOARD OF DIRECTORS***

There are (3) three positions available for Warbler's Hideaway Board of Directors for a term of (3) three years. All mail-in ballots must be in the hand of the Warbler's Secretary prior to the October 5, 2024 annual board meeting or you may bring your ballot to the meeting if you are attending. You may also place your ballot in the black box at the front of the Association (not the white suggestion box), but please place it in a sealed envelope. You may vote for up to (3) three candidates of your choice by placing an X next to their name. Each candidate selected will receive the same number of votes matching the total number of lots you own.

These ballots are handled with the utmost discretion. Once received, the envelopes are placed in a locked safe to ensure no tampering is possible. Envelopes are not opened until the day of the meeting and are opened in the presence of the members attending the meeting. Only ballots with the Warbler's Hideaway seal are official.

Mail your ballots to :

**Warbler's Hideaway Association, Attention Election Committee, 2704 Lovells Rd., Grayling, MI 49738**

### ***SOCIAL COMMITTEE...***

This year has been fantastic for our community events, bringing joy and fun to all who participated.

The Fishing Contest and Pancake Breakfast were thoroughly enjoyed by everyone. The children had a blast catching fish, and the delicious pancakes added to the delightful experience.

Our July 4th Celebration was a grand success. The parade was vibrant and the fireworks display was nothing short of spectacular. A big thank you to everyone who helped make this event memorable.

Looking ahead, we have some exciting events planned:

Member Appreciation Luau: August 31st

Halloween Party: October 5th

If you would like to volunteer for future events, please contact Christine Murray at 810-268-5793. Keep an eye on social media and the bulletin boards for spontaneous group activities this fall.

Thank you to everyone for your participation and support. Let's continue to make our community events wonderful!

Christine Murray

## ***MEET THE CANDIDATES...***

### **JASON BOLF**

Hello, Jason Bolf here! I have had the opportunity to know many of our members as a permanent Warblers resident for over twenty years. My family has even deeper roots here from camping to home ownership. Warblers has been a part of my life since childhood. As a former Warblers caretaker and board member, I have experienced many Association situations. I have seen

our Association flourish, and I have seen great challenges. I have formed many relationships throughout the years and hear many frustrations, needs and concerns. I am running for a seat on the Board this season to be the voice of the residents and members to stand up for what this Association is about and make Warblers the place it once was.

## ***MEET THE CANDIDATES CONTINUED...***

### **ELVIA BOTTINI**

My name is Elvia Bottini, and I am a dedicated and passionate member of the Warblers Hideaway community. Having already served on the Board of Directors for one year, I have focused on enhancing amenities for residents and ensuring that children have the best possible experience in our community. My deep appreciation for Warblers Hideaway is evident in my commitment to spending time at my cabin and engaging with fellow residents.

Professionally, I am a seasoned branch manager, bringing valuable experience in budgeting and improving revenue streams. My expertise in financial management and strategic planning will be instrumental in optimizing our community's resources and ensuring sustainable growth. My vision for Warblers Hideaway includes continuous improvement of facilities and fostering a welcoming environment for all families. My dedication to the well-being and enjoyment of residents combined with my professional skills, makes me an ideal candidate for re-election to the Board of Directors. I am eager to continue my work in making Warblers Hideaway a vibrant and thriving community for everyone.

### **ALISA ZUMER-DINGEL**

It has been an exciting 3 years as Treasurer and we have seen many changes. One thing that never changes, is how grateful I am to be able to experience the natural beauty that Warblers offers. My husband and I love outdoor adventures like trail riding, boating at Shupak Lake, and kayaking the Au Sable. I am involved with other community events like volunteering for the Lovells Bridge Walk. My many years of finance, human resources, and managerial experience complements the existing board and our initiatives. I care deeply about the future of the Association and wish to be elected for another term.

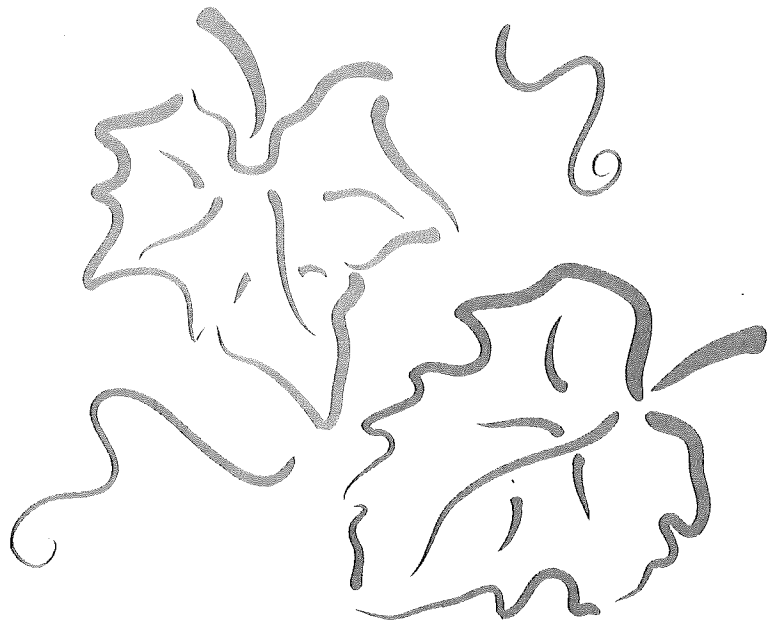
### **AARON VANDERWALL**

Hello all Warbler's Members!

I am excited to be running for a position on the Warblers Hideaway Homeowners Association Board of Directors again. I last served on the Board from 2019-2023.

My wife Jackie and I have been homeowners in the association since 2015. I am an engineer for an automotive tooling supplier and my wife does MRI's at a local hospital. We live in Ottawa county in West Michigan, roughly a 3 hour drive from Lovells. We initially purchased our cottage as a weekend getaway place to escape to, relax, and take a break from work. Since we now have two young daughters, we try to spend as much family time as possible Up North as it feels more like home than our "home" downstate.

I would very much like to join the board once again to help make sound decisions for the Association based on the best interests of the membership. My hope is that we can make smart decisions now to ensure that we can preserve all of the aspects about Warblers that we all love and what has drawn all of us here. Thank you for your consideration!



# MEET THE CANDIDATES!



Jason Bolf



Elvia Bottini



Alisa Zumer-Dingel



Aaron Vanderwall

