



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 lakeleannpoa@gmail.com llpoacontroller@gmail.com

www.LakeLeAnn.org

[LLPOA Office Hours:](#)

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

Tuesdays 10:00 AM – 4:00 PM
Fridays 10:00 AM – 4:00 PM
Saturdays 9:00 AM – 12:00 PM

ANNUAL MEETING NOTICE

Saturday, June 12, 2021

10:00 AM– 12:00 NOON

Please arrive early; Registration begins at 9:00 AM

Registration will conclude at 10:00 AM

These are items of importance to the Association Membership and will determine the course of action desired by the membership for maintaining an enjoyable lake community.

NEW LOCATION: ADDISON HIGH SCHOOL

219 S. Comstock St. Addison., MI 49220

Due to Covid-19 restrictions, event capacity only allows for voting Members to attend.

Special circumstances will be considered.

To attend meeting, dues must be paid by June 1st

COMMITTEE MEETING SCHEDULE

Board of Directors' meetings and Committee meetings are held on an on-line platform (Zoom)

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

Board of Directors	4 th Wed of month at 7:00 pm
Building Control Comm.	As Needed
Lake Control Comm.	2 nd Wed of month at 7:00 pm
Maintenance Comm.	1 st Thurs of month at 6:30 pm
Rules and Regulations	As Needed

LLPOA COVID-19 SAFETY GUIDELINES FOR ANNUAL MEETING

For your safety, the following guidelines are **REQUIRED** for attendance at our Annual Meeting and to reduce your risk of acquiring and/or spreading COVID-19:

- **You MUST wear a mask**, that covers your nose and mouth.
- Stay **at least 6 feet away** from others who do not live with you.
- If you are sick or not feeling well/healthy on the day of the meeting, please do **NOT** attend the Annual Meeting.
- Please do **NOT** enter the meeting if you have been exposed to someone with COVID-19 in the last 14 days or if you have tested positive for COVID-19 in the last 10 days.

PRESIDENT'S MESSAGE

Despite the challenges of the Covid-19 restrictions limiting in-person meetings throughout 2020 and into 2021, the Board of Directors (BOD) and our important Committees and Subcommittees have continued to operate virtually without interruption. Our office personnel have continued to service our members throughout the pandemic, working remotely and in-person as necessary.

While Water Quality Improvement has been Job-One over the last couple of years, our Maintenance Committee and Mooring Subcommittee have continued to make substantial improvements and repairs to our beaches, parks, launches, office and mooring sites, thanks to the great work done by Ted King and Rick Fisher. The Lake Control Committee has closely coordinated with our Lake Manager to schedule targeted treatments of invasive weeds and algae, which yielded improved conditions for most of the 2020 season. Several Directors on our Rules & Regulations Committee worked as part of our Special Bylaw Committee on the numerous Bylaw changes required for the Absentee Voting process and previously approved revisions to our Articles of Incorporation. Thank you to all of the Directors and Members for your time and efforts on all of our committees!

The LLPOA 2019 Books were reviewed by a CPA firm with no issues reported. For 2020, the **Board has engaged** a CPA to audit our December 31st financials, which is ongoing. Currently our emergency reserve funds exceed our target reserve and our collection of dues and special assessments has remained as projected despite the financial hardship incurred by some of our members caused by the recent economic downturn. Special thanks to our Budget & Finance Committee and Controller, Michelle Gramm.

In regards to Water Quality, the Association has adopted a multi-faceted, Comprehensive Lake and Watershed Management Plan that addresses short-term and long-term improvements and sustainability of the Lake LeAnn ecosystem as required by our Bylaws including the following:

- 1) Special Water Quality Committee (Subcommittee of LCC)
- 2) Professional Lake Manager (RLS)
- 3) Laminar Flow Aeration system (EverBlue)
- 4) Bio-augmentation treatments (EverBlue)
- 5) Supervised and targeted invasive weed control and algae control (PLM)
- 6) Shoreline Protection Plan with natural options (GEI Consultants)
- 7) Critical Source Areas natural plantings filtration (GEI Consultants)
- 8) Best Management Practices recommendations (RLS)

We now have the right tools in place for the long-term betterment of our Lakes.

The Laminar Flow Aeration system and Bio-Augmentation treatments will begin this Spring. While these important steps begin the restoration process, our Comprehensive Lake and Watershed Management Plan includes additional measures and Best Management Practices that will accelerate the process.

Our Comprehensive Plan addresses the Critical Source Areas (CSAs). We will soon begin the installation of natural shoreline plantings to help filter the inflow of nutrients into the lakes at several of the Critical Source Areas.

We are also installing demonstration areas at both launches and the Cedar Court park to show natural shoreline protection alternatives. We must re-establish a healthier ecosystem for our lakes and it must begin at the shoreline.

Our next challenge is to fundamentally change member awareness of lake water quality such that members voluntarily implement effective changes that will assure the quality of our water for future years. We hope you will attend our upcoming Town Hall Meetings, visit the demonstration areas and implement the suggested changes adopting the recommended Best Management Practices for our properties that will help improve our water quality for the near and long-term.

Finally, we have a great team of Member/volunteers on our BOD and committees who have spent countless hours managing and addressing the issues of the Association with the important support of our office personnel (Julie Sinkovitz and Michelle Gramm). I hope you will continue to join us at future Zoom BOD and Committee meetings, which have been welcomed and very well attended by our Members over the last 18 months.

It has been my pleasure to serve on the BOD for the last four years and as your President over the last eight months. I am appreciative for the opportunity to be part of the solution for many of our concerns.

Sincerely,

Anthony J. Ciaramitaro
President

LLPOA Website and Facebook:

Over the winter, we updated and enhanced our Website (lakeleann.org) with a new look and additional tabs for easier navigation. Thanks to Julie Sinkovitz (our Executive Assistant) for her extra effort on this project over the winter. Our Facebook page has also been refreshed by member volunteer Margaret Bannon and is being managed regularly under the direct supervision of LLPOA Vice-President Mike Bannon. The level of interest in our Facebook page is growing quickly. There is a Facebook link on the home page of our website that will take you directly to our Facebook page. We are confident that you will appreciate the improvements that we have made to these important sites. If you have pictures that we may want to consider for either of these sites please forward them to our office at lakeleannpoa@gmail.com.

LAKE CONTROL COMMITTEE

Fish Stocking

Our fish stocking program is back to full implementation after being on hold for a couple of years due to our poor water quality. In 2020 we stocked walleye, crappie, & perch and for 2021, we are hoping to stock catfish, walleye and bluegill. Looking forward to planning our future fish population for our fishing members' enjoyment. Your input is appreciated.

Boating Guidelines

We follow the Michigan watercraft safety rules and laws.

Goose Roundup

We've applied for the nest & egg destruction along with roundup permits for 2021. Fingers crossed the DNR issues permits and we can conduct a roundup this year. Again, we will be looking for volunteers to assist with this task.

Yard / Waterfront Care

Try to be a good steward of our LLPOA water quality. Think about watering your lawn from the lake as opposed to applying fertilizer to it. There are enough nutrients in the lake water to help keep your lawn lush and green. Remember to always blow your grass clippings away from the water's edge. This will help keep nutrients out of the water that promote algae growth.

LAKE CONTROL COMMITTEE continued...

Laminar Flow Aeration (LFA):

We are pleased to advise that on April 1st, our Laminar Flow Aeration System was activated, and all 102 aerators are now functioning!!! The system will remain operational until November 30th, when it will be shut down and winterized until next spring.

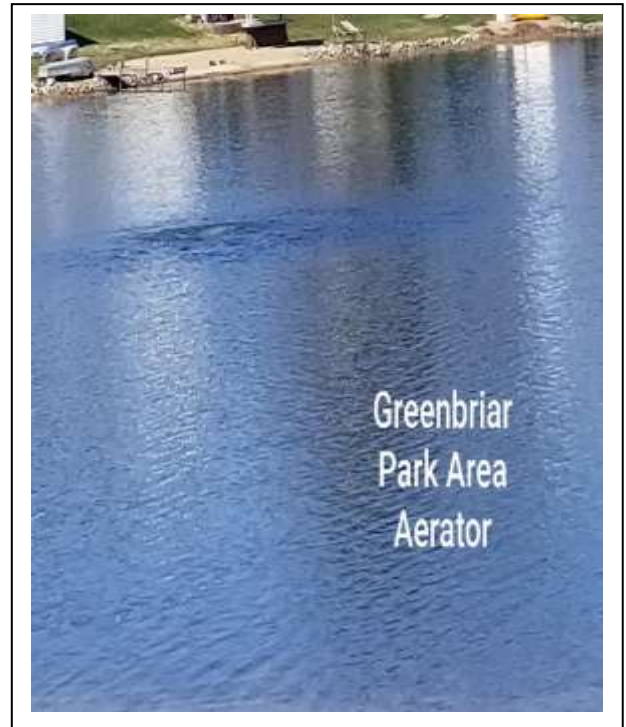
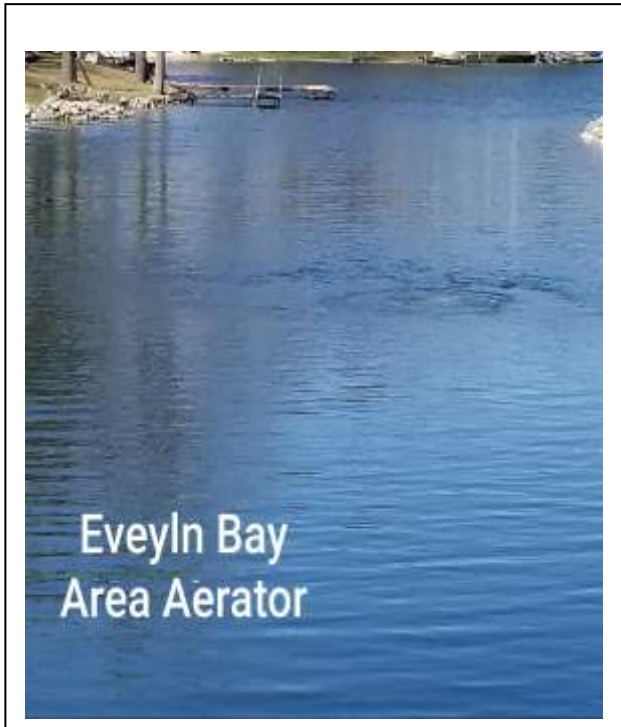
Please pay attention when pulling your anchor and try to avoid anchor drag that could possibly catch and damage a diffuser feed line. Switching to a mushroom type anchor would help protect our newly installed LFA system.

Bio-Augmentation (Bio-Blast) Applications:

EverBlue has advised that the Bio-Augmentation applications which use oxygen-loving friendly microorganisms to breakdown excess nutrients that would feed unwanted algae and nuisance plants will begin in June when the water reaches optimal temperatures. We have scheduled multiple treatments on each lake for the 2021 season.

EGLE LFA Permit:

As part of our EGLE permit requirements we will be conducting shoreline management to address our Critical Source Areas (CSAs) and help control runoff while protecting our shoreline. Watch our website for Informational Zoom Meetings that will discuss natural plantings and demonstration areas planned for this season. We'll be looking for many volunteers to help with these important planting projects. **To register to help with the project please call our office at (517) 688-9704.**



NO POWER LOADING

"Power loading" is a term used to describe using the motor to load and unload the boat onto and off the trailer.

Power loading can cause damage to launch ramps that may not be visible from the surface of the water. Propeller wash creates a significant force that can erode the lakebed and create a large hole at the end of the ramp. Eroded material is often deposited beyond the ramp to create a mound, which can result in a barrier for launching and loading. In the worse cases, the end of the ramp could collapse, resulting in an unusable launch ramp.

Slightly more than idle speed should be all that is necessary to load and/or unload the boat. The best practice is for boaters to refrain from power loading and use the winch to load and unload their boat.

NO SHORT-TERM RENTALS

Most of our Deeds of Restrictions prohibit commercial use of property. The restriction that the usage of a lot be limited to that of a "private residence" has been found by the Courts to be a prohibition against Short-Term Rentals, less than 30 days.

On March 5th the LLPOA was granted its Motion for Summary Disposition against a member who violated this important Deed Restriction, and we are pursuing reimbursement of our costs. Please be a good neighbor and abide by the Deeds of Restrictions of your subdivision. The LLPOA will continue to pursue legal remedies as the final option for violations of this restriction.

BUILDING CONTROL COMMITTEE

The BCC and the LLPOA have a good working relationship and abide by the Agreement approved by the LLPOA membership.

As stated in the deed restrictions the BCC must approve all structures erected on the properties within the Lake LeAnn subdivisions. According to the Articles of Incorporation and the Bylaws, the LLPOA Board is responsible for the enforcement of the Deed Restrictions.

The BCC continues to work with the members to ensure compliance with the approval of any structures erected and address items that have been erected in the past that are not on record with the LLPOA. We appreciate the cooperation being given to the BCC by the membership.

Stay Safe – Bill Vette, BCC Chair, Ray York, BCC member, Mike Bostic, BCC Director Member, Richard LaRowe, BCC Advisor, and David Clark, Inspector

BUDGET AND FINANCE COMMITTEE

We are happy to announce that our collections have been in full swing and we have been steadily receiving money from the 2020 Water Quality Improvement (WQI) special assessment. We are down to 5% of the membership owing the full \$275 totaling \$18,700 still to collect. We also have 20 members making payments which adds another \$2,473.63 to collect from them.

A big thank you to those members that have paid ahead on the WQI assessment. This has been a tremendous help in paying for installation costs. We hope more members will consider prepaying future years' assessments.

Our outstanding dues (prior to 2021) balance is \$40,000 vs \$80,000 in 2018.

We continue to send notices, make phone calls, send emails and as a last resort take members to small claims court.

The 2020 audit is being finalized and our CPA will report his findings at our April Board Meeting.

BOAT STICKERS

Only those persons listed on the deed, recorded with the county, will receive a membership card (2 per property). Furthermore, boat stickers will only be issued to boats that are registered to the names on the membership cards.

Stickers should be placed on the back of your boat to the right of the motor.

MAINTENANCE COMMITTEE

Your Maintenance and Mooring Subcommittee has had another busy year. Thanks to our dedicated and hardworking staff, Ted King and Rick Fisher as well as our committee members and volunteers we have got a lot done! The following are some of the highlights of what has been accomplished: replaced and refreshed several park areas with new sand, a project led by Tim Laidlaw; built several fences to mark boundaries of our properties; cleared and repaired the land surrounding the LLPOA Office, with the additional help of Max Belknap; completed much needed repairs on the office building including replacing damaged floors, repairing walls, painting, installing new lights, ceiling fans, new sink and counter in kitchen area; improved multiple mooring slips' land at the water's edge, cleared brush and debris, and cleaned our parks and outlots regularly. We now have a line marker to mark parking spots at our mooring sites and parks, which provides more parking for our members. Our new metal detector helped us to locate property boundaries at several locations. Our gate and launch areas were maintained and fixed when broken; our docks were also repaired with the help of volunteers from the Lake Control Committee. Our staff also worked on our LFA Project by digging trenches to reduce our costs and repairing property after utility underground work was completed.

Special Thanks to:

1. Dick Cooper for donating his time, talents and equipment to clear and repair land related erosion and damage, work at our office and the sand project.
2. Diane Monasmith who developed our Land Asset Review Document and interactive map. Both are available on our website. They include pictures, what can be found at each lot, whether we have a survey, mooring sites and much more. Please take a look! We are committed to keeping it current.

Our committee meets the first Thursday of each month at 6:30 PM, currently by Zoom, but hopefully in person soon. Please call our office to be notified of Zoom information. We are always open to suggestions and welcome volunteer assistance. Members can address the committee at the beginning and end of the meeting.

RULES AND REGULATIONS COMMITTEE & SPECIAL BYLAW COMMITTEE

The Special Bylaw Committee consisted of seven LLPOA Directors, which included three Directors from the Rules & Regulations Committee. This Special Committee met numerous times during 2019 and 2020 to review and compare the three member petitions requesting Absentee Voting and to develop the necessary Bylaw changes required for the same. After Absentee Voting was approved by the Membership in May 2020, the Bylaw Committee drafted the necessary policies and procedures required. In addition to Absentee Voting, this Special Committee also worked on other legal matters concerning our Deeds of Restrictions, the Marketable Title Act and Short-Term Rentals. The Special Bylaw Committee was dissolved in October 2020.

As directed by the LLPOA Board of Directors, the Rules and Regulations Committee has been tasked with addressing issues relating to the interpretation of Association rules and regulations, along with formulating any new rules which may be needed for the betterment of our Association and our members. Committee assignments during 2020, included drafting language prohibiting power loading of boats and review of remote Board meeting attendance. We were pleased that our Rules & Regulations Chairman (Dan Grant) was appointed as our first Absentee Voting Election Supervisor.

It is beneficial to the lake quality to rake out your waterfront. This helps keep the excess leaves from feeding the algae and other invasive species of plants. You can take the debris from your waterfront area and place it by the road in front of your house for pick up. Be sure to call the office with your address and our maintenance staff will collect it weekly until Oct 31st.

LLPOA will pick up only water debris from lakefront properties. We kindly ask that debris not be in paper or plastic bags.

NEW ABSENTEE VOTING REQUIREMENTS AND PROCEDURE

Any member wishing to cast a vote via Absentee Ballot must request an Official Numbered Ballot either in-person at the LLPOA Office, via US Mail or electronic transmission e.g. (e-mail or fax). The following information will be needed in order to obtain an official numbered ballot: member’s Name, Address, Subdivision, Member Account Number and proof of Official Identification (Driver’s License, State ID or passport).

After submitting your request along with the above information, the LLPOA Office staff will:

- a. Verify that they have received all of the items required
- b. Confirm the information provided
- c. Issue an Official Numbered Ballot and send it to the Member within three business days of receipt and confirmation of all required information.

Ballots should be returned to the LLPOA Office in one of the following ways:

- a. In person, by the name on the ballot or by his/her designee
- b. By US Mail
- c. Sent electronically by email to: lakeleannpoa@gmail.com or by fax to: (517) 688-4245

Ballots must be received no later than 15 days prior to the Annual or Special Meeting.

NOTE: Absentee Voting can be used for all Motions on the agenda, except for Director Voting. Voting for Directors must take place at the meeting.

The Office will be closed on the following Holidays:

Labor Day Weekend: September 3rd-6th

Thanksgiving: November 25th-26th

Christmas: December 20th – January 2nd

We are closed on Saturdays during Nov, Dec and Jan.

The LLPOA office can accept credit/debit cards and ACH payments.

There is a convenience charge of **3.75%** to use a credit/debit card and a \$3.00 flat charge for ACH transactions. Please contact the office if you are interested in taking advantage of these payment options.

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.

Lake LeAnn PROPERTY OWNERS ASSOCIATION

LLPOA

P.O. Box 308

Somerset Center, MI 49282

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STANDARD
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