



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 10, 2017
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 9th 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 Marinas deliver watercraft.

All Members are being assigned new gate codes this year. Please have your new code with you when launching.

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Insert: BCC Agreement, Legal Opinion, DR	
Annual Meeting Insert	
Annual Meeting Agenda	
Motions for the Annual Meeting	

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 29th
Independence Day, July 4th
Labor Day Weekend, September 1st – 4th

LETTER FROM YOUR PRESIDENT

Subject: "Free Use of Property"

When it comes to an LLPOA member's use of their property, the vast majority of the present Board of Directors (BOD) believes in a "free use of property concept," bound only by township ordinances and your subdivisions' Deed Restrictions (DR). This has not been the case for several years due to the imposition of unapproved restrictions placed on Association members that were not documented in the Association's By-laws or Rules & Regulations. These unauthorized restrictions increase the Association's liability exposure and enforcement burden. In order to be legally binding, a new restriction must be recorded as a change to the subdivision's DR, be passed by the LLPOA members as a by-law or be incorporated in the Rules and Regulations by the BOD. None of these actions were taken. Due to this situation, over the past 2 years the BOD has been interacting with the Building Control Committee (BCC) in an attempt to reform the unauthorized list of structure approvals and have it conform to the specific restrictions and parameters as dictated by the subdivision's DR and to those governed by the township ordinances. Unfortunately, because of the BCC's unwillingness to eliminate the unauthorized restrictions and lose those controls, they are not acting on behalf of what the BOD believes is in the best interest of the Association Members. The final outcome is that the BCC terminated the 2006 BCC Agreement (*insert*) on 01-25-17. This is an Agreement that the LLPOA BOD and the BCC entered into in 2006, basically defining how these organizations would mutually work together and make changes to the Agreement in the future. Unfortunately, the BOD's attempts to produce mutual change was met with resistance and resulted in total deadlock.

This BOD believes the only preferable way to impose restrictions on our Members is through Members voting on recommended restrictions during the Annual Association Meeting or a BOD approved and documented Regulation. Member approval was and is still the overall objective of our failed efforts with the BCC.

Although the BCC does not have any administrative or legislative authority, over the past 20 years, or so, the BCC has applied a very liberal and broad interpretation of the DR, resulting in several unauthorized sets of imposed restrictions *and the collection of permit fees (in some cases this imposed duplicate permits and fees on our Members)*. These restrictions were never formally approved through a motion vote by the LLPOA BOD and incorporated into the LLPOA Rules and Regulations. In the meantime, the township has enacted many building and general ordinances that now duplicate or override some of the subdivision deed restrictions. Therefore, the BCC construction plan approval components that the LLPOA BOD will recognize and enforce have been reduced, through enacted motions, to reflect those specifically in the DR and to not duplicate the township ordinances. These components are highlighted on the next page via the Preconstruction Plan Application (PPA). The BOD has obtained a legal opinion (*insert*) that supports the BOD's interpretation of the recorded deed restrictions (*insert*) and the unauthorized restrictions.

The LLPOA is instructing our members to check with the township for their requisites, in addition to the DR requirements. The BCC has no authority to require or conduct any other pre-construction plan approvals other than those stated in the PPA. *Please read the PPA for further explanation of what the BOD supports and notice that the BOD does not approve charging members for any permit fees.*

The BCC is an independent and separate organization from the LLPOA as established by the original developer and as defined in your subdivision's Declaration of Restrictions (*insert*). The LLPOA BOD has no governing authority over the BCC, but is responsible for enforcement of the DR. As stated and authorized in your DR, the BCC's only function is to approve a member's preconstruction plans and in the process guide them through the procedure. They are not to legislate restrictions on the LLPOA Members. Only the LLPOA BOD is responsible to the Membership.

If you have a construction/building project in mind, please come to the office for an application (PPA) to start the process. Office staff will be available to walk you through the process and answer your questions.

Harty Ausel, LLPOA President

APP # _____

Lake LeAnn Property Owners Association

P.O. Box 308 • 11701 E. Chicago Rd. (Route 12) Somerset Center, MI 49282 • Phone: 517-688-9704 • Fax: 517-688-4245

PRECONSTRUCTION PLAN APPLICATION (PPA)

(Submit completed application to LLPOA office at above address)

Member Name: _____ Date Submitted: _____
 Mailing Address: _____ Phone: _____
 City: _____ State: _____ Zip Code: _____
 Email: _____ Alt. Phone: _____

Subdivision: _____ Lot(s) #: _____
 Property Address: _____

Builder Name: _____ Phone: _____
 Proposed Project: _____

Construction Type: check appropriately

- House**
- Garage or Car Shelter (Carport)**
- Boathouse**
- Fence**
- Addition** - (to any of the above)
- Dock**
- Alterations** - (defined as any external change of width, height, location or any part thereof after initial approval and prior to final inspection)

Information Only:

Shed (no BCC approval) get permit from Somerset Township (ordinance has maximum square footage)

Setbacks: must observe setbacks as stated in your subdivisions Deed Restrictions

Deck and Porch: (no BCC approval) get permit from Somerset Township

I have read and understand the Deed Restrictions for my subdivision, which have been made available to me at the LLPOA office. To the best of my knowledge all information submitted with this application is accurate and complete. I am aware that BCC representatives will be inspecting the property based on this application and other information to be submitted to the BCC.

Notice Per Deed Restrictions – the outside of any construction must be completed within six months of the date construction starts. The Approval Certificate expires 12 months after the approval date. You should be aware that failure to follow Recorded Deed Restrictions, LLPOA Bylaws and LLPOA Rules & Regulations may cause sanctions to be imposed in accordance with the Bylaws of the Association. Such sanctions could include the loss of your member in good standing status with the Association, which in turn may cause a loss of lake privileges and/or civil action. If you become a member not in good standing, a \$100 reinstatement fee will apply.

Member Signature

Date

Office - Reviewed By

Date

Member Referred to: BCC ___ Township ___ Other _____

Application Sent to BCC _____

LLPOA COMMITTEE MEMBERS

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

Maintenance: Sue Holliger (Chair), David Johnson, Jo Ann Colton, Marie & Greg Milbourne, Scott Pickard, Pam Spence

Mooring: Greg & Marie Milbourne (Chair), Jo Ann Colton, Sue Holliger, David Johnson, Scott Pickard, Ray York

Rules & Regulations: Laura Harris (Chair), Chris Henry, Dan York, Jo Ann Colton, Joe Esterly, Mike Leonard, Joyce Repasy

Budget & Finance: Chet Cromwell (Chair), Debbie Pelmeear, Jo Ann Colton, Ray York, Bob Halstead, Laura Harris, Michelle Gramm

Building Control: Bill Vette, Ray York

www.LakeLeAnn.org

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 Maint.
Rules and Regulations	2 nd Wed of month at 6:00 pm*

*varies

Committee meetings are held at the LLPOA office.

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

RULES & REGULATIONS COMMITTEE

LLPOA’s purpose is to promote the health, safety, and welfare of all of our residents. Please be a courteous and responsible member by abiding by your Deed Restrictions, Bylaws and Rules & Regulations. These can be found on our web site. If you have any questions or concerns, please do not hesitate to contact the office. Let’s make Lake LeAnn a place that all residents can enjoy and a community we can be proud to call home.

BUDGET & FINANCE COMMITTEE

We continue to pursue collections of unpaid dues through the use of registered letters and small claims court. Through the end of March 2017 the results are as follows:

- Balanced owed on July 1, 2016 = \$150,446
- Amount Collected this Year \$ 61,826
- Amount Collected in Total \$115,587
- Balance Yet to Collect \$88,620
- Amount Set up on Payment Plans \$11,906

We have a solid plan in place for addressing collections. Please note that this is an ongoing process as new delinquent accounts are added every year.



Social Events

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

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

May 27, 28 & 29: 11:00 am – 5:00 pm

September 2, 3 & 4: times to be announced (on our website and Facebook page)

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

Profits go to help kids attend camp.

Saturday, June 3rd - 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.

Monday, July 3rd - Township Fireworks @ Dusk

Rain date: July 4th

Tuesday, July 4th - LLPOA Independence Day Boat Parade @ 3:00 pm

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 4th

Music in the Park @ McCourtie Park

One of Somerset Center's best new summer traditions....It's fun, it's free
 Concerts in the beautiful and famous McCourtie Park! Mark your calendar / put it in your phone.

June 23rd	6:00 – 9:00 pm
July 3rd	6:00 – 9:00 pm
August 18th	6:00 – 9:00 pm

MAINTENANCE COMMITTEE UPDATE

- ❖ **Repair of turnaround at South Lake Boat Launch**
- ❖ **Reviewing the possible modifications necessary to make our office ADA (Americans with Disabilities Act) compliant**
- ❖ **Lake Weeds:**
 - Lake weeds (only, not yard waste) pick up service is available for lake front members. Please leave a voicemail at the office with your name and address 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.
- ❖ **Continue to maintain association parks and Outlots**

LAKE CONTROL COMMITTEE

❖ North Lake Drawdown

The Drawdown for the NL is now complete and we have put the boards back in the dam to raise the water level. We will need to monitor Mirror Lake water levels while we are filling our NL. The NL should be up to normal water levels by May 15, 2017. The LCC Committee and Maintenance took advantage of the drawdown by pitching in and doing a little lily pad harvesting and clean-up at the NL boat launch and Waldron Bay. If you have property on the North Lake waterfront, we hope you took this opportunity to do any maintenance or cleanup during the drawdown while the water was low. We monitored our aerators and took dissolved oxygen readings throughout the drawdown and there was never a time where we needed to be concerned. The LCC did take four soil samples while the water was down and sent them to a lab for analysis. Information will be reported on our web site when we get a comprehensive report on the results. We will monitor our treatment cost on the NL for 2017 and compare it to our 2016 NL treatment cost. We will do a cost analysis to see what savings we realized by doing this drawdown.

❖ 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.

❖ Buoy Lights

We experienced the loss of almost all the buoy lights on the North Lake in 2016 and it wasn't through normal wear and tear. These lights cost the LLPOA roughly \$160.00 each to replace. We do not inventory more than two or three for normal replacement throughout the year. This year we had to order 15 to replace missing buoy lights and replenish our inventory. Since this is 7 times our normal budget the money used to replace buoy lights could affect other budget line items used to maintain our water quality and the beautification of our lakes. Our request of the membership would be if you see anyone damaging or removing the lights from the buoys, to please contact the office with pictures, MC numbers, LLPOA boat sticker numbers or whatever information you think is pertinent so we can address this and try to halt this vandalism.

❖ 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 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.
-

❖ Fish Stocking

For 2017, we are entertaining the possibility of a comprehensive fish study for both of our lakes in lieu of stocking fish. We spend roughly \$6,000.00 a year stocking fish and we want to make sure we are stocking the correct fish that most benefits our lakes and best supports our membership population who use our lakes for fishing. This study will provide us a clear look of what type of fish and the populations we already have in our lakes. It also gives us structured guidelines to follow as to what type of fish we need to stock in the years to come so we can maintain a healthy and sustainable fish population in our lakes.

❖ 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

No dumping of grass clippings or yard waste at LLPOA parks or Outlots.

Please, no dumping on your neighbors' property without prior permission.

MOORING COMMITTEE

- The 2017 Mooring Season is under way. All requests were entered into the drawing that was held at the office on Tuesday, March 14th. Mooring sites were then assigned in the order of your lottery number and your prioritized mooring site requests. You should have received your assigned site and mooring agreement via postal mail. There is a \$100 **non-refundable** charge with a due date of April 15th.
- Mooring sites are to the **right** of the blue numbered LLPOA marker post, when on land facing the water. Please **center** your watercraft between the two blue marker posts and have anchoring poles at the back of the watercraft to help secure it in your assigned space.
- There had been very little fluctuation in the number of rental slips available and the number of slips actually rented since 2010 when the numbers declined drastically due to the institution of the mooring fee. However, this year saw a dramatic increase in the rental of mooring sites. At this time all 160 slips have been assigned from the 165 requests. Unfortunately, we have 5 members who did not get a slip.

BUILDING CONTROL COMMITTEE (BCC)

- ❖ The BCC continues to work with the LLPOA membership to successfully approve projects.
 - ❖ Contact Bill Vette at 517-688-3171 or Ray York at 517-781-4777 for any assistance and guidance.
-

porta potty.



Our Service Provider warned the Association that we may lose the porta Potties.

PROBLEM is abuse of the Potties by putting trash, diapers, dog waste, among other items into them. If you see this happening, please speak up & tell them to **STOP IT !!!**

MAY 20th - TOWNSHIP CLEAN UP DAY

The Township will have dumpsters available at McCourtie Park near the tennis courts 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

Any questions call the Township at 517-688-9223



Lake LeAnn PROPERTY OWNERS ASSOCIATION

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

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ANNUAL MEETING NOTICE