

Belleau Lake Property Owners Association – November Newsletter

(First Edition)

Hello All,

November 1st marked the start of the annual lake drawdown. If you have property on the lake, please secure or remove your boats and flotation devices as soon as possible. Late fall through spring (until the lake refills around April 15th) is a great time to complete beach clean-up and dock repairs. Please also remember that any new construction or major repair work may require permits from the Town of Wakefield.

Although we experienced some drought periods this season, overall the weather was excellent and allowed everyone to enjoy another beautiful year on Belleau Lake. I'm also encouraged by news of a possible new internet provider coming to our area in 2026 — competition is always a good thing!

We do our best to share important updates in real time, but it was suggested (thank you to those members!) that we also send periodic newsletters to keep everyone informed about ongoing projects and community issues. If you have questions about anything we communicate — or if something isn't clear — please feel free to contact me or any Board member by email.

Roads

As we head into winter, we're wrapping up a few important road projects, including major drainage improvements around Robinhood and the bottom of Vachon Drive. You may see some materials and equipment in those areas. We're also grading key roads as late into the season as possible to help them hold up better through the winter.

As discussed during our fall meeting, our spring/summer 2026 plan builds on this year's progress. We'll add another two miles of upgraded road pack in the most heavily traveled areas and apply dust control to 100% of BLPOA-managed roads. Beyond 2026, our goal is to continue improving road surfaces and applying dust control annually, reducing both maintenance costs and grading frequency.

Many thanks to Tim Booth and Paul Petelle for their hard work — and to all of you for your continued support.

Invasive Species

Our latest concern is Brittle Naiad, an invasive aquatic plant. The visible growth dies off in winter, but seedlings will return in spring. The NH DES is aware and has committed to assisting with surveys and permits for treatment next summer. The treatment will be safe for both people and wildlife.

Milfoil levels were manageable in 2025, but we expect more growth in 2026 since it's been longer since our last treatment. We anticipate using divers and hand-pulling next year, followed by surveys to develop a treatment plan for 2027.

Beaches

Most of our beaches are in great shape heading into winter. Planned improvements to Fireplug Beach on the west side have been postponed until spring. Many thanks to Jeff Marshall and Sheila Amero for their work throughout the season.

Covenants and Committees

During the fall meeting, several members raised questions about our BLPOA covenants and compliance — including rental homes and the broader issue of covenant restrictions related to business use of properties. I committed to looking into this and taking appropriate steps.

To clarify: most properties around Belleau Lake have covenants attached to their deeds. These covenants help protect property values and preserve the overall quality of the community. They are typically referenced in deeds from 1969 or 1973, both of which can be found on our website (BLPOA.com) under About Us → Bylaws.

Some areas — such as Watertown Village and parts of Dorr Road — have different deed restrictions, while others (like some on Fisher Road and South Cove) have none at all.

Because the covenants relate closely to our bylaws and membership qualifications, the Board has formed a new Covenants and Compliance Committee. This committee replaces the previous “Rental Committee.” Once again, we thank the members of that earlier committee for their efforts.

The new committee's research will focus on:

- Identifying which properties fall under which covenants (or none).
- Determining which properties in each group have been granted memberships.
- Seeking legal guidance on covenant compliance and enforcement.
- Clarifying the covenant language regarding “no business enterprise.”

- Reviewing how our bylaws support compliance and define membership eligibility.

The long-term goal is to ensure that BLPOA remains in compliance with its covenants and that our bylaws align properly with those requirements, along with eligibility and requirements for membership.

There are no proposed changes at this time — we're still in the information-gathering phase. Any recommended changes will be shared with members for review and input. I appreciate everyone's patience and interest, and I'm committed to keeping this process transparent and moving forward.

Community Note

Finally, thank you to everyone who joined us at our home on Saturday, October 11th, for the breakfast meet and greet. It was great seeing so many of you — and we'll definitely plan to do it again next year!

Best,
Kerry Vachon
President, BLPOA