



Lake LeAnn Local

Lake LeAnn Property Owners Association • P.O. Box 308 • Somerset Center • MI • 49282
Phone: 517-688-9704 Fax: 517-688-4245 Web: www.LakeLeAnn.org

ANNUAL MEETING NOTICE

**Saturday, June 11, 2016
10 a.m. – 12 noon**

*Please arrive early; Registration begins at 9:30 a.m.
(Registration to conclude at 10:15 a.m.)*

There are items of importance to the Association Membership that are to be reviewed and will determine the course of action desired by the membership for maintaining an enjoyable lake community.

LOCATION: SOMERSET BEACH CAMPGROUND

Please use the back entrance to the Campground:
US 12, turn South on Baker Rd., 3/4 mile down on the left.
We will have a sign at the gate entrance.

Please note that only members in good standing will be allowed to vote at the meeting. NO EXCEPTIONS.

All dues and fees must be paid by noon on Friday, June 10th in order to attend

BOAT LAUNCH, SECURITY NOTICE:

STARTING IMMEDIATELY, security guards posted at both launches will be looking for ALL watercraft to have an LLPOA sticker PRIOR to launching. They will check to see that both LLPOA sticker and MC numbers match LLPOA Office registered information.

No sticker on the watercraft (and MC # on motorized craft) = No launching

Watercraft owner must be present to activate gate when Marina's deliver watercraft.

INSIDE THIS NEWSLETTER

Social Events.....Page 3

Drawdown Information.....Page 5

Annual Meeting Insert
Annual Meeting Agenda
Motions for the Annual Meeting

Survey.....Insert

LLPOA Office Hours:

Tuesday 12:00 pm – 6:00 pm
Friday 10:00 am – 2:00 pm
Saturday 9:00 am – 12:00 pm

The Office will be closed on the following Holidays:

Memorial Day, May 30th
Independence Day, July 4th
Labor Day Weekend, September 2nd – 5th

LETTER FROM YOUR ACTING PRESIDENT

I recently had an opportunity to appreciate how fortunate our private lake community is. Looking into other lake communities, you find that most lakes are not private and many do not have an operational Property Owners Association. You can quickly relate to the obvious benefits of having a private lake with an active Association. Without, the efforts to keep the lake private are constantly challenged and there is no communal interest in the overall welfare of the entire community. There is no entity that has your property values at interest. There isn't an organization vitally concerned about water quality, property appearance, maintaining a thriving fish hatchery, weed control, goose control, muskrat control, clean parks, prevention of non-member usage, mooring site availability, proper maintenance, deed restriction management, lake weed pickup, etc. I can go on and on. Thank goodness for all of the volunteers that are involved in all of these activities at Lake LeAnn and for the members of the Lake LeAnn Property Owners Association, Board of Directors. If you get a chance, give them a THANKS!

In support of the above activities and to keep our lakes private, one of our major initiatives this year is beefing up launch and on-water security. You will need all the required credentials at the gates to get on the lake and we will be making on-water rounds to check for illegal or unstickered watercraft on the water.

Have a stupendous lake experience this summer.

Harty Ausel, LLPOA Acting President

LLPOA COMMITTEE MEMBERS

Lake Control: Bob Halstead, Jim Schaffer, Scott & Lisa Pickard, Josh De Los Santos, Mike Hoffbauer, Ray York, Rob Londos, Marty Seitz

Maintenance: David Johnson, Jo Ann Colton, Sue Holliger, Marie & Greg Milbourne, Scott Pickard, Fred Straub, Ray York

Mooring: Greg Milbourne, Jo Ann Colton, Sue Holliger, David Johnson, Marie Milbourne, Scott Pickard, Fred Straub, Ray York

Rules & Regulations: Laura Harris, Chris Hemry, Dan York, Ray York

Building Control: Bill Vette, Ray York, Kim Utterback

* Please see the web site for the new Director emails.*

www.LakeLeAnn.org

PLEASE HELP US WELCOME OUR NEW STAFF

Office Assistant – Rebecca Champney
Maintenance Supervisor – Ted King
Maintenance Assistant – Rick Fisher

COMMITTEE MEETING SCHEDULE

Board of Directors	4 th Wed of month at 7:00 pm
Lake Control Comm.	2 nd Wed of month at 7:00 pm
Maintenance Comm.	1 st Thurs of month at 6:30 pm
Mooring Comm.	Immediately following Mnt.
Rules and Regulations	1 st Sat of month at 9:30 am

Committee meetings are held at the LLPOA office.

Board of Directors meetings are held at the Somerset Township Community Room.



Social Events

Do you love to plan parties and arrange get togethers? We need you!
We are looking for someone to chair the LLPOA Social Committee. Please contact the office if interested.

Steve's BBQ will be at the North Launch during the summer holidays

May 28, 29 & 30: 11:00 am – 5:00 pm

July 2, 3 & 4: times to be announced (on our web site and facebook page)

September 3, 4 & 5: times to be announced (on our web site and facebook page)

Can call ahead or phone in larger orders. 517-206-6728

Profits go to help kids attend camp.

Saturday, June 4th - LLPOA Garage Sales

LLPOA advertises in the local papers.

Please contact the office with your address if you would like to be added to the map.

Annual Meeting BBQ – hot dogs & chips immediately following the Annual Meeting

Sunday, July 3rd - LLPOA Independence Day Boat Parade

This wonderful annual event has become a favorite of our members. We hope you will join in the fun this year. Members decorate their watercraft in any way they choose, some wear costumes, some provide entertainment and music, and all have a great time. Those participating, meet at the launches. So get ready and join us. See you on the 3rd.

Sunday, July 3rd - Township Fireworks @ Dusk

Rain date: July 4th

Music in the Park @ McCourtie Park

Free Family Fun

June 17 th	6:00 – 9:00 pm
July 3 rd	6:00 – 9:00 pm
August 19 th	6:00 – 9:00 pm

LLPOA Members Survey

Your Board of Directors would like to hear from you!
Please give us your ideas for improving our association community.
Please complete the member's survey (insert) or on the LLPOA website: www.lakeleann.org
Your input is greatly appreciated!

RULES & REGULATIONS COMMITTEE

Chair: Laura Harris

The committee has been working this past year on the goal of reviewing the rules and regulations for alignment with the Bylaws. They have also been reformatting them so they are easier to read. Please contact the office if you would like to be a committee member.

BUDGET & FINANCE COMMITTEE

Has continued to pursue collections of unpaid dues through the use of registered letters and small claims court. Through the end of Feb. 2016 the results are as follows:

- Amount Collected \$ 55,229
- Amount Set up in Payment Plans \$29,612
- Balance Yet to Collect \$42,107

The last 27 registered letters will be sent in April and this will conclude all members who are over two years past due. We will then proceed to address those who are two years or less in arrears.

LAKE CONTROL COMMITTEE

❖ North Lake Drawdown

The Drawdown for the NL is moving forward. Once we receive the permit from the DEQ we will precede with all the notification requirements so we can begin the drawdown in October, with a completion date of March, 2017, and back up to normal levels by May 15th, 2017, weather permitting. More details to follow as we get closer to the drawdown dates. Please go to the LLPOA Web Page (www.lakeleann.org), LCC TAB for more details.

❖ Spring Cleanup

We would ask that when you have bonfires or are burning yard debris please try to maintain a 20' barrier from the water's edge to help prevent phosphorous runoff into our lakes. An average bonfire containing 22 pounds of firewood produces enough phosphorous to raise the phosphorous level 1 part per billion in 350,000 gallons of lake water - a significant amount. Phosphorous stimulates an over growth of algae and aquatic plants. This relates to cost increases in our lake treatment program to keep our lakes looking the way they are.

When burning your leaves please call the Somerset Township office at 517-688-9228 and get a burning permit. The permit is free and is good for four days. If it expires just call and get another one. You will need to tell them where you are located and when you plan on burning. They will notify the fire department of your permit. If you burn without a permit you are 100% responsible for any damages that are caused by your fire. Please call The Somerset Township office for their hours.

❖ Safe Boating

- Follow all Michigan watercraft safety rules and laws (LLPOA office has copies)
- Always keep passengers inside the rails of all watercraft and never allow riders outside in front of the boat, even at no-wake speeds
- Please abide by all no-wake rules at all times
- Always follow the counter clockwise direction on the lake at all times. No shortcuts unless it's an emergency or your picking up a downed skier / tuber.
- Always wear approved safety vests as required by law for children, when skiing, tubing, or operating a PWC.
- Carry all required safety equipment on all watercraft.

❖ Fish Stocking

In October, 2016, we will be stocking Small Mouth Bass into our lakes to be in line with our fish stocking plan.

❖ Goose Round Up

Once again as we approach June we'll need volunteers to help with the goose round-up. The round-up will occur sometime between 6/15 & 6/30, the DNR sets the dates. If you can find time in your schedule to join us it would greatly be appreciated. Please call the office at 517.688.9704 to volunteer

MAINTENANCE COMMITTEE UPDATE

MAINTENANCE STAFF We want to recognize our maintenance staff that retired. **Thank you!!!**

LEE KING -- 11 years of service

ROB HALL -- 6 years of service

ACCOMPLISHMENTS

- Waldron Road Park has been tiled to improve drainage and is ready for use.
- 54 muskrats were evicted from our lake.
 - We need addresses of Muskrat problems to pass on to the Eviction Crew next Fall.
- Parks & Outlots: removed dangerous trees and limbs.

Lake Weeds:

Lake weeds (only, not yard waste) pick up service is available for lake front members. Please leave a voicemail at the office to help us not miss you.

A Rake Cutter for lake weeds is available at the office for members. Call the Office for availability and details.

MOORING COMMITTEE

ACCOMPLISHMENTS - 2015

- ✓ Install steel seawall at North Lake 3, Cherry Park, Outlot A, S. Bradley Drive.
- ✓ Dead trees removed and hill landscaped.
- ✓ Heavy wood marker poles replaced falling and missing metal marker poles.
- ✓ One additional mooring site added.
- ✓ General improvement to several mooring sites.

GOALS - 2016

- ✓ Add a new mooring site as 2015 sites were completely booked up
- ✓ Improve parking at North Lake 3, Cherry Park, Outlot A, S. Bradley Drive
- ✓ Continuation of general improvements

MOORING RULES:

- Position your watercraft to the right of the LLPOA marker post while on land facing the water.
- Three watercraft securing poles are required; two at the front of your watercraft (NOT on land) and one in the back. Do not reposition or secure your watercraft to the LLPOA mooring marker post.
- No docks or boat lifts are allowed in a mooring site. Transition platforms positioned on the land, Association property, will be allowed at the front of the watercraft.
- It is the responsibility of the mooring member to clean out the weeds at their assigned site. The office has a tool that will assist you with this if needed. Please call the office to reserve it. A request can be made to have LLPOA Maintenance personnel pick up the raked weeds.
- Any member causing damage to LLPOA property including damage caused by watercraft will be charged the cost of repair to that property.
- Do not forget to put your LLPOA boat sticker on the right rear side of the watercraft.

BUILDING CONTROL COMMITTEE (BCC)

KNOW YOUR BCC

The BCC was established as an independent entity by the deed restrictions when each subdivision was platted. The working relationship with the LLPOA was formalized as a partnership in the 2006 agreement:

- Formulated under the guidance of the LLPOA Attorney, the Board of Directors, and the BCC members.
- Approved by the LLPOA Board and BCC
- This was to provide a better working relationship between the LLPOA and the BCC to better assist and serve our membership.
- The agreement also documented the relationship for consistency and guide for future Boards.
- The BCC continually strives to improve member's experience with BCC deed requirements.
- Please contact us of any further improvements you would like.
- The cost to the membership for approval from the BCC has been reduced by the BCC working with the Township to share the work load and eliminate duplication. This 25% total cost reduction was approved by the LLPOA Board.

Enjoy your summer. We are here to help you. Bill Vette, Kim Utterback, Ray York (517-781-4777)

Lake LeAnn PROPERTY OWNERS ASSOCIATION

LLPOA
P.O. Box 308
Somerset Center, MI 49282

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STANDARD
U.S. POSTAGE PAID
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