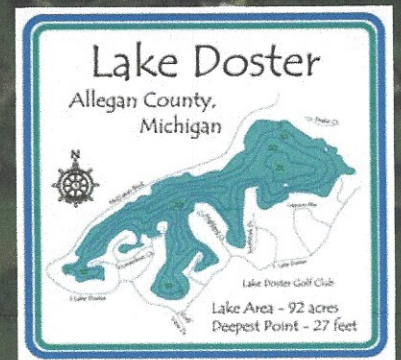


***MGCA Welcome and
Strategic Plan
2020-2022***



Welcome!

We would like to welcome you to Markus Glen! You have selected a beautiful community for your new residence, and we hope you will soon feel at home with your new neighbors. This welcome packet is intended to ease your transition to your new home in the Lake Doster Community and to ensure that your experience is as pleasant and rewarding as possible.

Our community has its own web page, www.mgca.com and email distribution. These forms of communications are regularly used to communicate important information, or information of interest regarding the community affairs. We also, on occasion, distribute flyers to each home to communicate important information.

Sign up for e-mail distribution by filling out our on-line e-mail registration form on our web site.

HOA (Home-Owners Association) Meetings are held annually at the Clubhouse from 6:30 PM to 7:30 PM and are open to all homeowners. Community business is presented by the Board followed by an open discussion of whatever homeowners want to discuss. Additionally, the Board meets quarterly. Dates are published on the website and are also open to homeowners who wish to attend.

For township information, please visit www.gunplain.org.

For information regarding Lake Doster to include beach information, please visit www.lakedosterlakeassoc.org.

For golf, tennis and clubhouse information, please visit www.lakedostergolf.com.

If you have any questions, or need information, please feel free to contact any HOA board member and / or committee members on the Community Contact List.

MGCA Mission:

Our mission is to enhance the quality of life and sense of community through efficient and responsible management of the Association, support initiatives that promote the preservation of property values and invest in capital improvements that benefit the collective good of the community.

MGCA Vision:

Markus Glen is maintained as a safe, friendly and peaceful place to live for each homeowner and their respective family. A community of friendly, caring and respectful neighbors who cooperate with each other to affirm and grow the value of both our property and environment.

MGCA Values:

To support the MGCA Mission and Achieve the Vision, we value Integrity, Collaboration, Assistance, Respect and Enhancing our Environment (ICARE).

MGCA Board Objectives:

1. Encourage collaborative participation through an informed membership. Capitalize on resident knowledge, skills and abilities to make and implement responsible decisions and to be good stewards regarding the use of funds and assets belonging to the Association.
2. Conduct business with transparency, providing regular financial statements including statements of receivables and expenses on a periodic basis. Seek continuous improvements in effective and efficient management of the Association.
3. Uphold the standards and policies of the Homeowners Association by taking a fair, ethical, reasonable and objective approach in representing the interests and needs of all homeowners while preserving and/or enhancing the value of our properties as a whole.
4. Build community relationships that capitalize on best practices and improvement opportunities.
5. Treat every issue which comes before the Board with respect. Work with residents in a professional, objective and dignified manner to resolve or respond to requests in a timely manner. Resolutions and responses will be clearly communicated to affected parties. In the event of a denial of a homeowner's request, a reason for the denial will be provided, and where possible, suggestions to resubmit for consideration will be included.
6. Protect and enhance the value of our neighborhood by maintaining all common areas.
7. Communicate with homeowners in a timely manner through appropriate mediums and facilitate opportunities for community activities promoting a close-knit neighborly community that works together for the good of all.
8. Maintain a strategic plan that establishes and focuses on the near, mid and long term goals and objectives of the Association.
9. Be forever mindful of and preserve the Association's Mission, Vision and Values.

MGCA Member Objectives:

Good Neighbors First. There is no better substitute for resolving community issues than as respectful friends and neighbors.

Volunteerism. We highly value participation in the Association that extends beyond the normal commitment of being a member/resident.

Property Maintenance. Property owners/residents will maintain their respective property that enhances the Association and does not detract from the value of our properties or common areas.

Common Good. All issues should be evaluated on their merit and in accordance with our Mission, Vision and Values.

STRENGTHS

- Home-owners association (HOA)
 - Rural-suburban lifestyle
 - Sense of community and neighbors lending a helping hand
 - Variety of backgrounds
 - Variety of recreational and outdoor/social activities within Lake Doster/Plainwell
 - Well-maintained amenities, such as the lake and beach within Lake Doster
 - Strong school system
 - Remote location and small community
 - Mid-way between Kalamazoo and Grand Rapids
 - Low-density development Remote location, quiet, safe
 - Self-contained community
 - Close proximity to shopping in Plainwell, Kalamazoo and Grand Rapids
 - Community character with no cookie-cutter appearance
 - Academics and athletics at the high school
 - Varied demographic make-up of the residents
 - Lake Doster Golf Course is located within the community
 - Lake Doster Golf Course Clubhouse is located within the community
 - Ability to control building standards.
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WEAKNESSES

- Deteriorating road condition
 - Interaction with the township and county planning and decision-making process
 - Limited funding from dues.
 - Bad cell phone service.
 - Power outages
 - No coordination or communication with the LDHA
 - Golf course (bankruptcy)
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OPPORTUNITIES

- New resident orientation to explain amenities, activities, and community guidelines
 - Land development; available lots
 - Stimulate growth while maintaining tranquility
 - Yearly neighborhood social event
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THREATS

- Neighborhood conflict
 - Golf course
 - Power and water infrastructure and services
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VALUES

- Quiet, serene and tranquility
 - Wildlife, open spaces
 - Strong sense of community and participation
 - Fresh air
 - Local control through the HOA
 - Slower pace of life
 - Rural lifestyle
 - Neighborly attitude and general respect
 - School district
 - Community amenities
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ASPIRATIONS

- High-value residential
- Develop empty lots and collect past dues
- Minimal change
- Grow the population responsibly through selling of empty lots and job growth
- Improve the community by repairing and maintaining the road

GOALS AND OBJECTIVES

- Clean Sewer
- Obtain estimate for paving the street
- Obtain estimate for new blacktop
- Develop financial analysis of dues vs cost of road.
- Rework and reword rules and restrictions
- Develop penalty plan for overdue dues
- Develop new homeowner information packet
- Develop annual community social event
- Develop calendar of board meetings schedule and annual board meeting to distribute
- Develop MGCA website