



April 2026

Protecting Your Investment at Higgins Lake

Dear Higgins Lake Property Owner,

The Higgins Lake Property Owners Association (HLPOA) is actively challenging the Higgins Lake Special Assessment District (SAD) on behalf of lakefront property owners.

On March 31, 2026, HLPOA—representing approximately 600 residents—filed an appellate brief in Roscommon Circuit Court opposing the SAD. This comes at a critical time, as special assessment costs have now been included in winter 2025 tax bills in Gerrish and Lyon Townships.

This directly impacts your property rights and your financial investment.

HLPOA is uniquely positioned to represent property owners in this fight. As a 501(c)(4), we can retain legal counsel, take action, and advocate directly on your behalf.

Understanding the Legal Process

HLPOA is continuing its challenge through two related legal actions:

- **Michigan Supreme Court**
HLPOA originally filed its challenge in 2025. The Court of Appeals ruled—for the first time under Michigan law—that the case was filed too early and should be brought after assessments were issued. HLPOA disagrees and has asked the Michigan Supreme Court to review that decision.
- **Roscommon Circuit Court (Current Case)**
Following that ruling—and after the Counties proceeded to place assessments on winter 2025 tax bills—HLPOA filed its challenge in Roscommon Circuit Court (March 31, 2026). This filing asks the court to hear and consider the same legal arguments that the appellate court found premature regarding whether the SAD was properly created.
- **In simple terms:**
The earlier court said, *“come back after assessments are issued.”*
Now that they have been issued, the case is moving forward.

Roscommon County is expected to respond by the end of April, with further proceedings to follow.

Learn More

- Roscommon Circuit Court Brief (March 31, 2026)
<http://olcplc.com/s/dIHYe>
- Press Release
<http://olcplc.com/s/dB9SN>

Learn How to Join HLPOA on the Next Page

- Michigan Supreme Court Filing (January 25, 2026)
<http://olcplc.com/s/cWHnR>

Why Join HLPOA

- Stay informed with timely email updates on issues affecting Higgins Lake
- Be part of a unified voice representing lakefront property owners
- Strengthen our collective ability to advocate, act, and protect property rights
- HLPOA needs your support to carry on these efforts

How to Join

- Please refer to the enclosed Membership Dues Envelope for complete details
- Annual membership: \$125 (lakefront property owners only)
- Optional contributions: Legal, Environmental, and General Funds

HLPOA has represented Higgins Lake lakefront property owners since 1935.

The more members we have, the stronger our voice becomes.

Sincerely,

Higgins Lake Property Owners Association (HLPOA)