

# Hardwood Lake Property Owners Association



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**Director** Randy Nasuti 18989 Holbrook, Eastpointe, MI 48021 H 586-778-0239  
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## Summer 2006



The mechanical harvesting of weeds was done in early July by Professional Lake Management of Alto.

## Annual picnic

The annual Hardwood Lake Family potluck picnic will take place on Saturday, August 12 starting at 6pm. Director Randy Natusi and his family will host the event at their summer home, 3342 Hardwood Heights. The cottage is located about 8/10ths of a mile from Henderson Lake Road. Please bring a dish to pass and your own table servings. Everyone is welcome including people who have not yet joined the association. Annual dues are \$15.

## HLPOA Annual Meeting

The Hardwood Lake Property Owners Association annual meeting was held Saturday, July 8, 2006 at the Richland Township Hall.

Election of officers:

Rod McLane was reelected Vice President and Judy Sheehan Secretary/Treasurer.

President Dave Sommers reviewed the history of the lake treatment for non-native invasive weeds. We are now in the 10th year of successful treatment.

Thanks to Dan Daniel for getting enough signatures to put road brining on the tax rolls. For many years the lake association paid for brining. If there are any issues

with the brining contact Judy Sheehan. Her phone number is on the masthead, above.

There was some discussion on the potential of paving Hardwood Heights. Sheehan, who is also a Richland Township Trustee explained that paving was not in the long term plans for the township. She also felt it would be very difficult to acquire enough property to build the road to county requirements. Several residents were concerned that speeds would increase if the road was paved.

The Hardwood Lake sign on Henderson Lake Rd., near the lake outlet, was repaired over the winter. There is talk of putting flowers around the sign.

The Hilltop LP club with membership of \$10 offers gas at \$1.21/gallon as opposed to \$2/gallon. They will

**See LAKE NEWS on next page**

replace tanks, you can rent or purchase. If your carrier is different they will change tanks.

Sheehan asked for a donation from the association of \$500 for playground equipment at the township hall. It was agreed the association would donate \$250 for the hall and \$250 for the lake campground which would include refurbishing the plaque in honor of the late Bill Falbe, a former president of the lake association.

### Drawing winners

- Sheehan Free Association Membership
- Young G's 10" Pizza
- Perry McGregor's 16" Pizza
- DeGiorgio G's 12" Pizza
- Sommers McGregor's Bucket of chicken
- McLane G's 10" Pizza
- Shantz McGregor's 12 Piece Chicken
- Burkhart McGregor's 16" Pizza
- Nasuti G's 12" Pizza

### Township Hall

Richland Township received a \$10,000 grant for playground equipment at the Township hall.

The hall is located at 3620 McLean Rd, south of Prescott off Scheffer Rd.

Rental fees are available by calling Judy Sheehan at 989 873-4566.

## Denno developes lake front

A unique lake shore development is forming on 340 acres of Hardwood Lake on the southeast end of the lake. Benjamin and Linda Denno of Rochester Hills bought the property from the estate of the late Gil Ezzo, former association director. Instead of maximizing the number of lake lots allowable, which could have been 27, Denno wanted to maintain the present aesthetics and decided to take a unique approach to the development and offer a package of a lake front lot along with an adjoining hunting parcel. There will be 10 lake front lots, each with about 118 foot lake frontages. Each lot varies slightly but will be over an acre in size.

The situation is unique in that each parcel will be sold as a package with a lake lot and a hunting parcel (25-30 acres) which will be accessible by land and within walking distance of the lake front lot. The hunting parcel cannot have a permanent structure on it but hunting blinds are allowed. Some of the hunting lots have ponds for duck hunting. There will be some restrictions on homes - no trailers or pop-ups. Homes will have to meet certain size restrictions and will be set back from the shore line as to maintain the natural look.

The hunting lots will be accessed through the same common roadway, not paved or graveled, but a two-track road. Prices will be available in mid-August and will vary by lot. This is a unique package with the lake lot for the family to use and a parcel for those who hunt. The terrain tapers starting with Lot #1 located on a bluff, which is the most easterly and the terrain tapers to Lot 10 which is a couple feet higher than the water level. All lots are wooded, with Lot #1 being the heaviest. Some lots could accommodate a walk-out basement and the lake shores have sandy fronts and bottoms.

Some issues with Department of Environmental Quality are expected to be resolved by late August and surveying corrections are being addressed. The zoning board in Ogemaw County is pleased and supportive with the overall project due to the fact that it will not overly develop the area. A market valuation

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study is being done to determine the market value of of the lots. Denno is a strong believer of supporting the local community by purchasing supplies and contracting with firms in the area.

Those interested may call Ben Denno at work at 248-299-7800 ext. 227 or email bdenno@rcalliance.com.

### Property For Sale

3134 Hardwood Heights  
3225 Hardwood Heights  
3237 Hardwood Heights

### REMINDER

High speed boating is allowed only between the hours of 11 AM and 7:30 PM.

Please be courteous and obey the law so all users may enjoy the lake

**McGregor's Country Store & Pizzeria**

• Deli • Ice • Beer • Groceries  
• Videos • Pop  
• Broasted Chicken • Fishing Tackle  
• Night Crawlers

**3980 S. Henderson Lake Rd. at Mills Rd.**

• • 873-3863 • •

### West Branch Computers

#### Local NEXTEL Phone Agent

Ken Sheehan, Owner  
PH: (989) 345-4114 107 S. Third St.  
Fax: (989) 345-4113 West Branch, MI 48661

### Green Contracting

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650 E. Ogemaw Center Rd. Matt Miller  
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#### Appraisals & Home Inspections



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P.O. Box 32  
Prescott, MI 48756  
Phone 989-873-5214  
Fax 989-873-5352

**Deanna Kibbe**  
State Licensed  
N.A.P.I. Certified

### SWANSON'S EXCAVATING, INC.

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**HLPOA**

**2006**

# Local Calendar of Events

**JULY - SATURDAYS** - Farmers' Market, West Branch  
Fresh produce, cut flowers, home grown herbs.

**July 21-24** Pioneer Power Club Antique Tractor & Flea Market, West Branch. Demonstrations and Rides, Antique Tractors, Steam engines, Threshing, Flea Market and more.

**August 5-6** Rods & Relics Car Show, Ogemaw Fairgrounds. Hot rods, stock cars and funny cars of yesterday.

August 12 - 6 p.m. Hardwood Lake Property Owners Association annual picnic at the cottage of Randy & Sail Nasuti Hardwood Heights. Bring a dish to pass.

**August 12-13** Victorian Art Fair, Irons Park, West Branch. Spend an old fashioned day at the park, 275 vendors, kids' games, food & more.

**August 14-20 County Fair, Ogemaw Fairgrounds.**  
Traditional county fair in a woodsy setting. Karen Miller (989) 345-7153

**August 25-27** Iosco County Sportsmen's Expo. Three-day outdoor expo at Iosco County Fairgrounds. The Fed Scheer Lumberjack Show and a 3-D Archery Shoot sponsored by Darton Archery highlight the show. Dozens of displays, exhibits and seminar speakers.

**September 2-3** Antique Sale & Show Ogemaw County Fair Grounds 9-6 Sat., 10-4 Sun. Appraisers Sat. 10-5 Sunday 11-3. Added Attraction Cagle Bros. Free Parking, lunch on grounds Door Prizes. \$3.00 per person Admission (proceeds from Admission go to Charities).

**H.O.G. (Harley Owner Group) Rally will not be held in Ogemaw County this year.**

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Hardwood Lake Property Owners Association  
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FIRST CLASS MAIL