



Lake LeAnn Local

Lake LeAnn Property Owners Association • P.O. Box 308 • Somerset Center • MI • 49282

LLPOA Office Location: 11701 E. Chicago Rd. Jerome, MI 49249

Phone: 517-688-9704

Fax: 517-688-4245

Website: www.LakeLeAnn.org

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Visit our website for up to date information regarding:

- Committee Reports
- Current LLPOA News
- Events

www.LakeLeAnn.org

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 for the following Holidays:

Thanksgiving: Nov. 25th-26th
 Christmas Break: Dec 21st – Jan 2nd

PRESIDENT’S MESSAGE

The Board has been interacting with the BCC in an attempt to reform the list of structures for which the BCC has functional approval responsibility, based on the subdivision Deed Restrictions (DR) and the township ordinances. Since the inception of the BCC, the township has enacted many building and general ordinances that now duplicate or override some of the subdivision DR. The BCC structure approval components are to be adjusted to those in the DR and updated to dovetail with the township. Due to the BCC not being a legislative body within the LLPOA Organization, there is a need to shift that responsibility to the LLPOA Board and manage the process by which permits/applications are administered and directed to the responsible entity. In the near future, detailed information will be posted on the LLPOA web site to inform Association members.

SOUTH LAKE ISLAND LLPOA LOT

As most of you are aware at the Annual Meeting the LLPOA Board of Directors presented solutions to help stop erosion and to address the hazardous situations on the South Lake Island (LLPOA Indian Hills, Lot #32). The members rejected all Board proposals and the Board was asked to look for other solutions. As a result, the Board established a Maintenance sub-committee to do so. In the meantime, the hazards still remain and the wellbeing of our members is paramount. Until a solution is found, to ensure member’s safety and Association protection from liability issues, the Board has found it necessary to post warning/hazard signs.

RULES & REGULATIONS COMMITTEE

Your LLPOA Rules & Regulations were created with you in mind. It is all residents' responsibility to comply with the rules of the association to keep the community a clean, safe, and enjoyable environment for all to live and enjoy. Please be considerate and respectful of your neighbors. Members have a shared responsibility to notify the Somerset Township Police Dept., County Sheriff's Office or the Michigan State Police when they are aware of violations of the law. Likewise, Members who are aware of restriction or rule violations are expected to report them to the subdivision director or the LLPOA Office. Just a reminder, to prevent any issues and possible disappointment, check your Deed Restrictions, Bylaws, and Rules before making any changes to or on your property. If you have any questions or need clarification on a matter, please do not hesitate to check the LLPOA website for more info or contact the LLPOA office. We are here to assist!

2016-17 Committee members: Laura Harris-Chair, Jo Ann Colton, Joe Esterly, Chris Hemry, Mike Leonard, Joyce Repasy, Dan York.



BUDGET & FINANCE COMMITTEE

We continue to pursue collections of unpaid dues through past due notices, the use of registered letters and small claims court. Through August 15, 2016 the results are as follows:

Amount collected - \$ 84,958.60

Amount set up in payment plans - \$19,310.77

Balance yet to collect - \$128,128

We are working on collecting all outstanding dues.



MOORING COMMITTEE

Mooring has been extremely busy each year since 2009. Seven seawalls have been installed to keep our members and watercraft safe and to help preserve and protect our lakefront properties. In addition to that, the last two summers have been devoted to renovating 22 mooring sites that are currently in use. We are proud to report that we now have signs identifying each mooring site.

Here are some current statistics:

- 13 mooring site (locations) on the south lake
- 09 mooring site (locations) on the north lake
- 98 mooring slips on the south lake
- 61 mooring slips on the north lake
- 86 mooring slips assigned in 2016 on the south lake
- 59 mooring slips assigned in 2016 on the north lake
- Approximately \$123,000 worth of mooring improvements since mooring fees were instituted

Mooring is running smoothly with the exception of some parking issues. Currently we are told that mooring sites are to the **right** of the numbered LLPOA marker post when on land facing the water. It is greatly suggested that if at all possible to please center your watercraft between the two marker poles. Please have anchoring poles at the back of the watercraft to help secure it in your assigned space as to not encroach on your neighbor's watercraft. Please note this scheduling change; Mooring meetings are held the first Thursday of the month at the LLPOA office beginning at 6:00 PM.

Maintenance Committee

Members of the Maintenance Committee (MC): Dan York – Chair, Barb Vozanilek, David Johnson, past chair, Lyndsey & Steven Cavill, Jerry Uyttenhove, Joann Colton, Marie & Greg Milboume, Mary Jo Bloom, Pam Spence, Scott Pickard, Sue Holliger, Susan Gamer Harris, and Ted King. Our meetings are in the office on the first Thursday of every month at 6:30pm – March through November.

The MC is always looking for support & help from you the members/owners of Lake LeAnn Association. If you would like to help, please send the office your name, contact information and what kind of assistance you would like to offer. It would be nice to find some owners/members that have skills and are looking to help. Skills needed: electrical, electrical mechanical, solid-state repair, carpentry, drywall, painting, project management, park maintenance, lawn & waterfront raking of leaves &/or seaweed.

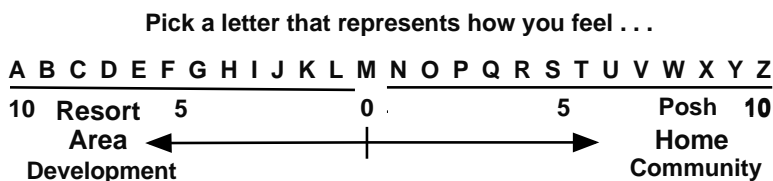
When you see something that needs to be fixed or taken care of, please call the office, or get some neighbors together and help us out, & let us know what you did. Currently, we are looking for volunteers to help clean up the lake at N. Baker Road. The roped-off swim area needs raking and stone & rock removed from the lake. Please pick up the stones and place them in a pile on the shore for pick-up. Other projects under consideration: turn-a-round at the South Lake Launch, glider swing in Cherry Park. Please send us your ideas on what would enhance the “quality of life” here at Lake LeAnn.

One issue that has come up is the subdivision signs. The MC has not been involved with the design or maintenance of these signs. If you have a comment on this please pass it along, any funding ideas on how to achieve the repairs/replacements of these signs would be appreciated.

If you see a past Board or Committee Member maybe say thank-you for the efficiency of our operation. We have not had a request for a dues increase since 2005, at that time the dues went from \$75 to \$125.

Remember LeAnn is your lake development; Own it! Respect it! Care for it! Strive to help keep this development as nice as you can. Talk to your neighbors. If you would like to contact me (Dan York, Chair) my email address: royalshoresllpoa@gmail.com

A quick survey: Please email me the letter that best represents your view of what, or who we (Lake LeAnn) should be striving to become:



BUILDING CONTROL COMMITTEE (BCC)

The BCC has the responsibility to approve structures as established by the deed restrictions. We are committed to work with the membership to ensure the approval process is enlightening and helpful. If you have any questions, please contact a BCC member.

The LLPOA/BCC entered into an agreement in 2006 to work together for the betterment of the members. The BCC proudly honors that agreement as written and will work to maintain the association property to standards that enhance the value.

Bill Vette - Chair, Ray A. York Jeanrayork@gmail.com 517-781-4777

Lake LeAnn PROPERTY OWNERS ASSOCIATION

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

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Attention Association Members

The LLPOA Board of Directors and Association members need everyone's assistance in the following troublesome matters:

- Picnic tables are being tossed into the lake
- Lights from the top of the buoys on North Lake have been removed
- Fence posts at Greenbriar Park, North Lake are being removed to get vehicles through
- Portable toilets are being abused by people putting trash, diapers, dog waste, and other items into them

We need everyone's help on reporting any of these abuses or other exploitations against LLPOA property and personal property of members.

These all take Maintenance personnel time to resolve and is costing the membership.

These actions have safety and health ramifications as well.

**HELP! Report all those who have no respect for your lake and the members.
Call the office (517-688-9704) to help us identify the perpetrator**