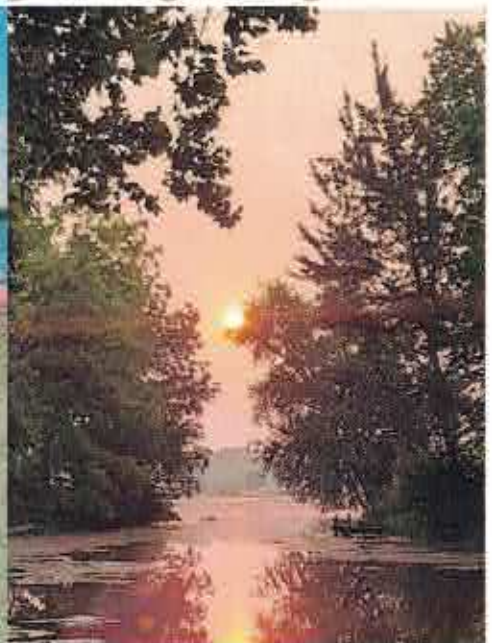
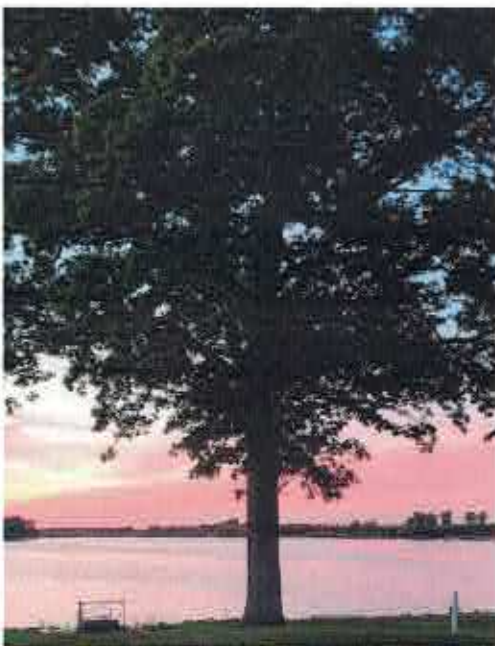
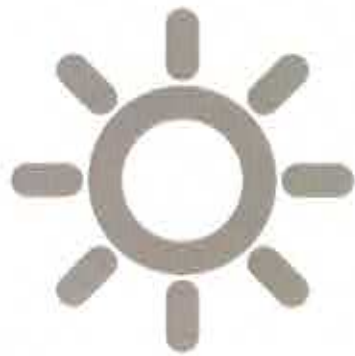


Welcome to Hoffman Lake



Officers & Contact Information:

President: Steve Carnes (574) 527-1880

Vice President: Matt Yeiter (574) 549-0460

Treasurer: Danielle Drubert (574) 780-4705

Secretary: Ashley Wright (219) 608-1646

For Pier Information contact: Jeremy Moore (574) 377-2098

Association Email: Hoffmanlakeassociation@gmail.com

Association Address: P.O. Box 36 Atwood, IN 46502

Facebook: Hoffman Lake Neighbors

How to pay dues?

You can mail your payment: P.O. Box 36 Atwood, IN 46502

You can pay via Paypal Friends and Family option: Hoffmanlakeassociation@gmail.com

In person payment: must be paid to a current officer, please call or text to make an arrangement.

*****All payments must include name and property address.*****

Hello Neighbor,

On behalf of the Beachwood/Lake Breeze Property Owners Association we welcome you to Hoffman Lake.

The Association owns the following property:

The Beach Area

- Located at the end of Person Rd.
- Sandy beach area for swimming with benches, grassy area, and picnic tables.
- See "Beach Area" page in this packet for more information.

The Pier Area

- Located to the south of the beach area.
- There are 15 pier spaces available for private piers.
- Pier sharing is allowed with permission of the pier owner.
- See "Pier Area" page in this packet for more information.

The Association meets yearly to elect officers and board members. This is a great opportunity to meet neighbors, hear concerns, encourage the association, and set the agenda for upcoming things.

We have a neighborhood Facebook Page, search for "Hoffman Lake Neighbors." You will be asked to provide your address, among other information to be admitted to the page. You must be a resident of Hoffman Lake to participate on this page.

The Association is responsible for complying with State regulations, maintaining Association owned areas, and most importantly- providing liability insurance.

All regulations (copy included in this packet) are set forth for the safety and pleasure of our members.

At the present time, membership dues are \$40.00 per year. To rent a pier space you will pay an additional \$50.00 per year.

Donation Roads- Not all roads around Hoffman Lake are required to pay dues. If you living on a donation road, we highly encourage your participation in our Association. The same dues apply, and you will gain access to the beach and boat launch agreement at the campground.

PLEASE NOTE: YOU MUST BE A MEMBER OF THE ASSOICATION WITH YOUR DUES PAID TO DATE TO USE ANY OF THE ASSOCIATION OWNED PROPERTY.

Again, welcome to the neighborhood and best wishes!

Welcome to the Beachwood Park/Lake Breeze Lake Association! This all-volunteer officer team, and its board members are nominated and voted on each year at our Annual Association Picnic. We encourage you to join our team in any capacity, as it takes willing members to donate their time and energy to make our Association a great one!

What does our Association do?

- We file entity reports, and keep our association up to date.
- We organize and Host several events.
- We personally, print and hand deliver flyers to residents.
- We oversee and implement event planning and all purchasing for events.
- We keep track of/maintain Association member joins/updates.
- We created and admin our neighborhood Facebook page.
- We provide welcome packets to new members; pdf versions are now available.
- We create and distribute invoices/donation letters to members or potential members.
- We host meetings and continuously work on association related items year-round.
- We organize and implement weed treatment opportunities.

We organize events such as: (see event's page in welcome packet for details)

- Neighborhood Garage Sales
- Clean the Beach
- Association Picnic
- 4th of July Parade
- Halloween Party

What do your Dues Pay for?

- REMC- electric bill for lights provided near the beach
- Liability Insurance for the Association owned property
- P.O. Box fee
- Office supplies ex: paper for flyers, printer ink, stamps, folders
- Event costs ex: plates, napkins, cups, table cloths, food, drinks, etc.
- Sand cost and costs related to the Annual Spring Clean the Beach
- Any additional funds will go towards improvements or roll over to the following year
Ex: Future Association boat launch (pending vote) please attend the business meeting pertaining

Dues have increased from previous years, by \$15. The increase is due to the rise in cost of our Liability Coverage and also for future improvements to our Association. In years past, our association breaks even each year. Treasurers report available and read at yearly annual picnic.

ASSOCIATION PROVIDED EVENTS AND ACTIVITIES:

(THIS LIST IS SUBJECT TO CHANGE AT ANY GIVEN TIME)

- **CLEAN THE BEACH**

This annual event takes place with association members gathering on a previously scheduled day to prepare the beach for the summer. This will include weeding, sand application (if needed), raking, yard maintenance, etc.

A flyer and Facebook correspondence will be made leading up to the event.

- **NEIGHBORHOOD GARAGE SALE**

This (voted on) Annual Event typically takes place the weekend after Father's Day Weekend. Any neighbor is encouraged to participate. This is a great opportunity each year to sell your unwanted items, or to shop your neighbors unwanted items.

A flyer and Facebook Correspondence will be made leading up to this event.

- **ASSOCIATION PICNIC**

This Annual Event takes place at our Association Beach Area. This event is when officer and board member elections happen. This is a great opportunity to meet neighbors, hear concerns, encourage the association, and set the agenda for upcoming things.

A flyer and Facebook Correspondence will be made leading up to this event.

- **4TH OF JULY PARADE**

This (voted on) Annual Event takes place on or near the 4th of July. Neighbors gather on decorated golf carts, bikes, bicycles, etc. to celebrate the 4th of July. Neighbors not participating in the parade attend roadside to enjoy the parade.

A flyer and Facebook Correspondence will be made leading up to this event.

- **HALLOWEEN PARTY**

This (voted on) Annual Event takes place at a previously selected Association member's home, typically following the neighborhood Trick or Treat.

A flyer and Facebook Correspondence will be made leading up to this event.

REGULATIONS OF THE BEACHWOOD & LAKE BREEZE PROPERTY OWNERS ASSOCIATION

(PIER AREA)

The pier and boat docking area included the area starting at the NE corner of lot #41 2nd addition Beachwood Park, (Formerly the Harley Person house), preceding northerly along the lake shoreline, then adjacent to the beach area. Property owners in Beachwood and Lake Breeze additions are guided by the following conditions and restrictions.

1. The pier and boat docking area should only be used for docking of boats and fishing by property owners and their house guests and on the following conditions.
 - (a) Any persons who wish to use boat docking facilities must submit their request annually to the pier committee. Persons who are given boat docking sites must have their pier in the water by Memorial Day or they will forfeit that site.
 - (b) Only one water craft per property owner (household) may be allowed at any one time. Property owners are responsible for maintenance to their area as well as keeping their area free of liter, etc... There shall be no diving or swimming around or from the piers. Vehicle parking is limited to unloading and loading of fishing or boating equipment.
 - (c) All piers are to be located on 16 foot centers, beginning at the Yazel property and measuring to the north. All watercraft must be tied to piers, both fore and aft. No boats will be allowed to be docked on the shoreline. No boats or piers are to be stored on the shoreline after they have been removed for the winter.
 - (d) All pier owners are to pay a one time yearly charge of ~~350~~ (amount subject to change) to cover the cost of electricity for the pier area lights. This is in addition to yearly dues.

REGULATIONS OF THE BEACHWOOD & LAKE BREEZE PROPERTY OWNERS ASSOCIATION

(BEACH AREA)

The area known as the "Beach Area", owned by the association members, commencing at the outlet of the Hoffman Lake channel southerly to a point east of the fence erected on the north side of the lot #70 of Person's 7th addition to Beachwood Park is subject to the following conditions, restrictions and control.

1. The beach area should be used by members and house guests only, and as a bathing beach only and on the following conditions:
 - (a) No vehicles, boats, canoes or piers of any kind or nature shall be permitted in the aforementioned "Beach Area" at any time for any purpose.
 - (b) The said "Beach Area" shall be kept clear and clean at all times by members using the same. Any and all material, toys, etc. of any type or nature shall be removed by those taking the same to the beach upon completion of that particular time of use of the beach. No glassware of any kind shall be taken to the beach.
 - (c) There shall be no disorderly or willful misconduct by any member or houseguest which is offensive to any other person or persons using or in said area or in the water adjacent there to.
 - (d) NO PETS of any type shall be permitted in the beach area.
 - (e) No persons under the age of 21 shall be permitted the use of alcoholic beverages.
 - (f) No drugs of any type in the beach area.
 - (g) No glass bottles of any type in the beach area.
 - (h) *All young children MUST HAVE adult supervision.
 - (i) Beach hours will be daylight hours, until no later than 9:00 P.M.

It is recommended for any child who cannot swim to wear a life support jacket.

THESE REGULATIONS ARE SET DOWN FOR THE PROTECTION OF HUMAN LIFE. PLEASE ADHERE TO THESE REGULATIONS WITH NO EXCEPTIONS.

(f)*Children under the age of 14 must be accompanied by an adult. Adult means anyone over the age of 18.

INDIANA BOATING LAWS

ENFORCED BY THE KOSCIUSKO COUNTY SHERIFF'S DEPARTMENT

1. All boats must be equipped with at least one (1) Coast Guard approved life saving device for each person on board.
2. Maximum speed is 10 (ten) miles per hour.
3. No person operating a motorboat less than 21 feet shall permit any occupant to sit, stand, or lie on the gunwales except for anchoring, mooring, or casting off. (This includes feet hanging over the side of the boat.)
4. No person shall operate any motorboat so as to approach or pass within 200 feet of the shoreline of any lake or channel except for leaving or approaching a dock or shore.
5. No person shall operate any motorboat so as to approach or pass another boat in such a manner as to create a hazardous wake or wash. (includes fisherman)
6. Every motor boat on the waters of Indiana must be registered and numbered and registration must be carried in the boat. (Includes out of state boats)
7. All speeds in the channels must be at idle and create no wake so as not to disturb boats along piers or shorelines.
8. It is unlawful for any person to operate a motorboat on the waters of Indiana unless said motor is equipped with a muffler, underwater exhaust or other device which muffies or suppresses sound of the exhaust so as to prevent excessive and unusual noise at all speeds.

County Road 80

LAKE

inlet

FREE SHIPPING on orders



County Road 700 West

inlet Wolf Arm

KOSCIUSKO COUNTY
Prairie Township
(See County Highway Map)

County Road 300 North

TYPE OF
LAKE BOTTOM
marl
muck

LAKE AREA
180 acres

Robinson

Lakeview Dr
Ditch outlet

Ave Person Rd
Beachwood Ave
Forst Ave

Maple Scheilder Dr
Grandview Dr

Lake Breeze Dr

Hillcrest Dr

Lutes Dr

County Road 250 North

30

Lincoln

(Old U.S. 30)

30

County Road 700 West

Boone

Hwy

BEST FISHING
Bluegill
Largemouth Bass
Longear Sunfish
Pumpkinseed
Rock Bass
White Bass
White Crappie
Yellow Perch

LAKE MAP SYMBOLS

OUTLINE & CONTOURS

Shoreline
Contours

SHORE FEATURES

Improved road
Marsh
Wooded