



Lake LeAnn Local

Lake LeAnn Property Owners Association • P.O. Box 308 • Somerset Center • MI • 49282
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♪ So we had fun fun fun in the last newsletter!! Only one member participated and reported the 12 (plus one) deliberate grammatical errors, not spelling errors. Thank you **Doug Winters** for playing along! ♪

SOCIAL COMMITTEE 2013 CALENDAR

September 20th Golf Outing

Last year we had a great outing with 28 players. Call Jan Hoffbauer at 517-879-0734 or Lake LeAnn Golf Course at 517-688-3445 to register and find out the date for this year. Prizes will be awarded.

October 11. Oktoberfest with Mike Greco's famous bratwurst and other German food. Mike did a wonderful job last year for this event and we can't wait to have him back again! Please bring a dessert to share. Crafts for children, but not for children only. Bring any starts of flowers you want to share, and take some home with you. Come join the fun.

December 6 Cookie Exchange at Lake LeAnn Association office. Bring your delicious cookies and take other cookies home. It will be from 2:00 p.m. to 3:30 p.m.

We have several **card groups** and a **Bible study** group in progress. For more information, please contact Jan Hoffbauer at 517-879-0734, Kathy Palazzolo at 517-900-9172 or Nancy Morasco at 517-688-4948.

If you have other ideas or want to help please call us. Let's enjoy the company of those who live here. You are part of the Lake LeAnn Association. Join in the fun!

Township Bingo

Mark your calendar.....**Saturday, November 8, 2014**

A rafter of turkeys on board.

FROM THE 2014 ANNUAL MEETING

Membership voted down the 2012 motion to eliminate any LLPOA bylaw, rule or regulation that imposes any type of monetary expense to a member (such as a fee or fine) if the bylaw, rule or regulation was not approved by the LLPOA membership at an annual meeting.

Membership did not support having an audit done every three years.

The five year septic pumping rule was rescinded. LLPOA will no longer track the pumping of members' septic tanks.

The motion for newly elected Directors to be considered when establishing a quorum of the next Board meeting passed.

The membership voted to sell lot 82 of the Supervisor's Plat of Crystal Lake.

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LETTER FROM THE PRESIDENT

I am proud to serve the LLPOA membership as a director and honored to serve a second term as your president (even if it was by default with no one else who would accept the position).

Again we can be encouraged with the directors serving with mutual respect for one another striving to improve the LLPOA Community. We are asking for your ideas of what you would like to have done. Looking out to 2020, what you would like to see accomplished that would enhance our experiences at our Lake LeAnn.

This Newsletter has articles from the Committees to inform you of the efforts they are making on your behalf:

1. No legal issues.
2. Budget and Finance continuing their effort resolving delinquent accounts.
3. Rules and Regulations updated the Rule and Regulations.
4. Maintenance completed the South Boat Launch improvements.
5. Lake Control investigation the benefits of a North Lake Draw Down possibly for 2016.
6. Social Committee introduced a vendor at the North Boat Launch for the Holidays.

Recognize the members who have volunteered as directors and committee members to be able to accomplish the many improvements over the years. You too can be part of making a positive difference and join a committee or be elected as a director at the Annual Meeting.

New Lake LeAnn Sub maps have been framed and hung for your review at the LLPOA Office.

We are looking to research absentee voting to give members not able to attend the Annual LLPOA Meeting the opportunity to vote for items on the agenda. We are looking for members who have ideas on how this could be done.

Mutual respect for fellow members and their property cannot be over stressed. We are all here to enjoy the lake and each other. Treat others and their property as you would like to be treated.

Your Directors work to serve the membership. Thanks for your support.

Ray York, LLPOA President

COMMITTEE MEETING SCHEDULE

Board of Directors	4 th Wed of month at 7:00 pm
Building Control Comm.	1 st 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	2 nd Thurs of month at 6:30 pm

All association meetings are open to any member in good standing who wishes to attend.

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

Volunteers: Thank You

Have you forgotten to thank your director, your committee members, or other volunteers that made the goose roundup as good as it gets? How about our hospitality volunteers, or the folks that have planted flowers at some of our subdivision signs, wow what a difference those flowers make.

We have a lot of great volunteers and are listening for projects that you may want to make happen. Join us working to make our lakes even better. Call your director and make it happen, their contact info is on our website.

Thank you and many volunteers that have worked tirelessly for over 40 years to make Lake LeAnn a great place to enjoy.

Gary Grueneberg, LLPOA Vice President

NOTICE OF PRIVATE PROPERTY TRESPASSING VIOLATIONS ON LITTLE MACKINAC ISLAND

Property ownership is and inalienable right that establishes boundaries and privacy. These boundary rights and the owner’s personal privacy must be respected. In as much that this has not been the case on **Island** property, please be informed that law enforcement will be enforcing trespassing violations on private property surrounding the LLPOA South Lake Island Property. The LLPOA Island lot has been surveyed so members can be aware of its boundaries and the adjacent property lines. Enforcement could result in citations. Procedures have been put in place that gives any member, not just Island land owners, the legal right to call 911 to report trespassing, as well as any other unlawful act.

BCC (BUILDING CONTROL COMMITTEE)

The BCC was established in the Deed Restrictions as a committee to approve plans for improvements on LLPOA member’s property to ensure compliance with the deed restrictions. We encourage you to contact the LLPOA office for any improvements and obtain a BCC check list. We are working to improve our response time and working with the members to help them with any improvements to their property.

In our effort to keep everyone informed we would like to share the following that may be of interest to you:

BUILDING CONTROL ADVISOR

The Building Control Committee (BCC) has advisory members serving with the committee, in addition to the three voting members that are established in the deed restrictions. The advisory members have a task function capacity supporting the BCC. Advisory members gain knowledge of how the BCC functions and its responsibilities for approving plans within the deed restrictions. Having this experience, an advisory member is considered for replacement of a voting BCC member.

At this time the BCC would like to invite you to be considered for this opportunity to join the BCC as an advisor. You must be a LLPOA member in good standing and be able to attend the BCC meeting the first Wednesday of each month at 7 PM. Anyone interested in this opportunity, please contact a BCC Member or the LLPOA Office personnel.

DEED RESTRICTION COMPLIANCE

The Building Control Committee has the obligation to approve all improvements on properties as stipulated in the deed restrictions of your Subdivision

Communication and awareness are important and we would like to be sure that all members are aware that when a member does not comply with the deed restrictions of their Subdivision the LLPOA Board has the authority to place that member as ‘member not in good standing’ and this takes away all membership rights of the member. To avoid this from happening, there are many steps taken to work with the member to maintain deed restriction compliance, because once a member is not in good standing, due to non-compliance with deed restrictions, there is also a \$100 fee to help offset administrative and inspection expenses to ensure compliance for the member to be reinstated. We do not want any member to be placed as a member not in good standing due to non-compliance with deed restrictions and we will work hard to help each member’s compliance to the deed restrictions.

BOAT LIFT APPROVAL

Any boat lift that is assessable from a dock needs BCC approval as the potential for encroachment on to any adjacent member’s waterfront rights must be considered. No fee for boat lifts.

Communication is the key to our success in helping you with your plans.

LAKE CONTROL.....NEWS YOU CAN USE

What you can do to help maintain lake water quality:

- ❖ Rake leaves and yard waste and dispose of instead of burning
- ❖ Cut lawn to a minimum of 3" to 3 1/2 "
- ❖ Use phosphorus-free lawn care & laundry products
- ❖ Fertilize once a year in the Fall
- ❖ Water lawns sparingly
- ❖ Do not feed the geese or ducks
- ❖ Keep campfires & burning at least 20' from the shoreline or keep in a container
- ❖ Create a greenbelt near the water, don't fertilize, & try not to mow to the water's edge
- ❖ Store storm water from your downspouts and use to water your plants and gardens
- ❖ NO DUMPING of leaves or weeds into the lake
- ❖ Clean up all pet waste and dispose of it properly
- ❖ Maintain septic system regularly

Lake Dam Member Maintenance Support:

- ❖ Members should clean the leaves and fallen branches from their lawns and secure loose or light objects that could end up in the lake due to high winds or servers storms.
- ❖ Debris in our lakes will float to the dams and restrict water flow that can cause water levels to be too high or too low.
- ❖ Both dams were cleaned on the 16th of June this year. Two flower pots and a tree branch caught up in the dam gates was all it took to allow for leaves and weeds to gather and then cause the water to rise. The overflow tube was again full of oak leaves.
- ❖ We must all pitch in and do our part to try to keep debris from going into the lake

North Lake Drawdown Information:

We are in the process of filling out the application for the drawdown permit with the DEQ for the North Lake, with the goal to do the draw down in 2016. The main purpose of the drawdown of the lake is threefold:

1. It exposes the shoreline to the winter's freeze, which in turn depending on the freeze temperatures that year kills the aquatic plants & weeds.
2. It tends to solidify / drying muck compacting it to a lesser extent
3. It also provides an opportunity for the membership to clean their shoreline by hand or get permits to remove massive amounts of sediment to improve their frontage.

Fish Stocking 2014-2015:

This past spring we added 4100 Yellow Perch and Fat Head Minnows divided evenly between both basins.

Our committee has developed a 5 year plan for fish purchasing/stocking with this year's purchase to include Black Crappie and Fat Head Minnows divided evenly between both basins. Adult black crappie feed on fewer fish than white crappie do; instead they consume a larger volume of insects and crustaceans. They prefer areas with little or no current, clear water, and abundant cover such as submerged timber or aquatic vegetation, as well as sand or mud bottoms like those found in our lakes.

The Lake Control Committee (LCC) and your Board of Directors want and need your input. What are you catching, species, size and what basin-north or south? What species would you like our committee to consider for future stocking? Let us know via email: Londos@frontiernet.net

2014 Goose Control was a success!!
 66 geese rounded up in June
 95 eggs retrieved with the nest destruction

MAINTENANCE COMMITTEE

Memorial Day Weekend illustrated that the parking stripes at the South launch needed to be angled the other way. Changing the direction and angle of the parking, did lengthen the spaces so there is room to get out off the road. Reminder: The Boat Launches are not designed for visitors (of your house) parking. Please reserve this parking for Lake Members' use only.



Greenbriar parking access has been opened. Please note that the chain will go back up when the rain begins this fall.

At the 2013 Annual Meeting, the Membership voted to replace the Fibar at Cherry Park with sand. This is scheduled to take place soon after school starts.

The park will be closed during this time.

Plan to see trappers this fall and winter, again issuing Eviction Notices to the local Muskrat population.



The Maintenance Committee is always looking for volunteers to help. If you are interested, please call the office to let us know. You are always invited to the Maintenance Committee Meeting, held at the LLPOA Office, the first Thursday of each month at 6:30.

RULES & REGULATIONS

Since July of 2013 the Committee has focused on addressing Member Resolution Forms as presented by the membership, both those recently submitted and those that may not have received prompt attention previously.

The committee has also embarked on a process to review current Rules and Regulations to ensure clarity and accuracy, in an effort to make them more efficient thus better serving the membership.

BUDGET & FINANCE

UPDATE ON DELINQUENT ACCOUNTS

At the end of 2013, the committee developed a plan to address the increasing backlog of uncollected dues. Some of these accounts had not paid dues since 1995.

Letters were sent to all members with past due amounts over a year old. After having approximately thirty days to respond, forty-four certified letters were sent to those with over \$1,000 in delinquent dues.

Since these were sent out in January 2014, we have collected \$10,851.00 and 9 members have made arrangements to bring their accounts current. The balance of those accounts will have to be pursued legally.

We have just filed the first five claims in Hillsdale County District Small Claims Court totaling just over \$20,000. The cases are scheduled to be heard in mid-September and once these are complete, the next five largest claims will be submitted.

We will now also send out the next batch of certified letters for those who owe \$500-\$1,000 in dues. We will continue until all accounts have reached their conclusion.

Lake LeAnn PROPERTY OWNERS ASSOCIATION

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

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Visit us at www.LakeLeAnn.org for

- Board Meeting Minutes
- Building Control Application/Checklist
- Deed Restrictions
- Director List & Contact Information
- Events Calendar
- Mooring Locations & Maps
- Newsletters
- Office Hours & Contact Information

What would you like to see on the website??

Contact the office with your suggestion(s).

NEWS FROM THE OFFICE.....

Please allow for ample time when submitting your building application. The committee only meets once a month.

If you are behind on your dues, please contact the office. We will work with you. It just takes a phone call.

Would you like to be more involved? Would you like to help the Association? Contact the office to see what opportunities are available.

Mooring site reminder: All items such as boat, poles and platforms **MUST** be removed by November 15th.
