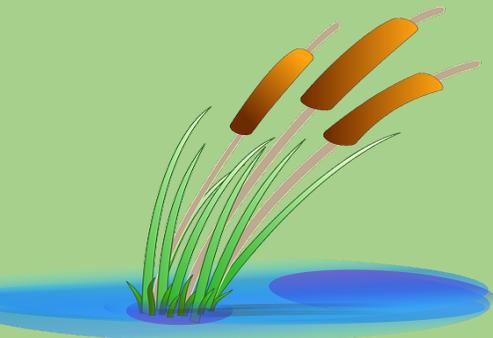


Lakeview Estates Condominium Association



January 2026

A NOTE FROM THE PRESIDENT

Greetings LVE Community,

I hope everyone is well and safe as we start 2026. Most importantly, staying warm and are in good health.

The LVE Board continues to meet and plan for the work we need to get done in 2026. We are also fortunate to have several different community members help in numerous ways. Whether it is volunteering on a group project or offering assistance as an individual, your assistance and support are important to the board and the community as a whole. In some cases, it is a place to get experience working with the board, which I hope helps some get interested in being on the board. We have a community full of people with tremendous skills, experience, and education.

We are working on finalizing a budget, which will be sent out to everyone soon. Our most serious concern continues to be those who are delinquent on their dues. When dues aren't paid, we have to make up that loss somewhere in our budget, which ultimately gets passed on to the community. It also impacts our insurance rates (another issue) and poses problems when someone is trying to buy a unit in our community. If you do find yourself in a situation where you are behind on your dues, please work with Debi at IPM asap. It's better that we agree to a payment plan than a lien be placed on your condo, which brings added legal fees.

So far, we are still on target to open the pool on time again this season. So far, no changes or updates are needed. Pristine Pools has been great to work with and has come out a couple of times already during the off-season to clean up and check on our pool and equipment. Similarly, the pond company, Clean Lake Improvement Inc, keeps our pond equipment running. They have been working with this board,

and several past boards for years. They have only slightly increased their fees compared to other companies over the past few contracts. They know our pond and treat us well. This past summer, I was walking the property with a contractor, and they commented on how good our pond looks compared to other properties they have worked on. That was nice to hear. We just have to figure something out about the geese...

Lastly, I want to thank EVERYONE who helped work on the different aspects of pushing back on the property development west of Lakeview Estates. It has been a tremendous effort and we should all be proud of the work those have done on it. This includes working with our neighboring communities that are also going to be impacted. So many people took time to work on documents, writing, planning, doing research, providing expertise, speaking, asking questions, engaging in dialogue, learning technology, and most importantly, listening to each other. It was amazing to watch so many people come together as a cohesive team to focus on a goal and make big things happen. We, as a community, should be proud of those involved. They did, and continue to do, a great job on this matter. This also includes those who are working behind the scenes, making connections, and having discussions. You know who you are. Though it isn't over, we have made some significant strides. The talent and dedication we have in our community is impressive and off the charts. You are a force!

In closing, the board and I would like to wish everyone a prosperous new year. Our community remains strong, great, and in good standing. This is due to the great people in it. I continue to be proud of all my neighbors. We are fortunate to be able to support each other as we do.

Erik J. Mattila



Prospect Pointe South Development Update

In early August last year, some Lakeview Estates residents (not all) received a letter announcing a Superior Township Planning Commission (PC) public hearing on August 27, 2025 to address an application by M/I Homes for "Parcel Rezoning and Area Plan for single family housing development. Many of us were very alarmed at this news and quickly jumped into organizing a team to work on a coordinated opposition response that we would present at this Planning Commission public hearing. We organized a petition drive and thanks to Jan Ulrich, Susan Kellermier and me, we gathered an astonishing 80 resident signatures opposing this plan. Then, we held two meetings to create a detailed written document that individual team members read at the August 27th meeting. You can find that first document [here](#).

The room was packed on the night of the meeting! We handed in the petitions and asked them to be entered into the official minutes of the meeting and their records and also gave each one of the Commissioners a copy of the document. At the end of the meeting, the Planning Commissioners voted to **postpone** any decision on the M/I Homes application and gave them 6 specific areas of concern that needed to be addressed prior to coming before the PC again. All six concerns were ones we had raised in our document which was very rewarding!

Directly after the meeting, Erik invited members of the two HOA's that were there and spoke about their opposition(s) (since the development negatively impacts their communities too) to work together with us to become a unified voice moving forward. We held our first meeting with leaders and residents of Prospect Park and Prospect Woods on September 2, 2024 at our clubhouse. We met together a total of seven times to work to create an even more detailed and strong unified opposition response to this development application. It was truly inspiring to have us all come together for the one goal of saying NO to this potentially disastrous plan.

On December 17, 2025, M/I Homes was once again on the PC agenda. Our team again gave each Commissioner a copy our 6-page opposition document and new petitions that added another 54 names, and our team members again read the document out loud. You can find this document [here](#).

When it came time for the Commissioners to make a decision, the PC Chair Gardner, directly addressed the M/I Homes project manager Brad Botham, and told him that there were still many issues that had *not* been resolved at all and specifically raised seven issues that had to be addressed before any approval was granted. When Chair Gardner directly asked Mr. Botham his thoughts, he said, **"I will have to talk with our people about the viability of the job."** I for one wanted to cheer! It was stunning.

The bottom line is, the application was again postponed, and given Botham's response, we are all very optimistic that it is quite possible, that M/I Homes **will pull their application and walk away**. We will keep on top of any further news, but I personally would be shocked if they try again without making the required changes.

I want to offer my deep gratitude especially to LVE team members Erik Mattila, Luke McCarthy, Susan Kellermier, Jan Ulrich, Donna Russell, Tracey Melody and Tyrone Stewart for their active participation and hard work to help bring about what may well be, an end to this nightmare. Together, we have accomplished a major step forward toward protecting our beautiful land, our peaceful lives and our individual and collective well-being for years to come.

In solidarity and with thanks,
Lynne Rose

"
WHEN I WAS A BOY AND I WOULD SEE
SCARY THINGS IN THE NEWS, MY
MOTHER WOULD SAY TO ME, 'LOOK
FOR THE HELPERS. YOU WILL ALWAYS
FIND PEOPLE WHO ARE HELPING.'
"

— FRED ROGERS



WINTER PREPARATION TIPS

As the winter months are upon us please remember:

- Initial plowing and salting of the lots and entrance driveways occurs early on during a snowstorm to help with safer vehicle access to Berkshire and Sheffield. However, full snow removal and salting of the lots and walks are strategically planned and usually completed when the snowstorm has ended.
- Large salt buckets are inside each dumpster corral and are available for individual use. Please be mindful of our salt buckets and make sure that people from outside the community aren't stealing it.
- Feel free to fill up the containers that were provided last year or use a plastic coffee container or other useful container to fill up and have handy to use when needed.
- Please be advised that with the frigid temperatures we have been experiencing, salt does not work well. Salt is most effective and performs best when temperatures are in the mid to upper 20's and lower 30's.
- Sometimes patience is needed but please be assured that DJS works hard to provide the best service possible with their Board approved contract for services.
- Hope everyone has a shut off valve inside (usually in the basement) for the outside spigots and has turned them off and drained them to prevent pipes freezing and then bursting when turned on in the spring. Let IPM know if you need one installed or replaced.
- If you do have an urgent concern about snow removal please call IPM and let them know.

UPCOMING COMMUNITY EVENTS

2026 Board Meeting Schedule: Meetings begin at 6:30 PM at the Clubhouse. Zoom links will be provided for each meeting.

February 10	Open Meeting
March 10	Closed Meeting
April 7	Open Meeting
May 12	Closed Meeting
June 9	Open Meeting
July 14	Closed Meeting
August TBD	Open Meeting
September	Annual Meeting TBD

Our scheduled meetings could change depending on situations and work conflicts and may be rescheduled, or, additional meetings may be added in the event we have a community issue that needs to be addressed. Also, please look for meetings as we move forward with the bylaw work being done.

Monthly Board Games: Once a month on the second Saturday from 12:00-8:00 PM at the clubhouse.

Bible Study Group: Weekly Bible Study group on Thursdays, at the Clubhouse, 3:00-6:00 p.m.

Board of Directors

Erik Mattila-President
Luke McCarthy-Vice President
Marcella Brown – Secretary
Susan Kellermier-Member-at-large

Property Manager

Debi Micallef
Independent Property Management
Office: 734-454-4022

**After Hours emergency pager:
734-797-3434**

9357 General Drive Suite 125
Plymouth, MI 48170

LVE website: vecondos.org



POSITIVE COMMUNITY LIVING

Our community members reflect the wide diversity evident in society-at-large and it is vitally important that we ALL strive to ensure that all Lakeview residents can live in a positive, respectful and peaceful environment in the place we call home.

We rely on and understand the need for the governing documents of the Association to provide the framework that allows all residents to live as harmoniously as possible as part of our larger condominium community.

However, it would be great if we all try to do our best to treat each other, IPM staff, and our contractors with basic kindness and respect.. Looking out for and helping our neighbors. Acting as genuine good neighbors will contribute to continuing to create a positive community experience here, as well as help create a kinder world beyond Lakeview, during these very stressful times



FINANCIAL UPDATE

The Budget for 2026 will be distributed by the end of the month to all co-owners. It will be sent via email or posted separately on AppFolio.

We can be confident that the Board, with the assistance of Debi Micallef and her budget planning expertise, has made every effort to strategically and carefully set a budget that provides all the necessary services for our Association needs.

Also, the good news is that, if needed, our Reserve Funding for capital replacements and improvements is in a very strong and healthy position.

TRASH and RECYCLING

Unfortunately, there continues to be what can only be described as unnecessary and repeated issues with our trash and recycling services and program. Reminders of what is allowed for recycling are printed on the corral doors, discussed on the Facebook Lakeview Connect page and posted here in every newsletter, and there are still problems.

It really is mind-boggling that some residents seem to pay no attention at all to this information and requests and continue to put furniture, old TV's, mattresses, huge empty TV boxes, piles of moving boxes and other items inside the corral without a second thought.



The reality is, the waste management company DOES NOT pick up any of these items. Instead, IPM has to have someone come out and remove them or break them down which costs all of us extra money.

It is *co-owner responsibility* to have such items removed, either by the company delivering new merchandise, or having a nonprofit agency come and collect the furniture, or by contracting with a junk removal company, or remove it personally and take it to the Ellsworth and Platt Center for disposal.

Also, please remember to **BREAK DOWN** or cut up all boxes and not place large intact, or just folded big boxes inside the bins as this drastically reduces available space for your neighbors. Please think about others and leave space available for them.

It is also very important to be mindful of what items are acceptable to be placed inside the recycling bins. Plastic grocery bags, plastic trash can bags filled with items, dirty containers, greasy pizza boxes, landscape refuse and the like contaminate the bins and the ability to be properly collected and recycled.

Thank you for your cooperation and help!