



WARBLER'S HIDEAWAY NEWSLETTER

SPRING 2026



LETTER FROM OUR PRESIDENT

By Matthew Moeller

I want to start by saying what an honor it is to serve as Warblers President. I'm grateful for the trust you've placed in me and I'm committed to working hard on behalf of our entire community - stepping into this role, my priorities are simple: transparency, communication, collaboration, and thoughtful decision-making that protects both our property values and the quality of life in our community. Living here full-time, I try to be as available as possible for Board decisions, community dialog and idea sharing - I believe we all are part of the decision-making process and I encourage you to attend Board Meetings and our Open Houses / Meet & Greets. We did our first Meet & Greet on Sunday February 8th and I will plan on doing those on each weekend before the scheduled Board Meetings - I was pleased with the turnout and idea sharing. The next Meet & Greet will be Saturday April 4th from 10am-12pm.



I am extremely pleased with both our Caretaker, Tony and our new Secretary, Chantell. I have received several compliments on the response time and quality of Tony's work. Tony has done an exceptional job on maintaining the snow removal and when he's not battling Mother Nature he has been completing projects that have been needing attention for years. Chantell has been working diligently to organize Quickbooks, the Office Files and recover funds owed to the Association. Great job by both.

Looking forward to a great 2026 and beyond in Warblers!

Matt Moeller
810-956-4311
President, Warbler's Hideaway





LETTER FROM OUR VICE PRESIDENT

By Ken Misiak

I'm sure most of you are tired of the cold and snow, but as I travelled through northern Michigan recently, I was encouraged to see many snowmobiles on trails and ice shanties on rivers and lakes. These winter activities are essential to small businesses in northern Michigan and hopefully this winter has provided a much needed boost after the last few milder winters.

The days are slowly getting longer and I'm looking forward to wading through Big Creek and sitting by a Warbler's Hideaway campfire this spring.

-Ken

LETTER FROM OUR TREASURER

By Elvia Bottini

Greetings Warbler Hideaway Members, I would like to begin by expressing my sincere appreciation to everyone who attended our board meetings over the past year. Your presence, engagement, and thoughtful contributions have been truly valued. With your insights and support, we continue working toward building a stronger, more vibrant community that will thrive for years to come.

For the year ahead, our projected income is \$136,545. This total includes:

- 378 members at \$185
- 19 non-voting members at \$250
- 1,145 lots at \$25
- 34 campground sites at \$850
- An estimated 31 winter storage sites at \$140

With the accurate assessment of dues and fees, we are projecting a revenue increase of \$19,536 compared to last year. Please note that this figure does not include the special assessment. Collection of the pool special assessment currently stands at 70%. These funds were designated to offset the cost of the pool project, which significantly depleted our savings. The approval of this year's budget has been deferred to the April board meeting as we are still in the process of gathering estimates for the upcoming projects.

~Elvia Botonni~
TREASURER

UPDATES AND REMINDERS:

- **Fick and sons propane price for Warbler's members will be \$1.599 for 2025/2026 heating year**
- **Winter Storage - 10 spots in the fenced area next to the Maintenance Barn. Contact our Caretaker for details.**
- **There will be new committees formed at the April board meeting. We encourage members to attend and volunteer to serve on a committee.**



FROM OUR CAMPGROUND COMMITTEE

Greetings, fellow Members! Springtime is almost here and I look forward to seeing everyone soon, along with some warmer temperatures! This winter has been long, cold, snowy, and I know many of us are beyond ready for Spring! Some exciting news - we are getting new internet service! This has been a project in the works for awhile and is finally coming to fruition. As many of you have experienced, the current internet service doesn't always reach the far corners of the Campground. The new internet service, along with the installation of the new broadcasting equipment that was purchased last fall, will bring faster speed and more reliable service, and should allow for the signal to reach every site within the Campground. We're making some great progress! Along with the coming of Spring comes the seasonal campsite billing. It's critical to operations that invoices are paid on time. Our seasonal sites have been at full occupancy for the last three years, and we've got a waiting list of campers eager for an opening to become available. This year's billing will include a copy of the seasonal campsite rules, which lays out the duties and responsibilities to maintain your seasonal site, including grass cutting, and spring/fall cleanup, as well as the fee structure for any necessary site cleanup by the Association. I want to take this opportunity to thank those that have been doing their part, even going above and beyond, to make sure their sites are well taken care of. Please know that we will do our part to make sure that everyone is being a good neighbor, keeping their sites maintained, instituting fees when necessary, and helping to keep Warbler's looking good. Lastly, as a friendly reminder, reservations are required for nightly sites. There are a limited number available and they can fill up quickly. Please contact me with any nightly reservation requests, or seasonal site needs. Thank you, and see you all soon!

~Chuck Sebolt~

Campground Chair

231-218-0167

FROM OUR SOCIAL COMMITTEE

As we look ahead to another wonderful season here at Warbler's Hideaway, we want to take a moment to sincerely thank everyone who came out and supported our events last year. Your participation, enthusiasm, and willingness to gather together are what make our community so special.

Whether you joined us for the fishing contest, celebrated with us on the Fourth of July, or came out for the Halloween festivities, your presence truly made a difference. It's the neighbors who show up, lend a hand, and share a smile that turn simple events into lasting memories.

We appreciate each and every one of you and look forward to another year of fun, fellowship, and community together.

If you have ideas for future events, please reach out.

~Christine Murray ~

Social Committee Chairperson (810) 268-5793



FROM OUR FIREWORKS COMMITTEE

Greetings Warblers,

I hope you all had a fantastic holiday season and found plenty of time to enjoy some winter fun! Now that the new year is rolling, we're already gearing up for one of the best parts of summer—our 2026 July 4th celebration and fireworks show! We've kicked off planning with our supplier, Big Fireworks in Lansing, and they've shared some incredible news for this year: "We're bringing in 60 new and exciting items under the Big King line. With July 4th landing on a Saturday—and marking the 250th anniversary—it's shaping up to be a huge year across the board!" As we get closer to early summer, we'll be reaching out for volunteers to help with setup, the fireworks display, and teardown. Our volunteers always bring the energy and make this event truly unforgettable, and we can't wait to partner with you again. Thank you for continuing to donate bottles and cans—your generosity plays a major role in making this celebration a success. And thank you for always showing up, participating, and keeping our community spirit strong!

~Steve Pilchak~

Fireworks Committee

Chairperson

• **List of Board Meeting Dates:**

April 11, 2026, 10 AM

June 13, 2026, 10 AM

August 8, 2026, 10 AM

October 10, 2026, 1 PM



- There are specified times for Public Comment - see you all before our 10am start times.
- We are going to start putting the Board Meeting agenda on Facebook before the meeting to raise awareness.
- Monthly Board / President Updates will be added to the Website
- Winter Storage - 10 spots in the fenced area next to the Maintenance Barn. Contact our Caretaker Tony for details (810) 965-4633
- Clubhouse will be open to all Members in good standing at any time - We are unlocking the fun! Look for a Rules Board posted at the entry soon.
- Members Not in good standing
 - No use of amenities - Pool Fob shutoff, no use of Clubhouse or Gun Range, etc. We are placing liens and filing for Small Claims this summer.
 - Campground - If you didn't pay your Winter Storage, your camper will be towed at your expense in April. Seasonal Sites need to be paid before April

Upcoming Events

Saturday May 23rd Fishing contest 10 – 11 AM

Pond gate opens at 9:30 for registration

Sunday May 24th Pancake Breakfast in

the clubhouse 9 – 11 AM (both events lead by the Misiak family)

Saturday July 4th Parade @ noon

Fireworks @dusk

Saturday October 10th Halloween party and trick or treating 5 PM

Be sure to keep an eye on our Facebook page and website for announcements and any additional events that may be scheduled as the year unfolds

~Christine Murray~