ANNUAL MEETING NOTICE
Saturday, June 13, 2015
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.

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

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

<table>
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<th>Committee</th>
<th>Date</th>
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<tbody>
<tr>
<td>Board of Directors</td>
<td>4th Wed of month at 7:00 pm</td>
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<td>Building Control Comm.</td>
<td>1st Wed of month at 7:00 pm</td>
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<tr>
<td>Lake Control Comm.</td>
<td>2nd Wed of month at 7:00 pm</td>
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<tr>
<td>Maintenance Comm.</td>
<td>1st Thurs of month at 6:30 pm</td>
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<td>Mooring Comm.</td>
<td>Immediately following Mnt.</td>
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<tr>
<td>Rules and Regulations</td>
<td>2nd Thurs of month at 6:30 pm</td>
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* Please see the web site for the new Director emails.*

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 25th
Independence Day, July 4th
Labor Day Weekend, September 4th – 7th

IMPORTANT DATES
May 16th Township Clean Up Day – see page 2

June 6th LLPOA Garage Sales
Please contact the office with your address if you would like to be added to the map.

June 13th LLPOA Annual Meeting
10 a.m. – 12 p.m.
BBQ immediately following

June ?? Goose Round Up (between June 15-30)
Refreshments will be served for volunteers.
Date TBA: please contact the office to volunteer, even if you have done so in the past. Thank you.

July 4th Boat Parade at 4 p.m. – see page 2

July 4th Township Fireworks at dusk

July 5th Rain Date for Boat Parade & Fireworks
KEEPS YOU INFORMED

SOCIAL EVENTS:
Memorial Weekend – May 23, 24 & 25  Steve’s BBQ will be at the North Launch
Annual Meeting BBQ – hot dogs & chips immediately following the Annual Meeting
4th Annual Golf Outing - Call Jan Hoffbauer at 517-879-0734 in June for date, time & reservations.
Oktoberfest - Oct. 10 at 12:20 at the Somerset Center.

MEMBERS ONLY
➢ As you notice we have increased parking spots at the South Lake Boat launch. As a Courtesy we are asking that the overnight parking at the South Lake Boat launch be reserved for members only.
➢ Members can help keep our lakes private, by approaching people in our parks or ice fishing on the lake and asking to see their membership card.

March 25, 2015 Board Meeting Motion:
Moved to allow our members to use our Outlots to remove docks if there is not damage done. Motion failed.

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 during office hours (listed on the front of this newsletter) to volunteer and sign up. We will also post information on the LLPOA website. We are looking for mainlanders, pontoons & pontoon captains. This will be an eventful day and we’ll all have fun doing it.

Fish Stocking
To be in line with our 5 year plan we will be Stocking Black Crappie in October 2015

MAY 16th: TOWNSHIP CLEAN UP DAY

The Township will have dumpsters available at the tennis courts in McCourtie Park from 8 am – 1 pm. This is a great opportunity to clean out the clutter and get rid of some unwanted items.

Items they do not accept:
➢ tires
➢ paint (unless it is dried up in the can)
➢ oil or other flammable liquids.
➢ TVs, refrigerators

Also, the Lions Club will be doing a fundraiser. They will have trailers available for all metal and aluminum. The recycled items will be taken in for money to purchase eye glasses for those in need in the area.

Any questions call the Township at 517-688-9223

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. So get ready and join us. See you on Saturday, July 4th. The rain date is Sunday, July 5th.
LETTER FROM YOUR PRESIDENT

For the last two years I have had the privilege to serve the membership as your president and be able to assist the Association and the members. We have been blessed with a Board of Directors who have worked together for the betterment of the Association. To highlight some of the accomplishments and recognize your Directors:

Chet Cromwell Chair Budget and Finance Committee developed a process resulting in a reduction of the delinquent accounts.

Bob Stockton Chair Rules and Regulations Committee completed the Board approved motion for fees.

David Johnson Chair Maintenance Committee completed the South Boat Launch Improvements.

Kim Hass former Chair Maintenance Committee. Kim continues as liaison of the Board and the BCC.

Bob Halstead Chair Lake Control Committee has maintained the water quality improvements of our Lakes.

Marie Milbourne oversees the Mooring Committee and the improvements and issuance of mooring sites.

Gary Grueneberg Vice President brings experience from his years of involvement with the Association.

Deb Pelmear Treasurer for the past eight years recently has done the taxes at no cost to the Association.

Harty Ausel Secretary supported adding structure and accountability and the lead of the Island Committee.

Jo Ann Colton a Director for many years as Vice President and Maintenance Committee Chair.

Rick Lobliner on the Board for many years and brings his knowledge and experience of the past Boards.

Betty Woods steadfast in her support serving as the Maintenance Committee Chair on Rules and Regulations.

Dan York is on the Rules and Regulations Committee and was the lead in selling the Crystal Lake lot.

Scott Pickard supported many activities with his resources and physical efforts. A big help and at no cost.

Sue Holliger elected by the Board in Nov. 2014 with many years on the Maintenance Committee.

Jan Hoffler (though not a Director) coordinates our social activities.

There are many members serving on the committees who have contributed. You are welcome to attend and join the committees to get to know each of our members who do so much to make Lake LeAnn a desirable place to live. Please review the list of committee members below and take time to thank them. As the Board has worked together, we all can benefit from having mutual respect for one another and other’s property. We can enjoy our Lake and each other.

God Bless, Ray York

LLPOA COMMITTEE MEMBERS

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

Maintenance/Mooring: David Johnson, Jo Ann Colton, Pat & Lee King, Sue Holliger, Gary Grueneberg, Marie & Greg Milbourne, Scott & Lisa Pickard, Rick Lobliner

Rules & Regulations: Dan York, Betty Woods, Ray York

Building Control: Bill Vette, Ray York, Kim Hass

Just Fishin’ .............. By Gary Grueneberg, Vice President LLPOA

On the first spring day fishing was slow, a nibble, a bite now and then, and a catch every once in a while. But slow fishing gives you time to think: “How can a fish out-smart me?”

Actually, the sun was lighting the water, and I could see the fish taunting me near the bottom, 10 to 12 feet below, no problem. We are very lucky to live on spring fed lakes that are the head waters of the Grand River. Let’s not forget that we can swim, ski, fish or just play on our lake shores with confidence.

The shimmering ripples, the shades of the setting sun, the breeze take my mind from the problems of the day, to the grandeur that we enjoy here at Lake LeAnn. Enjoy your days...... Gary
LAKE CONTROL COMMITTEE

❖ **Weed extraction and disposal information:**
In an ongoing effort to maintain the quality of our lakes we would ask that we all refer to the Membership Guide Rule #5, paragraph M, which states: No dumping of leaves, lake weeds, grass clippings, or debris of any kind is permitted on LLPOA property without Board approval. This would also apply to pulling / dragging the lake weeds from the shore out towards the lake center to dispose of them.

❖ **What the Membership 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 ½ “
- 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 severe 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 last 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

❖ **“Keep Safe on the Lake”:**
- 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
- Always follow the counter clockwise direction on the lake at all times. No shortcuts unless it’s an emergency or you’re 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.
- Please abide by all no-wake rules at all times - [www.legislature.mi.gov](http://www.legislature.mi.gov)

NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT (EXERPT)
Act 451 of 1994

**324.80158 Responsibility of vessel owner for damage caused by vessel wake.**
Sec. 80158. The owner of any vessel operated upon the waters of this state is personally responsible for any damage to life or property resulting from a wake or swell created by the negligent operation or propulsion of the vessel, if the vessel is being operated with his or her consent.

HAVE FUN & ENJOY THE LAKE!!!
Proposed North Lake Drawdown Information:
We are in the process of filling out the permit application for the drawdown permit with the DEQ for the North Lake, with the goal to do the draw down to be in the 2016 Fall / 2017 Spring timeframe. 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. In turn this could potentially save on cost of chemical weed control.
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.

Article By: Dr. George Knoecklein, limnologist and principal, Northeast Aquatic Research, LLC.

Benefits of Water Level Drawdown
1. The principle benefit of a water level drawdown is to kill aquatic plants that grow in shallow water by exposing the root systems to drying and freezing.
2. The most important secondary benefit of water level drawdown is to allow access to the shoreline for structural maintenance, debris cleanup and sediment removal.
3. Protect shoreline structures from ice damage.
4. Oxidize and compact exposed sediments.
5. Shift the composition of near-shore sediments from fine to coarser grained.
6. Increase flood storage capacity of the lake.

Potential Detriments or Impacts of Water Level Drawdown
1. May not have the desired plant control effect; repeated drawdowns can cause shift from sensitive to tolerant plant species.
2. Sediments exposed to rain can transport nutrients to the lake that can fuel increased algal production if not flushed from system before next growing season.
3. Shallow wells located near the shoreline can lose water supply during a deep drawdown.
4. Water-level lowering can impact invertebrates that are unable to migrate with the changing water conditions (such as mollusks).
5. A lower water level can move fish that require vegetation for concealment out to deeper water where they are susceptible to predation.
6. A lower water level can result in a smaller volume, allowing higher rates of predation.
7. If the overwintering lake volume is very small, under-ice oxygen stress can occur.
8. If water levels are not returned to normal conditions in time, certain fish species may not be able to reach spawning areas.
9. A water level drawdown may expose and harm hibernating reptiles and amphibians that are buried in lake sediments.
10. May restrict access and cover for aquatic mammals and birds.
11. Limits human access where peripheral sediments are soft.
12. Although largely dormant in winter, hydrologically connected wetlands may experience some changes in species composition and relative abundance if dewatering occurs.
13. Limits the availability of near-shore ice cover for skating.
14. Refill can lift dried organic sediments that are now buoyant, causing floating mud islands.
15. Exposed areas that retain nutrients or areas that have nutrient-rich ground water may grow filamentous algae after refill.
MAINTENANCE COMMITTEE UPDATE

MUSKRATS
This Winter 12 Muskrats were permanently evicted from our lake. Though more attempts were made, they were unsuccessful. This fall we will do it again. If you are having Muskrat problems leave a message at the office (517-688-9704).

PARKS
Cherry Park will have a “new” feel this summer. Sand was placed under the playground equipment per the Membership vote at the Annual Meeting.

We are looking ahead at some projects for this year.
• Waldron Road Park: Add drain tile to dry out the park thus making more usable.
• Improve parking at mooring sites.
• Consider adding a Volleyball court at one of the Parks.

Request to the Membership:
Please give your thoughts to these, or any other items.

NOTICE OF PRIVATE PROPERTY TRESPASSING VIOLATIONS ON LITTLE MACKINAC ISLAND

Property ownership is an undeniable 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 has notified LLPOA that they will be enforcing trespassing violations on private property surrounding the LLPOA Island Property. The LLPOA Island lot has been surveyed so members can be aware of LLPOA property boundaries and its 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.

BUDGET & FINANCE

DELINQUENT ACCOUNTS:
In previous newsletters we outlined a program to address the numerous member accounts which have more than one year of unpaid dues. Since our last newsletter, the Budget & Finance committee has continued with the program we outlined. Through the end of Feb., we have filed 30 small claims court cases and addressed all of the first 44 certified letters sent out in round one of the mailing. Round two of the certified letter mailings have been mailed and the 30 day response time has just ended so we began filing small claims court cases on these in early March. The results of the delinquency collection program through Feb. are as follows:

Certified letters sent: 78    Cases Filed: 30
Amount collected as of 3/31/2015: $35,007
Payment plans set up: 20. Amount due on the 20 payment plans $25,173

Our plan is to have all of the delinquencies addressed by the end of 2015 and thereafter we will address any past due accounts in a shorter time frame so this situation does not reoccur.

SALE OF LAND:
The LLPOA Crystal Lake lot was approved to be sold at the 2014 Annual Meeting. The lot sold for $30,882.36. After paying taxes on the gain on sale, this gives the Association a net income of $21,766.
BUILDING CONTROL COMMITTEE (BCC)

- The BCC was established by the Deed Restrictions of each subdivision within Lake LeAnn between 1960 & 1964.

- The Lake LeAnn Property Owners Association (LLPOA) was formed by the land owners of the Lake subdivisions in 1965 and incorporated in 1968.

- The developer American Central (AC) dissolved all authority and responsibilities of the Lake LeAnn development in 1971 with a Quit Claim deed of property to the LLPOA and transfer of all management authority including the authority granted them in the deed restrictions “relating to the establishment of a “Building Control Committee”.”

- The deed restrictions are a legal contract of the owners and cannot be changed except as stipulated within the deed restrictions – “These covenants shall run with the land and shall be binding on all parties claiming under them... and shall be extended...unless...an instrument signed by the owners of record of a majority of lots in the subdivision has been recorded changing or modifying said covenants in whole or in part.”

- The BCC was a Standing Committee per LLPOA ByLaws for some time. The LLPOA did direct the BCC as a committee until 2005. The BCC stood on being an independent committee. Through legal counsel to the LLPOA and the BCC it was determined the BCC is an independent committee created by the deed restrictions and a working relationship agreement was signed by the BCC and LLPOA. At the 2006 Annual Meeting the membership rescinding the ByLaw of the BCC being a standing committee.

CONCLUSION: ByLaws will not change the legal standing of the BCC as an independent committee.

Since 1974 the LLPOA has requested and received, from 5 attorneys, advice/opinions supporting that the BCC is separate from the LLPOA and the LLPOA has no authority over the BCC. Previous Boards have accepted these opinions.

Since the 2006 Agreement the LLPOA and BCC have worked together. There is an appeal process for members through LLPOA to make recommendations to the BCC. Final approval belongs with the BCC as stated in the Deed Restrictions.

Communication is important for all of us,

Building Control Committee: Kim Hass, Bill Vette, Ray York
ANNUAL MEETING INFORMATION

We are pleased to announce that this year’s Annual Meeting will once again be held at the Somerset Beach Campground.

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 12th in order to attend*