



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
Phone: 517-688-9704 Fax: 517-688-4245

www.LakeLeAnn.org

LLPOA Office Hours:

Visit our Website for up to date information regarding:
Committee Reports and Meeting Schedules
Current LLPOA News and Events

Tuesday 12:00 pm – 6:00 pm
Friday 10:00 am – 2:00 pm
Saturday 9:00 am – 12:00 pm
Closed Labor Day Weekend: Sept 1 – Sept 3



PRESIDENT'S MESSAGE

I am both honored and humbled to greet you as your new president. Our previous president, Lori Coyle and her executive committee provided outstanding leadership for this association over this past year. Our deep gratitude and thanks goes out to all outgoing executive committee members and directors who have generously contributed time and skills during this past year.

Your directors, elected at the Annual General Meeting, meet periodically to manage the work of the association and discuss new ways to maintain and improve the quality of life for us all. This past season has found some significant concerns relative to the quality of the lake water, specifically for the North Lake. I would like to state that we are committed to addressing these concerns and doing so, not just for the immediate need, but for years to come. This task is difficult and has required many volunteer hours of directors of the LLPOA. Please be considerate of all that our volunteers are doing to improve the quality of our lakes.

There are several activities that have been conducted by our LLPOA volunteers to maintain our lake lifestyle including but not limited to:

- Installation of Security Cameras
- Installation of new equipment at the boat launches
- Completion of a Lake & Fish Study
- Maintenance of our Parks

As your new president, my vision for the association and its members is to truly create a “community” for our members. I however cannot do that without you. As members, you all have an important role to play! Connect with and support your local lake association and its board of directors, we all have the same goal, an excellent lake community. I challenge you to help make a difference by getting involved. If any of you have ideas that can help me to work towards that vision of a true community, please feel free to contact me and we can talk it over. I still believe interpersonal relationships, which in turn, turn into friendships, are the best way to make progress on worthwhile projects. Thanks to everyone in the LLPOA who have volunteered many hours and energy to this association and its members to build a great quality of lake life for all of us.

Sincerely,
Mike Leonard

MAINTAINING LAKE WATER QUALITY

It is beneficial to lake water quality to remove any weeds, leaves and debris that may wash up on your shoreline. This helps in reducing the nutrients in the water that could feed algae and unwanted invasive aquatic species.

You can take the debris from your waterfront area and place it by the road in front of your house. Be sure to call the office with your address and our maintenance staff will collect it.

LLPOA will **only** pick up water debris from lakefront properties.

Healthy Lake

- Bonfires or burning yard debris must maintain a 20’ barrier from the water’s edge to help prevent phosphorous runoff into our lakes. 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.
- Pick up Pet Waste
- Regular maintenance of septic system



Feel free to utilize the Drop Slot in the Front Door of the office!

We will process any payments, boat registration requests, or respond to any communication the next time we have open hours.

Vacant Lots and Outlots

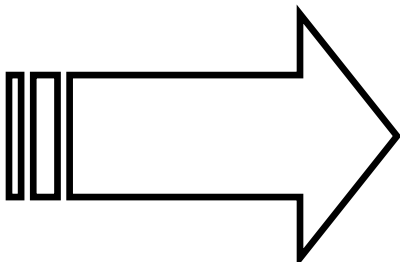
Your help is needed in taking care of several vacant lots and many of our association outlots. Members have been dumping their yard waste on these vacant lots and most especially on association outlots. Please dispose of your waste and do not use these lots as your private dumping ground. *Your neighbors and our staff will be very grateful for your help.*



THE HAPPENINGS

The LLPOA recently started our new monthly email newsletters called *The Happenings*, featuring all the good things and recent events happening in our lake community. If you have not received yours, please notify the office. You can view past editions on our web site. If you have “good news” to share, let the office know and we’d be happy to include it in the next edition.

We now have an LLPOA Book Club and a Ladies Lunch Group meeting monthly, please call the office if you wish to join either group or have an idea for a new group.



BOAT STICKERS

The Lake LeAnn Bylaws and the Rules and Regulation Membership Guide outline the procedures we follow regarding issuing membership cards and boats sticker. Only those persons listed on the deed, recorded with the county, will receive a membership card (only 2 per property). Further, boat stickers will only be issued to those boats that are registered to the names on the membership cards. Our ByLaws and Rules and Regulation Membership Guide can be found on our website.

MOORING COMMITTEE

This summer the Mooring Committee has been busy addressing the erosion that is occurring at several mooring locations. The Mooring and the Maintenance Committee worked together to obtain a permit for a seawall to address erosion. Mooring has also obtained bids, survey, and removed dead trees that were posing an issue. We can now move to the next phase of the project.



MOORING REFUND

A policy has been implemented to refund 50% of the mooring fee **ONLY** if there is a member that will fill the slip. No refunds will be given after July 1st. Be on the lookout for more information.

MAINTENANCE

Members of the 2018-2019 Maintenance Committee are working on a Land Asset Review of all of the LLPOA owned parks and outlots to see what improvements can be made and where. This is a long tedious project that will take many months to complete before any decisions or recommendations can be brought to the committee level. If you have any ideas or recommendations you like to see at a park/outlot, please contact us. We welcome all ideas for improvements from our members to make our parks more enjoyable for everyone.

RULES & REGULATIONS COMMITTEE

The Rules & Regulation Committee is looking forward to a great year! We will focus on bringing the Membership Guide up to date as well as making sure it is in compliance with the Lake LeAnn Bylaws and subdivision deed restrictions.

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 and help maintain property value. The membership voted in 2016 to approve the Building Guidelines and the membership's right to approve any changes.

The LLPOA /BCC Agreement, also approved by the membership, has provided the frame work for us working together to better serve the membership. We are thankful for the Board of Director's support.

BCC members and the LLPOA inspector are available to work with the member's plans to ensure compliance. Let us know if you have any suggestions on how we can improve.

Please contact us if we can be of assistance or to share your suggestions for improvement.

Bill Vette 517-673-8138 Brad Bjorling 517-862-8317 Ray York 517-781-4777

BUDGET AND FINANCE

As always our main focus is on pursuing the collections of unpaid dues. This is being accomplished through past due/delinquent notices, sending registered letters and small claims court. Our results thus far are:

Amount Collected \$146,283.42
Amount Set up in Payment Plans \$7,171.65
Balance Yet to Collect \$94,840.99

We are working on collecting all outstanding dues.

LAKE CONTROL COMMITTEE

Your urgent help is needed....

As many of you already know our north basin has experienced some very serious problems this season. Several factors may have contributed to this condition, and we are trying to get to the bottom of the problem, but it will take time and effort. In the meantime, each and every member of our association who uses the lake or lives on it can help us. The following are steps we can all take and we urge you to take these suggestions very seriously and begin implementing them immediately.

1. Stop any use of fertilizer that has phosphorus or nitrogen in it. Commercial applicators have already removed these chemicals but individuals can continue to purchase them and they are very harmful to the health of our lake. When cutting your lawn near the water's edge, please refrain from blowing the grass clippings into the lake.
2. Second, limit or eliminate any burning of leaves or debris on or near the lake. It is suggested that all fires be kept at least 25 feet from the water's edge and that any drainage from the fire be diverted so that it will not reach the lake. 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.
3. Any and all pet waste must be picked up and disposed of away from the lake
4. Be very careful about raking weeds as some of them can and do spread if raked. Many can be safely removed but need to be disposed of and not put back into the lake. Our maintenance staff will gladly pick up any lake weeds you remove. Please call the office to be put on the schedule to pick these weeds up. In addition, any and all leaves from our trees much be raked up and also removed. Burning them with runoff into the lake creates an environment for weeds to grow and flourish.
5. Please also refrain from using any chemicals you may purchase on your own. This can affect the ph. balance of the lake and can contribute to our treatment company's treatment being less effective.
6. It is vitally important that you maintain your septic system. Regular pumping and inspection is recommended. If you are a year round resident this should be done at least every three years. Part time residents can wait a longer period of time, but this is based on the number of guests you have in any season. Septic systems are designed to last between 20 and 25 years at most, so many of the systems around Lake LeAnn are well past their life expectancy. Please have yours checked and take whatever actions are recommended to you by the professionals.

Lastly..... Remember that using our lake can contribute to its' health. Movement of water is a good thing because it adds needed oxygen to the water-table.

Any attempt on your part to help us keep our most valuable natural resource healthy is greatly appreciated.

ANNUAL MEETING MOTIONS AND RESULTS:

Motion and second from the LLPOA Board that they shall be allowed to consider the sale of the residential LLPOA property on Baker Rd., known as Lots 177, 178 and 179 in Greenbriar Subdivision. These are waterfront lots not used by LLPOA; however, the mooring committee was looking at adding mooring slips here. **Motion failed** with 37-ayes and 54-nays.

Motion and second from the Board to give authority to assess fines with or without proper LLPOA registration stickers.

1. For Watercraft without a valid LLPOA Sticker: Fines will be assessed ten (10) days after notification to any member of an unregistered watercraft and is unresolved \$25.00, an additional \$25.00 fine for each (7) days until violation is resolved or the end of the current year boating season (November 15th).

2. For watercraft with valid LLPOA Registration Sticker: Fines will be assessed ten (10) days after notification to any member with a valid LLPOA Watercraft Registration sticker who has been made a "member not in good standing" because the registered watercraft is moored illegally as defined by LLPOA Rules and Regulations, Membership Guide, Appendix – mooring sites: The initial fine will be \$25.00; plus an additional \$25.00 fine for each (7) days until the violation is resolved or the end of the current year boating season (November 15th).

Motion carried with 89-ayes and 0 nays.

Motion and second from the Board that

3) Damage to any LLPOA property including illegal removal of launch gate boards and/or tampering with gate equipment or security cameras. Authority to assess fines to any member or authorized agent using the North or South Lake launch areas or other LLPOA properties, at which time, the member, authorized person or servicing company deliberately damages LLPOA property, including but not limited to the removal of the gate board or tampering with the gate mechanism and/or security cameras.

Ten (10) days after notification, a \$50 fine will be assessed to the member/boat owner after confirmation of the incident and positive identification of the person committing the violation. If a second violation is documented for the same or similar actions involving the same member or authorized agent an additional \$50 fine will be assessed and the BOD may elect to make the member a "member not in good standing".

Motion carried unanimously.

Motion and second from the Board to approve the revised LLPOA-BCC Agreement (attached). **Motion carried.**

Motion and second from the Board to remove retaining walls from the Building Guidelines. **Motion carried.**

Motion and second from the Board that a structure larger than a 10x20 that is used to store car/truck(s) is considered a garage. Clarification that if a structure is 10x20, but without an overhead door than it is not a garage. **Motion carried.**

Motion and second from the Board that any deed restriction authorized accessory structure that is not a residence cannot exceed 24x36. **Motion carried** with 54-ayes and 26-nays.

Motion and second from the Board to change the structure guidelines for needing BCC approval from 4x4x4 to 6x6x4H. **Motion carried.**

YOUR BOARD OF DIRECTORS

Your subdivision representatives are available to help with any LLPOA question or concern. Please feel free to reach out to them as your first point of contact.

Grand Point	Jo Ann Colton (Treasurer)	grandpointllpoa@gmail.com
Grand View	Brad Bjorling (BCC Liaison)	grandviewllpoa@gmail.com
Maquago Hills	Pam Spence (Secretary)	maquagohillsllpoa@gmail.com
Indian Hills	Marie Milbourne	indianhillsllpoa@gmail.com
Royal Shores	Tony Ciaramitaro	royalshoresllpoa@gmail.com
Highland Hills	Pierre Goovaerts	highlandhillsllpoa@gmail.com
Cherry Park	Chris Henry (Maintenance)	cherryparkllpoa@gmail.com
Greenbriar	Ray York	greenbriarllpoa@gmail.com
Lakeview	Maxwell Belknap (Rules & Regs)	lakeviewllpoa@gmail.com
Fairway Hills	Christine Austin	fairwayhillsllpoa@gmail.com
Westdale	Mike Leonard (President)	westdalellpoa@gmail.com
Plaza	Chet Cromwell (Budget & Finance)	plazallpoa@gmail.com
Laguana Park	Maureen Butrico	Laguanaparkllpoa@gmail.com
Crystal Estates	Bob Halstead (Lake Control)	crystalestatesllpoa@gmail.com
Highland Green	Namrata Carolan (Vice-President)	highlandgreenllpoa@gmail.com

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