Belleau Lake Property Owners Association – March 2026 Newsletter

Hello All,

Spring has arrived at Belleau Lake! The winner of the annual Ice Out Challenge should be announced soon as the last of the ice melts off the lake. The Boards will go back in the dam on or around April 15th and we don't anticipate any issues with the lake filling up prior to Memorial Day weekend. As a reminder, it's a good time for any lake front property owners to clean up their frontage and complete any dock work. As always, please comply with town permitting rules for building or other construction, especially if it is close to the shoreline. New or remodeled driveways also need to be permitted by our Roads Director – Tim Booth, roads@blpoa.com.

Here are some other important updates:

New Survey

We are sending out a new survey shortly to measure the membership's interest in bringing forth some amendments to our bylaws. As a reminder, in our last survey the membership voted strongly in favor of the Board proposing some new common-sense rules for our bylaws around properties that are rented. These proposals, along with a couple of others, will be listed on the survey for your review. Confirming with a yes vote will result in the items being officially introduced at the spring membership meeting and voted on at the fall meeting. **Please be sure to fill out your survey – your voice counts!**

Town of Wakefield March Voting and Elections

There was a question on the Town ballot last month which created some confusion. It asked about adding short term rentals as permitted use in residential districts. The people of Wakefield voted no. This *does not* mean rentals are no longer allowed. The Town was just trying to get it officially listed as a permitted use in our codes because, through some oversight, it had never been there before. Nothing has changed. The Town will not be attempting to stop rentals from taking place.

Questions raised at Membership meeting on BLPOA income shortfall in 2014

During our fall membership meeting, Mr Dill raised concerns about shortfalls in income not being investigated many years ago. Mary Vinagro, Treasurer, has completed a thorough analysis. The conclusion, confirmed by our CPA Firm, was that a shift in income took place one year due to a process change of collecting dues in the current calendar year instead beginning collections in the prior year. That practice was maintained going forward. Thank you Mary! The response to Mr. Dill along with the complete analysis and confirmation note from our CPA firm can be found here _____.

New Access Road for the West Side of the Lake

Paul Petelle and Tim Booth have been analyzing the possibilities, potential designs and costs for a new road from North Desmond to Ballards Ridge Road, where BLPOA still holds property rights. The costs are fairly steep, and we are trying to determine if there are creative ways to approach this without increasing our dues or charging an assessment. We are hoping to bring some options to the membership this year at our spring or fall meetings.

Walking Bridge

As some may know, the walking bridge connecting the middle and northwest side of our lake has been in disrepair for some time and became a safety hazard. Last year we had to rope it off and divert the annual walking event. I'm glad to say that with the help of Paul Petelle, we received a very competitive quote from a known contractor to have this bridge torn down and replaced. The work has already begun and will be completed in time to enjoy the season.

On a cautionary note, I'd like to remind everyone to make sure your smoke alarms are changed and extreme care is used when dealing with fires in or around your home. Wakefield had two devastating fires in March that destroyed both homes.

Finally, thanks to our Board members for staying active and vigilant throughout the winter months and to all the members that pitched in to help when we had problems or obstructions created by storms.

Our Spring membership meeting is Saturday, May 30th at Association Park. Looking forward to seeing everyone there!

Best-

Kerry