



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

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



LLPOA Office Hours:

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

This past year has been a busy one for your Board. We have tried very hard to focus on improvements and actions that have a positive effect on our members and community.

We are very happy to report the Board and the Building Control Committee have revised the working agreement used between us. We are asking for the membership approval at the 2018 Annual Meeting.

The Board is interested in meeting you and hearing your thoughts or suggestions. So on the Saturdays in May (our busiest month) members of the board will be available at our office. Please stop by and say hello.

In an effort to improve our meetings at both the board and committee levels, we are working on implementing a new policy on minutes and a guideline for more effective meetings. We continue to encourage interested members to join our committees and help us moving forward. With added help we can accomplish so much more.

We hosted the first meeting of members from area lakes at our office and hope to have a follow-up meeting soon. This is a wonderful opportunity for members of other lakes and associations to share ideas and explore ways that we can share resources and information to improve all our communities.

At previous Annual Meetings our membership has discussed how to ensure members adhere to our rules. In the past, the membership has asked to impose fines against those members who disregard or ignore our rules. We are asking for your support at our 2018 Annual Meeting to issue fines as described under motions in the insert.

This year we will once again have our Annual Hot Dog Roast reception following the Annual Meeting. Please plan on stopping by. All your **generous** donations will only be used to fund and possibly expand this event next year. Naturally, we will happily accept your offer to help us out at the Roast, please contact the office if you are interested.

Lastly, your Executive Committee and Board are committed to constantly looking for ways to make our community better. With this in mind, we are hoping to have a Strategic Planning Session by the end of the summer. We have not done this in some time and are hoping this will give us a clear direction on moving forward. We welcome any member who can offer us a suggestion on how we can improve our community and the lives of our members. Please inform our office staff or one of your board members and we will add it to our discussion.

Lori Coyle, LLPOA President

MAINTAINING LAKE WATER QUALITY

It is beneficial to the lake to rake out your waterfront, to help keep the excess leaves from feeding the algae and other invasive species of plants.

You can take the raked up debris from your waterfront area and place it by the road in front of your house and call the office to arrange a pickup.

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

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.*

Verify the Facts...

Please be advised that an email has been circulated concerning inaccurate statements and insinuating that member/s of your board may be continuing to pursue sewers for Lake LeAnn.

There has been no discussion, action contemplated, nor any future plans to pursue a sewer system at Lake LeAnn by the current LLPOA Board. This can be verified by checking minutes of our committees and your board of directors. *Please call the office if you have any questions concerning this or any other information you may receive.*



UPCOMING EVENTS

- ❖ May 19th – Township Clean Up Day
- ❖ June 2nd – LLPOA Garage Sales
- ❖ June 9th – LLPOA Annual Meeting / Hot Dog Roast
- ❖ TBD – Goose Round Up (Need Volunteers)
- ❖ July 3rd – Township Fireworks
- ❖ July 4th – LLPOA Boat Parade 4:00 pm



Music in the Park @ McCourtie Park!

This is a free event! Bring the kids and enjoy July 3rd, July 20th, August 3rd and August 17th

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 or sign up at the Annual Meeting. 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.

BUDGET AND FINANCE

We continue to pursue collections of unpaid dues through the use of registered letters and small claims court. Balance owed on July 1, 2016 was \$150,446.00.

As of March 2018 the amounts are as follows:



Collected this Year: \$21,187.70
Balance to Collect: \$80,341.77

Collected in Total: \$138,929.42
Set up on Payment Plans: \$7,144.00



Please note that this is an ongoing process as new delinquent accounts are added every year.

MAINTENANCE

Our Maintenance staff has been busy getting parks ready for our summer season. They have also attended the required DNR Canadian Goose Training this spring.

Your help is needed:

1. With the use and maintenance of our Portable toilets. In order to continue to provide this valuable service we need to stop the misuse and destruction. If you see anyone misusing them please notify our office or one of your Board of Directors.
2. To pick up any pet waste and not dispose of it in the portable units. Pets must be on a leash and/or under your control at all times.

All members have been given new gate codes this year and we ask that you not give your code to anyone. This includes commercial people who put in or take out your watercraft.

Our committee meets on the first Thursday of the month at 6:30 PM at the LLPOA office. We are always looking for new members and/or your suggestions to make our Lake Community even better.

TRAILER COMMITTEE

The Trailer Committee has spent considerable time reviewing many issues related to trailers in our community. The Trailer Committee research concludes that continuing our current policy of enforcement is the most pragmatic and cost effective way to control this problem and comply with the LLPOA's responsibility under Article II of the Bylaws. The Board, in accordance with previous policy (which excludes watercraft and open trailers) will continue to request compliance with the Deed Restrictions from any Member found to be in violation that is brought to their attention. We continue to ask for Member cooperation in reporting any trailer violations. Member Resolution Forms must be completed and can be found on our website under Forms. Please review your subdivision Deed Restrictions carefully, as not all subdivisions Deed Restrictions are the same. Let's be "Good Neighbors", work together and abide by all of our Deed Restrictions.

MOORING

Mooring Committee is charged with assigning, maintaining, and improving Mooring sites. We have spent time reviewing issues surrounding the development of mooring sites. Legal advice and review of township ordinances, as well as what other private lakes are doing, led to the decision not to add mooring sites at the Baker Road Lake LeAnn property.

The Committee has decided to investigate further development of Greenbriar Park with the possibility of a seawall and replacement mooring sites. We will also be looking at all our other parks and outlots to identify any needs.

The Committee is looking into potentially offering a 50% refund to members giving up their mooring site by June 15th if we have a member waiting for a site.

Our committee meets on the first Thursday of the month after the 6:30 PM Maintenance Committee Meeting.

LAKE SECURITY

1. New gate codes have been issued again this year. Do NOT give out your code to anyone.
2. Cameras are being installed at both launches so we can monitor all activity at the gates, including who is putting watercraft in.
3. The gate software is being updated. This will allow us to check what codes are being entered and when. Excessive use of a code may result in deactivation until we can investigate the situation.

LAKE CONTROL COMMITTEE

Fish Study

We will be conducting a fish study in both of our lakes the week of 5/7/18. This study will provide us a clear look at the type of fish and the populations we already have in our lakes. The company providing the fish study will also give us structured guidelines to follow in the future as to what type of fish we need to stock so we can maintain a healthy and sustainable fish population in our lakes for years to come.

Fish Stocking

In 2018 we will be stocking walleye in both our lakes.

Healthy Lake

- Bonfires or are 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

NEW Lake Treatment Company: We have contracted with: Clarke Aquatic Services, Inc. Please let us know what you think of the new company and the service they provide.



Safe Boating

- Follow all Michigan watercraft safety rules and laws. Below is the web address for the DNR handbook: https://www.boated.com/assets/pdf/handbook/mi_handbook_entire.pdf
- 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 are picking up a downed skier / tuber.
- Always wear approved safety vests as required by law when skiing, tubing, or operating a PWC.
- Carry all required safety equipment on all watercraft.

Goose Roundup

We'll need volunteers to help with the goose round-up in June. The round-up will occur between 6/15 and 6/30 as the DNR sets the dates. If you can find time in your schedule to join us, it would greatly be appreciated. Please sign up at the Annual Meeting or call the office at 517-688-9704 to volunteer.

RULES & REGULATIONS COMMITTEE

2017-18 Accomplishments:

- Increased communications to members about Lake Rules and Michigan Boating Laws.
- Recommend imposing fines on members with stickers on their watercraft that are moored at an unauthorized location. (To be voted on at the 2018 Annual Meeting)
- Initiated research and a proposal to the Board for a Rules and Regulation change regarding blight control.
- Recommend imposing fines for damage to LLPOA property, including illegal removal of launch gate boards, and/or tampering with the gate mechanism or security cameras. (To be voted on at the 2018 Annual Meeting)

2018-19 Goals:

- Continue to work with our membership to assure compliance with our Bylaws, Rules and Regulations and address other concerns as they arise to promote the health, safety and welfare of our residents.
- We welcome all members to communicate with us and attend our meetings. It is important to us that we are working for the Lake LeAnn membership and we will continue to propose changes or improvements to our Bylaws and Rules that are in the best interest of our members.

BUILDING CONTROL COMMITTEE

The BCC was established in the Deed of 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 for the LLPOA membership.

The BCC appreciates the LLPOA membership's support at the 2017 Annual Meeting.

- The Agreement has worked well for 12 years to define the working relationship between the LLPOA Board and the BCC to provide the best service to the LLPOA membership.
- The motions approved at the 2017 Annual Meeting moved the control of Agreement and Guidelines to the membership.

Per the approved 2017 motion, the Board and BCC have agreed to the proposed revisions being presented to the membership at the 2018 Annual Meeting for approval before any can be enacted.

- Proposed revisions to the Guidelines are to better define the parameters for structures.
- Proposed revised Agreement to better clarify the relationship between the LLPOA and the BCC.

The BCC will continue to work with the LLPOA to help members plan the use of their property within the deed restrictions.

Correction to the BCC Fall Newsletter Article, the sentence should have read: "The DEQ does not allow a boat house on the water." (NOT "boat house at the water.")

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

Bill Vette 517-673-8138 David Johnson 517-262-0648 Ray York 517-781-4777

Lake LeAnn Shirts are Now Available

Take advantage of a great opportunity to support the Lake LeAnn Community. Now offering:
GILDAN Ultra Cotton Short Sleeve Shirts in three Colors:
Royal Blue, Sky Blue, Mint Green. These Shirts are a 100% Cotton with a very soft and active feel.

- Short Sleeve Shirts: \$14
- 2XL and 3XL available with additional charge

Order Forms are available at the Lake LeAnn Association Office or on the website: www.lakeleann.org

Orders must be received at the LLPOA office by:
Tuesday, June 19th, 2018

- Please make checks payable to:
Apparel Resource Group



**For more information on any of these topics, please check our web site at
www.lakeleann.org**



KARIM HEALTHCARE

Brandon Douglass PA-C
18297 U.S. 127, Cement City, MI
517.547.4845

*Primary Care/Family Medicine
Walk-ins Welcome
On-site Blood Draw
Skin Biopsies and Cryosurgery
Ultrasound – Guided Joint Injections*

Lake LeAnn PROPERTY OWNERS ASSOCIATION

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

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PERMIT NO. 8

ANNUAL MEETING NOTICE

**Saturday, June 9, 2018
10 a.m. – 12 noon**

(Registration begins at 9:30 am and concludes at 10:15 am, no exceptions.)

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 8th in order to attend