



**Sugar Springs Lake Level, Gladwin County**

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## **FREQUENTLY ASKED QUESTIONS**

### **Public Hearing to Review Special Assessment Roll and Project Costs**

#### **Why did I receive this notice?**

You received this notice because you own land within the lake level special assessment district that was established by the Gladwin County Circuit Court for maintaining and operating the legal lake levels of Lake Lancer and Lake Lancelot (“Sugar Springs”).

#### **What is a special assessment district?**

A lake level special assessment district is an area of land designated to receive special assessments for particular benefits it receives from certain public projects, such as lake levels.

#### **Who has jurisdiction to maintain the legal lake levels?**

The Sugar Springs Lake Authority is the delegated authority for Gladwin County to operate and maintain the legal lake levels for Sugar Springs.

#### **What will the special assessment be used for?**

Lake level special assessments are generally used for activities to operate and maintain a legal lake level(s), including necessary repairs or improvements to lake level infrastructure. The proposed special assessment for Sugar Springs includes costs related to repairs/replacement of the lake level infrastructure and updating the lake level order in circuit court, among other items.

#### **How are special assessments determined?**

The assessment methodology assigns factors to each parcel based on its access type, lake frontage, and type of use (public boat launch vs. all other parcels). The assessment methodology also accounts for multiple adjacent parcels owned by the same property owner.

#### **What is my special assessment amount?**

Your estimated assessment amount is listed on the enclosed notice and will be available at the public hearing. Estimated assessments are also available at [sugarspringslakelevel.net](http://sugarspringslakelevel.net).

#### **When will I receive a bill for the special assessment?**

Lake level assessments appear on winter tax bills and are only levied when costs are incurred related to the lake levels. The current assessment will be spread over 10 years and will appear as a line item on the winter tax bill.

#### **Can I prepay my assessment?**

You will have the option to prepay your assessment in full to avoid interest. Following the public hearing and final approval of the assessment roll by the Gladwin County Board of Commissioners, a letter will be sent to all property owners with the final assessment amounts, information on how to prepay, and the deadline for prepayments.

#### **Do I have to attend the public hearing?**

You are not required to attend the public hearing, however you *must* protest in person or by writing in order to reserve your right to appeal the proposed special assessment. All protest letters must be received by **August 7, 2025**.

#### **How can I get more information?**

Contact us at the information below:

- **Voicemail: (989) 460-8253**
- **Email: [sugarspringslakelevel@gmail.com](mailto:sugarspringslakelevel@gmail.com)**
- **Website: [sugarspringslakelevel.net](http://sugarspringslakelevel.net)**

You can also sign up for email updates at: [sugarspringslakelevel.net/#email-signup](http://sugarspringslakelevel.net/#email-signup).