

## HOLIDAY LAKE OWNERS' ASSOCIATION, INC.

101 Buena Vista Drive, Brooklyn, IA 52211

### JULY 2019

**Office Hours:** Tuesday through Friday, 8:00 a.m. to 12:00 p.m. – 1:00 p.m. to 5:00 p.m.; Saturday 8:00 a.m. to 2:00 p.m.  
Closed on Sunday's, Monday's and Holidays. After hours leave voice mail message.

**Office Contacts:** Phone 641-522-7686; Fax: 641-522-4852; Maintenance: 641-990-3124

**E-Mail:** [holdayma@netins.net](mailto:holdayma@netins.net)

**Web Site:** [holidaylakebrooklynia.com/](http://holidaylakebrooklynia.com/)  
Ken Schwartz is the webmaster [krschwar@gmail.com](mailto:krschwar@gmail.com).

#### **Holiday Lake Owners' Association, Inc. Board of Directors:**

Unit 1 – Ronald Crooks, Secretary	319-404-7264
Unit 2 – Pat Beatty	641-990-5481
Unit 3 – Katie Tomlinson, President	641-485-0127
Unit 4 – Audrey Brickman	319-530-5826
Unit 5 – Dennis Jones	319-533-1954
Unit 6 – Todd Eiler, Vice President	319-241-2233
At-Large – Mike Stoos, Treasurer	515-360-0954

Regular board meetings are held at the Holiday Lake Community Center on the second Thursday of each month at 6:30 p.m., unless otherwise announced.

#### **Holiday Lake Staff:**

Vicky Hilpiper	Administrative Assistant
Rick Hudson	Maintenance Manager
Andy Frome	Maintenance
Deb Rhoads	Contracted Service: Bathhouse-Campgrounds/Park
Bruce Rhoads	Contracted Services: Security
Steve Bradley	Seasonal Help – Compost Site

**E-Mail Notice:** If you would like to receive e-mail notification of current happenings or up-to-date information from the Holiday Lake Board of Directors, please send an e-mail to [holdayma@netins.net](mailto:holdayma@netins.net), include your e-mail address, name, unit and lot numbers along with contact phone numbers. (Please note there is no "i" in the lake's e-mail address)

**Rural Improvement Zone:** The Rural Improvement Zone (referred to as RIZ) allows the tax generated by improvements that increase the valuations to property within the Holiday Lake area to be set aside and used for improvements to the lake and the surrounding area for conservation (not for roads). The funds are requested and administered by a Board of Trustees who are elected by full-time residents of the Holiday Lake Subdivision.

#### **Rural Improvement Zone Trustees:**

Mike Beumer, President 641-990-7123  
Del Sherwood, Clerk 641-522-5809

Rick Happe, Treasurer 641-522-4152  
Dale Nelson 641-522-4972

Brian Edelen, 641-522-7025  
Chelse Beumer, Secretary, 641-522-7614

## Important Information

### **Owner Responsibilities**

All Holiday Lake property/lot owners are responsible/accountable for any and/or all guest(s) invited to Holiday Lake by yourself and/or family member(s). Your responsibility/accountability includes said guest(s) behaviors/actions on all Holiday Lake common grounds: roads, parks, campgrounds, beach, docks, and water (boating, fishing, skiing/tubing, swimming). Please see the awareness reminders at [www.holidaylakebrooklynia.com](http://www.holidaylakebrooklynia.com) website.

### **Erosion/Water Flow Control**

When doing yard work, please clean out culverts and ditches along your Holiday Lake property(ies). It is extremely important to keep culverts and ditches free of any waste materials, whether from construction, yard waste, Mother Nature's seasonal doing, or general debris, to ensure that natural drainage and waterway areas remain open. Cleaning out the culverts and ditches around your property(ies) will be so very helpful with the ongoing efforts to assist with erosion control at Holiday Lake.

### 911 Sign

The Poweshiek County Sheriff's Office has requested that all lot owners have a 911 sign. Not only are the signs helpful during an emergency, they can assist your family and friends in finding your lot. 911 signs can be purchased/ordered for \$25.00 each through the Holiday Lake Office during normal business hours.

### Poweshiek County Sheriff 641-623-5679

If you observe any suspicious or mischievous behavior within the Holiday Lake Subdivision, please contact the Poweshiek County Sheriff and your unit director, as soon as possible, to file a report.

### Composting of Yard Waste

The composting site in Unit 4, off Shady Lane Drive, will be open every Saturday (weather permitting) from 9:00 a.m. until 3:00 p.m. Composting will continue through November 8, 2019. Materials accepted will be branches (no larger than 3 inches in diameter) and any biodegradable yard waste (grass clippings and plant debris). This site will be monitored while open. When not open, the gate will be locked. **Any violations will be subject to a \$500 corporate assessment.**

### RECYCLE BIN

The recycle bin is located at the office, inside the fence, and is available during normal business hours. If the gates are shut, **DO NOT** put your recycle items over the fence.

### COMMITTEES AND COMMITTEE MEMBERS

In addition to the Board Members, the following Committees are established:

#### Fish Committee:

Lynn Baustian, President 641-990-6822; Rick Kalina 319-310-2568; Dennis Jones 319-533-1954;

Mike Ehrig (319-939-5718); Jesse Kohnke (515-313-3369); Pat Beatty (641-990-5481); Barry Knowles

The fish committee since 2018 has stocked 11,178 fish, 10 gallons of minnows and 6 habitat structures at the cost of \$17,446.30. The range of fish stocked during this time has been bass, catfish, red ear sunfish, walleye, crappies, blue gill and perch. Plans are underway for the poker run scheduled for July 27, 2019. Be aware of the size and number of fish taken out of Holiday Lake, making sure catch is within the posted limits.

#### Community Center Management Committee:

Co-Chair: Kim Pendarvis 641-522-6082 and Katie Tomlinson 641-485-0127

Members: Larry Pendarvis, Connie Roepke, Cindy Shelledy and Shannon Schmidt.

We continue to hold fundraisers to supplement the rental fees collected to allow us to maintain the quality and standards expected of the Community Center. Fundraisers include the Annual Pancake Breakfast and Bake Sale. These two events raised a total of **\$3,582.19**. Holiday Lake Apparel 'N More is an on-going fundraiser for the Community Center. Items are available year-round, either in stock or by special pre-paid order. They make great gifts or souvenirs. Stop by the office to see what we have to offer. If you can't find exactly what you are looking for, we would be happy to help you. If you have any questions, just give Kim Pendarvis a call @ 641-522-6082.

The Community Center is available to rent year-round, with reservations made up to one year in advance. All reservations are on a first come basis. A deposit and rental fee is due at the time of booking to insure your date is reserved. Deposits will be returned after the event, upon returning the Center to its original condition. The Center is also available on weekdays (Monday thru Thursday) for lot owners' use.

We continue to seek members from the Holiday Lake community to join our committee to help us maintain this beautiful facility.

**JOIN US LABOR DAY WEEKEND FOR THE ANNUAL PANCAKE BREAKFAST!!!!**

**Sunday, September 1, 2019 serving from 7:30 a.m. to 12:30 p.m.**

**Volunteers can sign up at the office or contact Kim Pendarvis @ 641-522-6082.**

#### Water Quality Committee (WQC):

Pat Beatty, Dennis Jones

Aquatic Environment Consultants treat the lake monthly from May-August 2019. RIZ trustees, authorized to spend money for water quality by the Federal guideline, again voted to support 50% water treatment cost. All Holiday Lake residents can help to maintain a healthy lake environment, by having septic systems properly maintained, refraining from raking/blowing leaves and grass clippings into lake and/or ditches, properly install silt fencing, limiting use of fertilizers - weed control products on lawns, and having water craft operating properly.

## Holiday Lake Nominating Committee...

Kim Pendarvis, Chair 641-522-6082

The Nominating Committee consists of a chairperson and one person from each unit. The committee members were tasked with finding candidates for the board positions that will be elected at the annual meeting, as well as tabulate the results of the voting (absentee and at the annual meeting) on the day of the annual meeting.

Following is information from candidates who are seeking election to the Holiday Lake Board of Directors:

### **Rebecca (Becky) Payne - Unit One (1), for a three-year term**

**Occupation:** I am retired from Whirlpool after 42 years, where I was a team leader for approximately 10 years.

**Family:** I am engaged to my live-in partner. I have one son, Brian, who lives in Reinbeck with his wife, Dolly, and their two children, Kaylee and Kaden, who like to come out for regular visits and enjoy all that the lake offers.

**What do you see contributing as a member of the board of directors?** Honesty, open communication, participation, equality for all, dedication, availability, pride in the lake, innovation. I have been a full time resident of Holiday Lake for approximately 15 years.

**What are your vision/goals for Holiday Lake, and how would you accomplish them?** My vision/goal is to see everyone happily enjoying the lake and events without all the needless drama. I would always be available to listen to **ALL** concerns/ideas from the lot owners. Communication is the key!

**What past experiences will help you be a successful board member?** While working at Whirlpool, I became a team leader. To be a team leader, you need to have good listening skills and be dedicated to your team. This is the same concept to be a good board member.

### **Lorri (Gracie) Beatty - Unit Two (2), for a one-year term**

**Occupation:** I am currently office manager at American Masonry.

**Family:** I have been married to my husband, Patrick, for 31 years. We have a son, Ian Beatty, who is a job coach for handicapped people in Johnston, IA; a daughter, Samantha Beatty, a cook at Grinnell Mutual Reinsurance; and a granddaughter, "Squish", a 4<sup>th</sup> grader at BGM.

**What do you see contributing as a member of the board of directors?** As a year-round resident, I can see issues that affect lot owners, even during the off season. I am rational, reasonable, and am able to talk to people in a diplomatic way. On a pragmatic level, as office manager, I am familiar with budgets, billing, labor issues and dealing with employees, vendors and customers.

**What are your vision/goals for Holiday Lake, and how would you accomplish them?** I have no specific agenda other than the proper management of the lake. I respect the current board and would be honored to be a part of it. To achieve proper management practices requires board members to apply all rules and regulations uniformly, amend practices when necessary, and listen/respond to the concerns of the lake residents.

**What past experiences will help you be a successful board member?** As office manager, I am familiar with most common business practices. As a former CNA, I have developed a deep empathy for others less fortunate. I have also participated in several fish committee events and have some knowledge of their planning and operations.

### **Audrey Brickman - Unit Four (4), for a three-year term**

**Occupation:** Retired from Amana Whirlpool after 45 years.

**Family:** Married with one grandchild who truly loves coming to the lake!

**What do you see contributing as a member of the board of directors?**

- Experience as a board member. I served on the board in 2007-2009 and have been a temporary board member since April.
- Budgeting and managing skills.
- I am very focused and feel that is important in being a good director.
- Problem-solving skills. I have worked with many people and know how to de-escalate issues before they get out of control, which will help with the demeanor of the lake.
- Communication skills. I feel the lines of communication should always be open between the board of directors and lot owners.

**What are your vision/goals for Holiday Lake, and how would you accomplish them?** My vision is to have a lake that is safe and enjoyed by all. To do that, we need regulations that need to be followed, but also use common sense when addressing the problem. I feel this can be done by working with the people more and listening. Assessments should be carefully considered and addressed by the lot owner, a board member(s) and/or security. However, if the **seriousness** of a violation is as such, and the board agrees immediate action needs to be taken, then it will be taken. An assessment situation should be agreed upon by all board members. All lot owners need to be treated with fairness and equality. There are always two sides to a story, and I feel we need to listen. Although you might not always like what I have to say, I will be honest with you. One of my goals is to ensure that the lake employees, maintenance department, and office have what they need, when they need it. I have already started working with Rick Hudson (maintenance) with stocking the shop with the supplies needed to do his job efficiently and thus eliminating time spent going to town for supplies. I have also spent time with Vicky Hilpipe (office), learning how she does her job and have subbed for her on a Saturday. These things have helped me to understand their jobs and some of the needs of the maintenance shop and office. Overall, I envision a board of directors that will work together! The time I

have spent with the current board these past few months, has given me great satisfaction and faith, that this board does and will continue to work together. We don't always agree, but we can work through our differences and come up with a consensus.

**What past experiences will help you be a successful board member?** I worked at Amana/Whirlpool for 45 years. I started as an assembly line worker and through a lot of hard work, I worked my way into management. During this time, I had the opportunity to work with many people from many walks of life. I set budgets for an assembly operation that had approximately 600 people manufacturing refrigerators. I worked on projects for preventative maintenance, which helped to ensure the equipment ran as efficiently as possible, and provided problem solving when we did have issues.

#### **Ashley Knowles – At-Large, for a three-year term**

**Occupation:** Leader of an investment operations analyst team.

**Family:** My husband, Barry, and I have an almost four-year old son, Lake. The rest of our family lives in Bondurant and Ankeny.

**What do you see contributing as a member of the board of directors?** As a new and excited member of the community - a fresh perspective. Working to ensure everyone's voices are heard and understood. Making myself available and useful whenever and wherever I can.

**What are your vision/goals for Holiday Lake, and how would you accomplish them?** I'm a huge fan of "Holiday Lake Rocks," and want to see it continue for a very long time, getting as many people involved as possible. Community-wide events are wonderful and I'd love to see even more of them. I'll do everything I can to make sure the lake stays clean, safe and beautiful. There's no "I" in team.

**What past experiences will help you be a successful board member?** I'm very collaborative and have served as a leader in many environments. I held multiple positions in my sorority, co-editor of my high school yearbook, and I've had the privilege to shadow operations committees at my employment for several years now. Above all, I know it's most important to listen, rather than be the one doing the talking.

## **Notice of Annual Meeting of the Holiday Lake Owners' Association, Inc.**

Holiday Lake Community Center

Saturday, August 10, 2019

### **Meeting call to order at 9:00 A.M.**

**(Please note - NO ballots will be issued at the Annual Meeting once the meeting has been called to order)**

**The following business will come before the lot owners to be voted on at the 2019 Annual Meeting:**

#### **Board of Directors positions up for election are:**

- Unit One (1) is for a three-year term.
- Unit Two (2) is for a one-year term.
- Unit Four (4) is for a three-year term.
- At-Large is for a three-year term.

#### **Budget**

*Details for the above business items are found within this newsletter please continue reading.*

#### **Voting Information:**

- **Only lot owners who have paid all required fees by June 1, 2019, are eligible to be a director and/or vote.**
- Lot owners may vote for each board position and any other business that comes before the membership, regardless of where your property is located.
- Only one vote per lot. SEE – Bylaws, Article IV Membership Section 1 for additional information.
- Partially owned lots are not entitled to a vote.
- Corporations, partnerships and any other association of individuals, including tenants in common, which purchase lots, shall designate, in writing, addressed to the Holiday Lake corporate secretary, the name of the person who shall exercise the entity's membership voting rights. Such notice must be signed by an authorized officer of the entity owning the lot or by each individual in the case of tenants in common owning the lot. If no written notice has been delivered to the Holiday Lake corporate secretary or if the person named is not present to vote, then a vote may not be cast.
- Absentee ballots will be available at the Holiday Lake Office starting Friday, July 12 to Friday, August 9, 2019, during normal business hours.
- The absentee ballot **deadline** is 5:00 p.m. CST on Friday, August 9, 2019. Please make note of the deadline for absentee voting. This is to allow the Holiday Lake Office and Nominating Committee ample time to get prepared for the 2019 Annual Meeting.
- Saturday, August 10, 2019 on site voting at Community Center 8:00 to 9:00 am
- No ballots will be issued at the Annual Meeting once the meeting has been called to order.

**Holiday Lake Business Office:** will be closed for business Saturday, August 10, 2019.

**The absentee ballot deadline is 5:00 p.m. CST on Friday, August 9, 2019**

# Upcoming 2019 Events at Holiday Lake

- Meet the Candidates for Board of Directors:** Saturday, July 13, 10:00 a.m.-11:00 a.m., Community Center Contact: Kim Pendarvis (641) 522-6082
- Poker Run:** Saturday, July 27, Reg. 1:00 p.m., Cruise at 2:00 p.m., Community Center Contact: Mike Ehrig (319) 939-5718 or Dennis Jones (319) 533-1954
- Annual Meeting:** Saturday, August 10, 9:00 a.m.-Noon, Community Center
- Annual Pancake Breakfast:** Sunday, September 1, 7:30 a.m.-12:30 p.m., Community Center Contact: Kim Pendarvis at (641) 522-6082
- Annual Trunk/Treat:** Saturday, October 19, Starting at 3 p.m. Community Center Contact Candace Brown (319) 243-9075  
Free meal for the whole family and activities for the kids.
- Annual Halloween Party:** Saturday, October 26, 7:30-11:30 p.m., Community Center Contact: Debbie Hershey (641) 522-3060
- 2<sup>nd</sup> Annual Tree Lighting:** Saturday, November 30, 7 p.m., Powell Park. Meet at Community Center following lighting for refreshments.
- New Years Eve Dance:** Tuesday, December 31, Community Center, 8:00 p.m.-12:30 a.m. Contact: Dennis Jones (319) 533-1954
- Adult Game Nights for 2019:** Saturdays at 7 p.m., Community Center, October 19, November 9, December 14
- Kids Cove for 2019:** 6-7:30 p.m. at the Community Center on Saturdays, September 21, October 12, November 16

*The 2018-2019 Board of Directors of Holiday Lake Owners' Association, Inc. thank all lot owners that respect the rules and regulations; volunteer on various committees; keep the park gardens planted/weeded; and pickup-cleanup the beach, parks, and roadways.*

## HOLIDAY LAKE OWNERS' ASSOCIATION, INC. 2019-2020 FISCAL YEAR BUDGET – PROPOSAL

### INCOME

Maintenance Fees	\$363,000
Supplemental Fees	90,000
RV Fees	29,000
Miscellaneous	20,000
Interest	6,600
<b>Sub Total</b>	<b>\$508,600</b>

### Administration

Depreciation	\$20,000	
Insurance	25,000	
Office	12,000	
Professional Fees	35,000	
Property Taxes	18,000	
Utilities	16,000	
Trash/Recycle	3,000	
<b>Sub Total</b>	<b>\$129,000</b>	<b>25%</b>

### Staff

Employee Wages	\$105,000	
Security	28,000	
Contractors	5,000	
<b>Sub Total</b>	<b>\$138,000</b>	<b>27%</b>

### Lake

Buildings and Parks	\$25,000	
Water Quality	19,000	
Roads	175,350	
Contributions to Fish/Kids Activities	5,000	
<b>Sub Total</b>	<b>\$224,350</b>	<b>44%</b>

### Equipment and Vehicles

Fuel	\$6,750	
Repairs	10,000	
Licenses	500	
<b>Sub Total</b>	<b>\$17,250</b>	<b>3%</b>

### Community Center

Income	\$6,000	
Expense		\$6,000
<b>Sub Total</b>	<b>\$6,000</b>	<b>\$6,000</b>

<b>Total</b>	<b>\$514,600</b>	<b>\$514,600</b>
--------------	------------------	------------------

