

# ALL AROUND THE OAKS

As Published By Debby Webb of your Communication Committee

(NOTE: The Board is not involved in the writing of this Newsletter)

## SLEEPY OAKS CONDOMINIUM CAMPGROUND NEWSLETTER

Mailing Address: P.O. Box 505, Augres 48703

Delivery Address: 831 S Main, Augres 48703

Facebook Page: Sleepy Oaks Co-Owners Official FB Page / Website: [sleepyoaksaugres.org](http://sleepyoaksaugres.org)

[Sleepyoaksdirectors@gmail.com](mailto:Sleepyoaksdirectors@gmail.com)

[Sleepyoaksowners@gmail.com](mailto:Sleepyoaksowners@gmail.com)

[Sleepyoaksgrievance@gmail.com](mailto:Sleepyoaksgrievance@gmail.com)

---

### BOARD OF DIRECTORS:

President Chris Keller: [sleepyoaksdirectors@gmail.com](mailto:sleepyoaksdirectors@gmail.com)

Vice President Jim Jorgenson: 989-385-5839

Secretary/Treasurer Cindy Ayotte: 989-430-1289

Director Tom Bjerke Lot 182

Director Sheree Schrot Lot 152

### MAINTENANCE / PARK MANAGER:

Jim Jorgenson: 989-385-5839

### BOOKKEEPER:

CBI, Augres

---

### SPECIAL INFORMATION: ANNUAL DUES WILL BE OWING 1/1/2025

Dues are \$480 per year due on 1/1. You can pay \$240 semi-annually on 1/1 & 7/1 or \$120 Quarterly on 1/1, 4/1, 7/1 & 10/1. You can mail to the P.O. Box above, drop off in the Payment box in the Laundry area or pay on line at website when website is available to take payments.

---

### SO WHAT IS NEW

Well this Newsletter is new !!! What should you expect?: I'll send out at least one more Newsletter during the off season. Most of the Newsletter info will also be posted on the official FB page. In April I will send out another one which will kick off our season with a list of upcoming events, and information from the Board and the Communication Committee to keep you informed. From May through October I will do at least a monthly Newsletter, but hope to send one out twice a month. Send content suggestions to [sleepyoaksowners@gmail.com](mailto:sleepyoaksowners@gmail.com)

**WE HAVE A NEW BOARD:** I would like to formally welcome new Board Member Chris Keller.. Welcome back Cindy and Jim. Tom Bjerke and Sheree Schrot are still on the Board from last year. As the Communication Committee, I must report that I am in almost daily contact with most Board Members and they are doing an excellent job. They have been working hard to set us up for next season. I truly feel they are working for the betterment of the Park and the Co-owners.

**WEBSITE:** Michelle White is in charge of the Website and she reports that the Website is now live at [sleepyoaksaugres.org](http://sleepyoaksaugres.org). The billing/payment information isn't there until she can work with the Bank and the Bookkeeper to get it set up. She will let you know as soon as it's available. Meanwhile, send your payments to the P.O. Box. Special thanks to Doug Ward who worked with Michelle to turn over the website that he originally created. Michelle has made some adjustments, but, it is still a work in progress. There is an Informational Page hosted by the Board on the Website. Thank you Michelle for handling this for us.

**BOOKKEEPER:** Treasurer Cindy Ayotte, accompanied by V.P. Jim Jorgenson, had their first meeting with the new Bookkeeper, CBI, located in Augres. Everything went well and the Bookkeeper is working on getting us on track and getting all of our books back over to Quickbooks. We will no longer be charged \$36/month for using Office 365. The Bookkeeper is returning to the way we use to do our **electric bills** as he found the prior way of doing them "unnecessarily complicated". We should have our **Financial Statements** ready by the end of the year. At that point Cindy will arrange for an independent audit of our books. **You may reach Cindy by email at [cinsue123@gmail.com](mailto:cinsue123@gmail.com) or 989-430-1289**

**DREDGING VOTE:** Had a hiccup in getting Dredging Votes out. The Voting Committee had to re-do the vote and they went out December 10th and need to be returned by January 10th. **WE COUNT ONLY YES AND NO VOTES ON BALLOTS**, if you don't vote it is merely a non-vote and does not get counted in any way. We need more than 60% Yes votes for the Dredging Special Assessment to pass. Thank you to Tom Taylor for researching this project and to Michelle White and her Voting Committee for working so hard on getting the votes out.

---

## **JIM KEEPING THE GROUP IN THE LOOP**

This is where Jim will report to you what's going on in the Park regarding Maintenance/Park Management. Here he would have reported when the water was turned off and when the Pavillion was winterized. summer. **You can reach Jim year round at 989-385-5839**

---

## **FROM THE BOARD**

**WHAT MAKES FOR A GOOD BOARD?** First, they realize they manage the Park business, but serve the Co-owners. They treat Co-owners with respect, keep them informed, quickly respond to their questions & act on their concerns. They depend on Committees to help run the Park, forming a sense of community, and for advice. None of us are experts on all things, but, a lot of us can be an expert on some things. A Board should always consult with their advisors for the sake of the Park. They should have an open mind to co-owner suggestions and always want the best for the Co-owners they represent & who voted them in. A Board position is one of service, not control. The way they treat people can make or break a Board. (Written by Debby Webb not the Board)

(NOTE: This is where the Board will update you with important information about our Park. I have reached out to all 5 Board Members and asked them to give you a statement about their individual plans / vision for the Park. I have only heard back from 3 Board Members so far, but, I will input the other 2 Board Members comments on the next Newsletter. Board Member comments below, in alphabetical order:)

**From Cindy Ayotte, Secretary/Treasurer:** "Hi everyone, hope all of you are enjoying our fall and winter weather. You should have already received your electric bills which were done by our new bookkeeper. Along with this bill I had him include a 2023/2024 yearly statement. This statement was taken off our 365 program. Some editing has been done for updating your accounts. PLEASE get a hold of me if you see any discrepancies that I need to correct. This information is needed for him to input into his program as well as he will be sending out all bills from now on. These statements are in color because my laptop would not connect to the computer in the Club House (Steve tried last summer with no luck). I used my printer, my ink and my paper, so there should be no confusion. This was my goal for the fall. Thanks, Cindy"

**From Jim Jorgenson, Vice President:** "Dear Gang, as you read this the water for Phases 1 & 2 has been shut off as of October 29th. Likewise the Pavillion bathrooms are closed until spring. I have winterized or accounted for almost all of the 88 water risers in Phase 3. Further, the fish gut freezers are also closed. Please find a sanitary, responsible way to dispose of any fish remains until next season. As you know, the Club House/Laundry facilities are heated, open, and available all winter. Remember, we are all co-owners, so look after all Park facilities as if they're your own because they ARE. Please enjoy a warm safe winter. I am anxious to see you all next Spring, if not sooner. Thank you. Jim J"

**From Chris Keller, President:** "Closed for the season. This is always a somber time of the year as the leaves change color, we winterize our happy places and Sleepy Oaks closes down for the cold winter season. As I close up my camper I always go over the list of things I have done and the things I wish I had done over the summer. My first season at Sleepy Oaks started in early spring 2019. A friend recommended the Park to me because it was such a cherished part of their childhood and life. I made arrangements to rent seasonally with Don and Cheri Lauzon who were then Park Managers for the Developers, and relocated my little camper to the lot that I ended up purchasing, it hasn't moved since. The Park was far less occupied than it is now. There were plenty of vacant lots. That first summer at Sleepy Oaks was the medicine for my soul necessary for me to begin a healing process in my own life. Over the first two summers I met 3 people, Don, Cheri, and my neighbor Gerald Koth. Each one of them were kind, friendly, respectful and helpful to me. The following summer I met Jim Jorgenson when I offered him the use of my boat slip. Life was good and I loved my happy place. This past summer was the summer that changed everything for me at Sleepy Oaks. I was forced to step outside of my cocoon of isolation and begin to interact with the people of our community. I never expected to be enveloped by such a loving community of amazing people. I feel that the kindness, generosity and compassion shown to me this past summer has changed me, helped me and made me a better person. I never expected to feel the way I do now."

Directors Sheree Schrot and Tom Bjerke chose not to submit a Statement. If I get one from them I will print in the next Newsletter.

THE BOARD WANTS TO REITERATE THAT THEY WILL NOT BE COMMENTING ON POSTS ON FACEBOOK UNLESS ITS A F.Y.I. SITUATION. THE COMMUNICATION COMMITTEE MAY POST ON THEIR BEHALF BUT WILL PREFACE THE POST "FROM THE BOARD". THEY WILL COMMUNICATE WITH CO-OWNERS ON THE WEBSITE, FROM WHICH THE COMMUNICATION COMMITTEE MAY PULL INFORMATION AND POST OF FACEBOOK. YOU MAY CONTACT THE BOARD THROUGH THE ONLY VALID BOARD EMAIL ADDRESS AT [sleepyoaksdirectors@gmail.com](mailto:sleepyoaksdirectors@gmail.com). (PLEASE NOTE THAT [Sleepyoakscampground@gmail.com](mailto:Sleepyoakscampground@gmail.com) IS NOT A VALID BOARD EMAIL ADDRESS)

---

#### LOOKING FOR VOLUNTEERS:

We are always looking for Committee volunteers. Specific needs will be addressed here. Let us know if you wish to volunteer at [sleepyoaksowners@gmail.com](mailto:sleepyoaksowners@gmail.com)

#### WELCOME NEW CO-OWNERS

As we receive information on new Co-owners we will introduce them here. Let us know of any new Co-owners at [sleepyoaksowners@gmail.com](mailto:sleepyoaksowners@gmail.com)

---

#### DEATH NOTICES:

Please let us know if there is a death of a Co-owner that you may be aware of so that we can acknowledge. Send your notice to : [sleepyoaksowners@gmail.com](mailto:sleepyoaksowners@gmail.com)

#### BIRTHDAYS

Debbie Foley will be wishing a Happy Birthday on behalf of all of us as they occur. We asked for birthday month and year in our recent request for information and have receive a few. Thank you.

---

#### DID YOU KNOW

**You Can Reserve Club House** for your own personal party. There is a calendar in the Laundry area, just put your name and times of your event down to reserve the room. There is no charge for this.

**FACEBOOK:** Recently President Chris made it clear that the Board may post information on the FB Page either personally or through the Communication Committee as **FROM THE BOARD**. They prefer to communicate through the website once it is fully functional. Debby will pull information off that site to post on FB. The Board will only communicate on the Co-owners FB page as it is the official Page for the Park & most co-owners are members of that group. They will not post on nor do they recognize Sleepy Oaks Campground Association as an official page for the Park. There are only a small percentage of co-owners on that page and alot of co-owners are blocked from seeing that Page. Even though 2 Board Members are Admins on that Page, please do not rely on it as your source for information about the Park.

---

# COMMITTEE CORNER

## **CAPITAL IMPROVEMENTS COMMITTEE**

Committee Members:  
Tom Taylor, Dredging Committee  
(This Committee is being formed)

## **BY LAW COMMITTEE**

Amendments to our ByLaws  
Committee Members: Lori Briggs  
Debby Webb, Debbie Foley

## **ENTERTAINMENT COMMITTEE**

Committee Members: Barb & Loren Mathers  
Lori Briggs, Kathy Hammel, Debbie Foley,  
Liz Pillon, Margaret Keinath, Sandy Johnson  
Sandy Billingsley

## **WELCOMING COMMITTEE**

Committee Members, Sally Dikos,  
Karen Lovegrove, Sandy Johnson,  
Kathy Hageman, Debby Webb

## **ADVISORY COMMITTEE**

Cindy Firmingham, Nancy Edwards  
Dawn Bublitz, Gene Firmingham  
Sherri Hollerback, Lori Briggs

## **BEAUTIFICATION COMMITTEE**

Committee Members: Margaret Keinath,  
Jackie Vedrode, Denise Widows, Linda Fath

## **VOTING COMMITTEE**

Committee Members: Michelle White  
Colleen Griffin, Dee Zweir, Linda Hock,  
Carol Baker, Diane Guthrie

## **COMMUNICATION COMMITTEE**

Committee Members:  
Debby Webb: FB, Newsletter  
Michelle White: Website

## **GRIEVANCE COMMITTEE**

Committee Members: Debby Webb  
Cindy Firmingham

## **FINANCE & BUDGET COMMITTEE**

Committee Members: Debby Foley

## **SAFETY COMMITTEE**

Committee Member: Lori Taylor.  
Linda and Joel Rolley

---

## COMMITTEE COMMENTS / REPORTS

Not all Committees are active at this time, they are putting an action plan together and will report in the next Newsletter. The Committees that are presently active have a report below:

### **Entertainment Committee:**

Well folks, expect an **Entertainment Explosion** this year. I congratulate this Committee for all their great ideas and their hard work to make Sleepy Oaks a great place to be. Here are a few of their planned events: PJ Party Movie Night - Dances - Hallmark Christmas Movie Marathon - Drinking Game Night - Karaoke Only Night - Christmas in July Weekend - Halloween Weekend Pot Luck - Kids Crafts on Saturday Afternoons - Painting with Debbie & Liz - Horse Races - Movie Nights at the Pavillion - Kids Bingo - Fun Fair Carnival With Cake Walks, Fishing Booth, Bean Bag Toss, Cotton Candy, Pop Corn - Chili Cook Off - Dress Up Your Pet for 4th Of July & Halloween Parades along with your Golf Carts, bikes, houses, kids, adults & pets. - Pancake Breakfast or Potluck Breakfast every month - Coffee & Desert Get Togethers - Adult Craft Days - Michigan/Michigan State Tailgate Parties - Corn Hole - Bands - Let's Make Cookies, Jams - Face Painting on 4th of July & Halloween - Game Day - Mom, Dad & Me Projects - Windchime & Jewelry Making - Pumpkin Painting - Candy Bar Bingo for Kids - Adult Bingo with little bottles of booze instead of candy - Snack Night - Trivia Night - Murder Mystery Night - Scavenger Hunt - Poker Night - Golf Cart Drive-in Movie Night - Meet your Co-owners Travelling PotLuck Night (Phase I participants would provide some kind of drink & appetizers, Phase II some kind of hot or cold salads / side dishes, Phase III Main Dish like hot dogs, burgers & dessert).

### **Communication Committee:**

Well the Communication Committee has been hard at work on keeping the FB page moving along smoothly, getting this Newsletter together and making sure all co-owners are kept informed. Feel free to contact Debby at any time with questions and/or concerns. You can contact me at [sleepyoaksowners@gmail.com](mailto:sleepyoaksowners@gmail.com), on Messenger under Debby Paull Goik Webb as you can see on the FB page, or call me at 517-861-1369. If I don't have the answer to your question I will get it for you. The Admins on our FB page, Debby Webb, Lori Briggs, Barb Mathers and Michelle White try to keep that page drama free, but, that is a hard task. We will delete all personal attacks and warn the attacker. If attacks persist then that person will be removed from the page. Be patient with us, we don't always see the drama and attacks right away. We practice respect to all co-owners when responding on FB and expect anyone commenting or posting to do the same. Our FB page is for keeping informed, posting pictures, and keeping in touch. Feel free to submit your questions and concerns, it is the co-owners page. Michelle White is working on the website to assist the Board in communicating with Co-owners. She will be updating you soon as to when payments can be made through that site.

**Voting / Election Committee:** As mentioned above, Michelle White sent out corrected ballots for the Dredging Vote that must be returned by January 10th. Once the votes are counted, she will announce if the Dredging Special Assessment passed or not.

---

### **LOTS / HOMES FOR SALE**

---

Unit 178 For Sale \$49,500. 1996 Fifth Wheel & added room. 2 bedrooms, covered deck, new heating cooling mini-split unit, mostly furnished. Call Arenac Realty @ 989-876-8171

Unit 102 For Sale \$44,900 Birch Haven with all & appliances. Extra large, extra parking. Call Complete Realty @ 810-730-4532

Unit 170 for Sale \$125,000 Park Model with Addition & on canal w/boat parking. Call Complete Realty 810-730-4532

Unit 168 for sale \$115,000 Park Model with added Room, 2 bedrooms & loft. On canal w/boat parking. Call Complete Realty @ 810-730-4532

If you wish to sell your unit For Sale By Owner, Contact Debby at 517-861-1369

---

---

### **HOMES / LOTS FOR RENT**

---

Lot 95 For Rent Paved, \$40/night. One free night if 7 nights booked. Text or Message Rocky Snyder 616-350-7607 (Labor Day is booked)

Lot 263 with Dock available for 2025 Season Call JimHerndon 989-714-5982

Trailer for Rent Lot 36 Available for 2025 Season. On Main Canal / Covered Porch. Lori Briggs 810-280-0686

---

## SPECIAL THANKS YOU

Thank you to **Angie Ridley** for involving us in her great Charity of supplying **FREE WINTER COATS FOR KIDS**. We had one of her Events at the Park on 11/10 & it was A big success. The smiling faces on the kids was heart-warming. Thank you to volunteers: Shelly /Todd Guthrie, Diane /Tim Guthrie, Cindy Ayotte, Angie & Debby Webb.

---

## CONTRACTORS IN PARK

Guthrie Construction: Tim 810-515-6051 or  
Tony 810-444-5026

RV Medic (Evan) 989-390-1212

RestoreAll (Kevin) 989-450-0270  
989-836-0078

---

## HISTORY OF SLEEPY OAKS

This is where we need input from all of the Members who have been here a long time, sharing with us interesting Facts from the beginnings of Sleepy Oaks. i.e. when I first bought in here 27 years ago there were very few children. I always had to bring a friend up for my teenage daughter. So happy that we now have kids here.

---

## PLACES ON THE BACKROADS

This is where you will put your recommendations for good places to eat, share activities you have enjoyed, etc.

Co-Owner Heather Swinszinki reports that she highly recommends **Four Ones Landing** for breakfast. She said the food was fabulous and the prices very reasonable. Breakfast is served Thursday through Sunday from 7 a.m. until 11 a.m.

---

## CALENDAR OF EVENTS

Once the Calendar of Events is complete, we will post a copy of that here so that you don't miss a thing !!!!

# HAPPY HOLIDAYS TO YOU ALL AND BE SAFE

---

SUBMIT CONTENT YOU WISH TO SHARE, SUGGESTIONS, COMMENTS REGARDING THE NEWSLETTER TO [sleepyoaksoowners@gmail.com](mailto:sleepyoaksoowners@gmail.com)

---