



# 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

Website: [www.LakeLeAnn.org](http://www.LakeLeAnn.org)

Emails - Main Office: [lakeleannpoa@gmail.com](mailto:lakeleannpoa@gmail.com)

Controller: [llpoacontroller@gmail.com](mailto:llpoacontroller@gmail.com)

## President's Message

Well, summer season 2023 is a wrap. If you're like me, it feels like the summers seem to pass in the blink of an eye. Fortunately, for all of us here at beautiful Lake LeAnn we experienced one of the most spectacular Michigan summers, giving us plenty of time on the lakes with our family and friends. This year our lakes were much improved and to our Water Quality Team, I give much gratitude. They've all worked tirelessly throughout 2023 to make that happen for us.

Our new board is ready to work for your upcoming 2024 season and we could truly use our members' skills, input, and volunteerism, to ensure the continuity and success of our association. This year, the board is looking to engage our members with more family and community events. In the past, we had book and card clubs, and progressive dinners to name a few. If any of these activities interest you, please think about helping us organize it. This Christmas Season the LLPOA is once again hosting a Christmas Light Contest. The board is asking for some fundraising ideas to fund the prizes. I know we have business owners and real estate agents who live here; maybe you'd like to sponsor the contest, if so let us know. In closing, I ask you to please consider volunteering in some capacity for our LLPOA.

Lori Coyle

LLPOA President

## Activities Committee

A new Activities Committee is being formed for all members with events for winter and summer.

We are looking for ideas, committee members, volunteers, and donations. Some ideas include kids visiting Santa, Christmas parade, sledding at McCourtie Park, cookie exchange, silent auction, card games, bible study group and book club just to name a few. We would love to hear your ideas!

- Contact the Office 517-688-9704 [lakeleannpoa@gmail.com](mailto:lakeleannpoa@gmail.com)

### Facebook

Please note, the Lake LeAnn Members Page is not the official LLPOA Facebook page. The Office does not have access to that page and therefore, does not see members' comments, issues or concerns. The official page is [Lake LeAnn Property Owners Association](#). Official business and news from LLPOA will be posted there.

[www.LakeLeAnn.org](http://www.LakeLeAnn.org)

### LLPOA Office Hours:

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

Closed Saturdays in November, December and January

Closed for the following Holidays:

Thanksgiving: Nov. 24<sup>th</sup>

Christmas Break: Dec 22<sup>nd</sup> – Jan 4<sup>th</sup>

Visit our Website for up-to-date information regarding:

Current LLPOA News and Events

Meeting Minutes and Committee Reports

## **Annual Meeting Motion Recap**

**1.** Motion and a second from the Board of Directors to increase our Annual Dues from \$150.00 to \$170.00 per lot effective 2024.

**Passed:** 107 yeas 95 nays

**2.** Motion and a second from the Board of Directors to propose a Rule change: Effective July 1, 2023 members are required to have their septic tank(s) pumped and inspected every five years (at a minimum) by a licensed septic system service provider. All members must provide documentation (a letter or paid receipt) from a licensed septic service provider to the LLPOA Office evidencing the pumping and inspection of septic holding tank(s). South Lake island residents must follow the EGLE approved protocol (on file at the LLPOA Office) for handling and transporting septic waste across the lake. The LLPOA must be notified at least ten days prior to pumping of any South Lake island septic tanks and the transporting of septic waste across the lake. The LLPOA may provide oversight during the pumping and transporting process. Courtesy members must comply with the septic pumping and inspection rule in order to receive approval to use Lake LeAnn and its boat launches.

**Passed:** 110 yeas 84 nays

**3.** Motion and a second from the Board of Directors to change Article IV, Suspension of Membership; Section C. Suspension of Membership in Good Standing. (2) (for claims initiated by the Board) The rights and privileges of any person or entity may be suspended by the Board of Directors for misconduct by action of the Board of Directors by a two-thirds vote. Violation of the restrictions, covenants, regulations, or By-laws constitutes misconduct, as well as other acts of omission or commission that are harmful to the health, safety and welfare of other Association members. (3.) (for claims initiated by Members) (3). Any claim of misconduct filed by a member in good standing against a member of the Association must be stated in written form, signed by not less than ten (10) members of the Association who are in good standing (only one signature per membership) and presented to the Board of Directors. Upon receipt of such a claim of misconduct, the Board shall cause the same to be investigated and efforts shall be made to resolve the claim without a Board hearing. If the matter is not resolved by the next regularly scheduled Board meeting, the Board shall then forward by certified mail, or cause to be personally delivered to the person or persons against whom such misconduct claim is made, a notice that a hearing will be held on such claim by the Board at a special meeting called for the purpose at least ten days after such notice is mailed or delivery made personally to the person or persons against whom such misconduct claim is made.

**Failed:** 112 yeas (138 needed to pass bylaw change.)

**4.** Motion and a second from the Board of Directors to adopt a change in the Bylaws to modify the timing for assumption of duties and responsibilities by new Directors. Article VI, The Board of Directors; Section I. Undertaking the Duties of Directorship. All newly elected Directors are considered as official Directors upon the start of the first regularly scheduled Board meeting following the Annual Meeting. All newly elected Directors will be seated at the dais (as Directors) and their presence counted toward establishment of a quorum of nine at the next Board of Directors meeting following the Annual Meeting. Outgoing Directors remain seated and shall continue, whenever possible, with all duties, responsibilities and assignments until the start of the next Board of Directors Meeting following the Annual Meeting. Article VIII, Association Officer; Section C. Term The term of all officers shall be for one year from the date elected by the Board. Election of new officers shall be the first item of new business right after Annual Meeting review, at which time the elected officers will assume their duties and responsibilities and oversee the balance of the meeting.

**Passed:** 165 yeas (138 needed to pass bylaw change.)

## **Lake Control Committee (LCC)**

The LCC started sending out Best Management Practice (BMP) emails focusing on educating our Membership on ways they can help improve our water quality. Firepit runoff and Fall leaves that make it to the lake are a big contributor to adding phosphorus to our lakes which in turn feeds the algae. We will continue our focus on Membership education through BMPs.

Our Water Quality Subcommittee has made a concerted effort to address the Critical Source Areas (CSAs) contributing runoff into our lakes. Our most recent water samples from these areas would indicate we are making positive improvements toward reducing the nutrient loading coming from these CSAs. We have shared the first round of our 2023 LFA progress at the July LCC meeting and the August LLPOA Board of Directors (BOD) meeting. These are all open to our Members and we would encourage you to attend via the ZOOM platform. The report is also available on our LLPOA webpage for your review.

August through September are the worst times for Harmful Algae Blooms (HAB). Please be on the lookout when recreating in our lakes for anything that looks like a green or blue-green oil slick. Stay out of the water and keep your pets away too. If possible, please contact the office to let us know and as always, pictures are worth a thousand words.

The LCC's continued focus to improving our water quality has brought us back to the benefits of weed harvesting. We are in the process of hiring a local company, that has a weed harvester, to come out and remove some of our invasive vegetation and look at the possibility of removing leaves from the lake in the fall. This harvester pulls 70% of the vegetation out by the root as opposed to just cutting it below the surface. More to come on this project.

## **Shoreline Projects on Lake LeAnn**

Any member interested in a shoreline project should download the "Process to Obtain Approval on a Proposed Shoreline Stabilization Plan" file from our website. Step-by-step directions are provided for the completion and submission of the appropriate paperwork.

Please contact the LLPOA Office by phone at 517-688-9704 or email [lakeleannpoa@gmail.com](mailto:lakeleannpoa@gmail.com) with any questions you have, or to obtain a list of Recommended Shoreline Vendors.

For more information on shoreline protection projects, please visit EGLE (former name: MDEQ) at: <https://www.michigan.gov/egle/about/organization/water-resources/inland-lakes-and-streams/shoreline-protection>



## **Bonfires**

All fire or bonfire receptacles/enclosures installed after April 1, 2022 must be located a minimum of 20-feet from the shoreline. Members having existing fire/bonfire receptacles/enclosures within 20-feet from the shoreline are encouraged to move them in compliance with the 20-foot rule. Regardless of the distance from the shoreline, any open fire or bonfire located on any lakefront property must be in a self-contained fireproof receptacle/enclosure made of brick, stone, masonry, steel or earthen base where the ash can be confined, collected, and disposed of properly when cooled.

## **Leaf Clean Up**

- No dumping leaves in the lake !
- No dumping on association/vacant lots
- No burning leaves unless in a container where the ashes can be properly disposed of.
- A leaf rake is available at the LLPOA Office for Members to use with a deposit.

**2023-24 Board of Directors**

GRAND POINT - Jo Ann Colton / Maintenance Chair	GrandPointLLPOA@gmail.com
GRAND VIEW - Debbie Pelmeur / Treasurer	GrandViewLLPOA@gmail.com
MAQUAGO HILLS - Lori Coyle / President	MaquagoHillsLLPOA@gmail.com
INDIAN HILLS - Bob Halstead / Lake Control Chair	IndianHillsLLPOA@gmail.com
ROYAL SHORES - Tony Ciaramitaro / Vice-President	RoyalShoresLLPOA@gmail.com
HIGHLAND HILLS - Pierre Goovaerts	HighlandHillsLLPOA@gmail.com
CHERRY PARK - Mike Bannon / Rules & Regulations Chair	CherryParkLLPOA@gmail.com
GREENBRIAR - Maureen Butrico / Secretary	GreenbriarLLPOA@gmail.com
LAKEVIEW - Jane Baughey	LakeviewLLPOA@gmail.com
FAIRWAY HILLS - Leah Webb	FairwayHillsLLPOA@gmail.com
WESTDALE - Dave Wagner / Second Vice President	WestdaleLLPOA@gmail.com
PLAZA - Llonnda Putz / Election Supervisor	PlazaLLPOA@gmail.com
LAGUANA PARK - Cori MacGregor / Budget & Finance Chair	LaguanaParkLLPOA@gmail.com
CRYSTAL ESTATES - Richard LaRowe	CrystalEstatesLLPOA@gmail.com
HIGHLAND GREEN - Kevin Murray	HighlandGreenLLPOA@gmail.com

**Winter Reminders**

- Ice Fishing and Snowmobile Season is around the corner. Please be aware of ice conditions before getting on the frozen lakes.
- The use of ice retardation systems is prohibited from December 1st through March 31<sup>st</sup>.

**Rules and Regulations Committee**

- Works on projects as directed by the Board or suggested by Members, ranging from clarifying existing Rules and Regulations to developing proposed changes to our Bylaws for consideration at the Annual Meeting
- Some major projects from last year included:
  - Ensuring a more orderly transfer of duties following election of Directors at the Annual Meeting
  - Member approval of a new policy to protect our lakes through regular septic inspections
- This year, we are working on encouraging more active engagement of landscaping vendors and members around the use of best practices for shoreline projects
- We meet the first Tuesday of every month; the meeting information can be found on the LLPOA website.

## **Maintenance/Mooring Committee**

Accomplishments for fall of 2022 and 2023

- South Launch - Rock sea wall has been added by the gate to help stop erosion
- NL-5 Pinewood Drive (North Lake) the causeway - rock seawall has been installed
- NL-8 Highland Hills (North Lake) - core logs have been placed to help stop erosion in mooring area
- SL-10 Baker Road Park (South lake) - Rock wall has been installed at shore line in mooring area
- NL-4 N. Lakeside Drive (North Lake) - Core logs installed at shore line in mooring area to help with erosion
- Skylights that leaked at office have been removed and new lighting has been installed
- Both the North and South Launches now have handicap porta-johns
- Father Richard Park has been cleared to allow our staff an area to take lake waste for disposal

Upcoming projects:

- Causeway on Pinewood (South Lake) - Working on permit with State of MI to rework seawall that has deteriorated. Work will start on this project as soon as we have a permit.
- Cedar Count Park (North Lake) - water from Road runoff continues to wash sand into lake. In process of obtaining quotes to rework the water runoff.

Our Maintenance Staff will always have their daily jobs in the parks, mooring sites, and at the launches. A very special thank you to Ted King and Rick Fisher for all they do to help make our lakes a clean and safe place to enjoy.

A special thanks to Tim Sickon, the former Chair of Maintenance, who helped finish some of the projects listed above. Also, a thank you to our current committee who continues to work to help our Association. They are Heather Griewahn, Elaine Judd, Tim Laidlaw, Sharon Uyttenhove, Christine Austin, Anthony Ciaramitaro, Sue Holliger and Leah Webb.

### **Goose Information**

- We were once again unable to do the Goose Round Up this year due to the Avian Influenza
- We did, however, do the nest/egg removal and removed 45 eggs from 8 nests.
- We need your help in reporting the location of the nests to the office when you see them in the spring

### **Porta-johns**

There has been continued abuse of the porta-johns with garbage and diapers being left in them. This creates problems.

If this continues, they are in jeopardy of being removed indefinitely.

Please take all your garbage and diapers with you after spending time at the parks and on the lakes.

### **Mooring**

Deadline to have boats, docks and **all** poles out of the lakes is Nov 15<sup>th</sup>.

Members will be charged a removal and storage fee if the deadline is not adhered to.

You may contact the Office with any issues or comments on the season.

**LLPOA Christmas Light Contest - Decorate your house and join the contest !**

If you would like to participate in the contest, be sure to call or email the Office to register by Friday, December 1st. We would like your name, address, phone number and email. The office will compile a list of participating Members using addresses only and post it on our Website and Facebook page.

The contest will take place December 8th – January 5th. Drive around the Lakes and Golf Course to take in the festivities. Encourage your neighbors and friends! Then call or email your vote for your favorite address to the office. 517-688-9704 - [lakeleannpoa@gmail.com](mailto:lakeleannpoa@gmail.com)

Winner will be announced January 9, 2024.

Grand Prize Winner will have their 2024 Annual Membership Dues for one Lot paid.  
(Funded by donations from the Board of Directors)

**Septic Receipts**  
Please send us copies of your septic receipts via email to [lakeleannpoa@gmail.com](mailto:lakeleannpoa@gmail.com) or stop by the LLPOA Office and we can make a copy.

**Short Term Rentals**  
Vacation Rentals of less than 30 days are not allowed in the Association. Hillsdale Courts have upheld this deed restriction.

*Lake La Ann* PROPERTY OWNERS ASSOCIATION  
LLPOA  
P.O. Box 308  
Somerset Center, MI 49282

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