



# 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 49249

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



## PRESIDENT'S MESSAGE



The membership has spoken at our 2017 Annual Meeting and the elected Board is dedicating itself to following the direction given. Because of the approved motions, the membership now has the authority to regulate the building regulations for Lake LeAnn. Relationships with the Township and BCC are stabilized and we are working with both toward the betterment of the Association and its members. We ask for your support and input. Our desire is to create the environment of working together for the enjoyment of all our members.

Within this Newsletter there are articles to keep you informed as to what we are proposing to accomplish. Please share your comments so we can be sure what we do is what works for you. Some of the areas I would like to ask you to particularly be aware of are:

1. Indications are that The Draw Down of the North Lake was a success.
2. The contact form on the website for you to share information with us.
3. The use of email to improve communication.
4. The possibility of our Newsletter being delivered via email rather than mail.
5. Investigating the pros and cons of absentee voting at the Annual Meeting.
6. Updating the LLPOA/BCC Agreement for membership approval at the 2018 Annual Meeting.
7. Clarifying building definitions pertaining to our Deed Restrictions for membership approval.

Many topics are being discussed and we want to be open to you and have your insight. Please read the articles within this Newsletter and let us know your thoughts. Have a Great Year.

Working for you,

*Lori Coyle on behalf of the Board of Directors (BOD)*

[www.LakeLeAnn.org](http://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 Saturdays in November, December and January and for the following Holidays:

Thanksgiving: Nov. 24<sup>th</sup>  
Christmas Break: Dec 22<sup>nd</sup> – Jan 1<sup>st</sup>



Find us on  
**Facebook**

# COMMUNICATIONS



## E-Mail Coming to Lake LeAnn Membership

In an effort to improve communication with our members and provide our members with important information we will be starting a new system utilizing email. Most members now have access to the internet and regularly use email to meet their needs for information. Currently we are updating all of our membership information and we need your help. Even if you have already done so, we are asking that you forward your current email address to the office at LakeLeAnnpoa@gmail.com. We will be creating a data base in order to email information to our members on a regular basis. These emails will include, but not be limited to: what has been happening at board meetings, new rules or regulations, committee activities, and items of interest to our members.

Newsletters are currently printed and mailed to our members twice a year, but we believe that many will benefit from having a more regular communication from your board and committees. Some information can be obtained from our website and Facebook page, and we will continue to make this available to our members. However, we think this will be easier for our members to access and will be sent to our members in a timelier manner without their having to search for the information.

Please help and send your email as soon as possible to LakeLeAnnpoa@gmail.com: you can add email and subdivision information to the subject line, if desired.

### Improving Communication for Members “Lake LeAnn Happenings”

Most of us can agree we are very lucky to live in the beautiful lake community of Lake LeAnn. There are undoubtedly many things that are happening throughout our subdivisions and with our members that would be of interest to other members. We are going to be working this upcoming year at finding ways to share this information with other members. We would like to try and create a monthly document that will be available to members to let them know what has been happening. This will begin with posting dates and times of meetings, maybe a favorite recipe or clubs meeting such as Book Club or Card Club. Over time, if members send us information, we may consider special announcements such as wedding, birth and death announcements. This will belong to our members and they can make it whatever they want. At this time, we plan to make this available through email, which will not add cost to our membership.

If you have any ideas on how we can utilize this new tool and make it useful to our members, or if you would like to help with publishing it, please let us know by calling (517)688-9704 or sending us an email.

### Absentee Voting

We are studying the benefits of absentee voting for members at the LLPOA Annual Meeting. On average, less than 10% of our membership attends the meeting. Many have other obligations and are not able to attend.

A disadvantage of absentee voting is absentee voters do not hear the debate for both sides of what is being voted on. We would like to know your thoughts on absentee voting to help us *in deciding* to bring this as a motion to the 2018 Annual Meeting. *Should we decide to move forward with absentee voting, we would follow a process that would ensure a failsafe system for accuracy.*

**LAKE CONTROL COMMITTEE**



**Maintaining Lake Water Quality**

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 in order for us to keep our lakes looking the way they are.

It is also 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. The LLPOA will only pick up water debris from lakefront properties.

**Goose Roundup**

Goose Roundup 2017 was a success. During the nest destruction a total of 8 nests were destroyed, with a total of 34 eggs. The goose roundup for North and South Lake combined removed 91 geese (28 adults & 63 juveniles).

**2017 & 2018 LCC Goals**

- ✓ Reevaluate our current lake treatment program
- ✓ Conduct a fish study to see where we stand as it relates to species of fish in our lakes and the overall health of our fish population
- ✓ Evaluate our fish stocking plan going forward
- ✓ Get a quote for a lake treatment plan from another provider for comparison

**BUILDING CONTROL COMMITTEE (BCC)**



The BCC is thankful for the LLPOA’s members’ approval of the LLPOA/BCC 2006 Agreement and Building Guidelines at the 2017 LLPOA Annual Meeting. This decision gives the membership the authority to make any additions or changes to both documents. We would also like to thank the current Board for working with the BCC for our membership.

The BCC is supporting the effort to update the 2006 LLPOA/BCC Agreement. Tom LaPointe has led this effort, working with members from both the BCC and Board of Directors.

The BCC has identified some issues that they are working with the Board of Directors to bring as motions to the 2018 Annual Meeting for membership to decide on. These motions will help to better define what the members want to have as the building guidelines for their Association. We would like to make you aware of the issues that are being considered:

1. Limiting the size of buildings other than the residence on all lots, including those lots that are merged becoming one lot.
2. Defining what is a boat house. The DEQ does not allow a boat house at the water.
3. Redefining the size of structures that require BCC approval.

The BCC is here to support you, the LLPOA membership, to successfully approve your projects within the deed restrictions and appreciate hearing from you. For any assistance or guidance contact: Bill Vette at (517)688-3171, David Johnson at (517)262-0648 or Ray York at (517)781-4777.

**MAINTENANCE COMMITTEE**



As many members know, we continue to put a lot of effort into updating our parks with huge amounts of fresh sand, lots of paint and daily clean up. Maintaining the parks is a daily job for our maintenance team, Ted King and Rick Fisher. Our guys do a great job, so if you see them in the parks, please thank them. Everyone likes to be appreciated and after picking up garbage, dirty diapers and dog waste, any compliment would be appreciated.

We ask that you be courteous of other members and please do not leave garbage, diapers and dog waste. Please pick up after yourself (and your dog) and remember we pay our maintenance team your money to keep things looking as nice as they do.

We are in the process of planting two trees at the Waldron Road Park to help take up excess water that was caused by losing our large weeping willow tree to lightning.

The South Lake boat launch parking area has been striped to help with efficient parking. We ask that you do not park on the grass and use the designated parking areas in *all* parks.

Now, that was the good news – here is the bad. Porta-Johns! We have HUGE problems with members leaving dirty diapers, garbage, cans and dog waste inside of them. The porta-john company is responsible for flushing the contents, hosing down the inside, installing toilet paper and dumping chemicals – nothing more. Anything that is left in the porta-johns, our Maintenance Team has to dispose of. Again, please be courteous of others! If this dumping continues, we will be forced to pull the porta-johns. It is up to you – the Member. If you see something, say something or if you are not comfortable with that, report it to the office. Pictures are worth a thousand words. All reports are followed up. Remember, these parks belong to ALL of us.

Our committee meets the first Thursday of the month – 6:30 PM at the LLPOA office. Members are always welcome, so please join us. Good and bad comments and feedback are welcome. We can't fix it if we don't know about it.

**Calling all Gardeners with Flowers:**

We're looking for a few good people to help beautify the outside of the LLPOA office. As fall is fast approaching, we are hopeful some of you will have some extra flowers ready to thin out and transplant to our LLPOA Office. We have completed cleaning up the outside and laying new mulch, but we are lacking some color and flowers. If you have some time to help with this project please call the office at (517)688-9704.



**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, [www.lakeleann.org](http://www.lakeleann.org).

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.

**MOORING INFORMATION**

We are in the process of evaluating mooring, as this year we found ourselves with some members not able to obtain a mooring slip who were then placed on a waiting list. Since the lottery was started in 2006, we have been very fortunate that we always had enough slips for all our members who wished to have them. In 2006 we had a total of 175 mooring slips. Today we have 160, with three of those slips just for small boats. Our south basin has 99 slips and the north basin has 61 slips. Those slips that were eliminated were for various reasons including: those slips that were encroaching on private property as we continue to be very conscious of being respectful to neighboring properties, and any slips that could present a problem such as slips on any property that was not conducive to member safety or in areas that were not able to be used easily or caused traffic problems for boaters.

Moving forward we need to find ways of controlling supply and demand. One way is to go back to the way we handled mooring in the past; requiring members who were assigned a slip to use it by a certain date or face losing it. This year we believe there are about 16 slips that are not being used and we had 13 members on our waiting list. This year all members who entered the lottery were assigned slips. Additionally, any member who requested a mooring slip after the lottery was held and applied for a slip by April 29th were also assigned a slip. Only those members who requested a slip after this date were placed on the waiting list.

We will continue to evaluate all of our mooring slips as well as our supply and demand and look for ways to best meet our member’s needs as we move forward.

Maintenance and Mooring Committees meet the first Thursday of the month at the LLPOA office at 6:30 feel free to join us.

**BUDGET AND FINANCE COMMITTEE**



**To all Dog and Pet Owners:**

We continue to pursue collections of unpaid dues.

- Balance owed on July 1, 2017: \$107,040.97
- Amount Collected last Year: \$ 117,741.72
- Amount Collected in Total: \$118,316.72
- Balance Yet to Collect: \$106,465.97
- Amount on Payment Plans: \$6,552.65

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

As much as you might love your dog and other pets, others may not feel as warmly toward them as you do. Please remember to keep your dog on your own property and under your supervision at all times and on a leash when they are not on your property. There have been reports of pets running off private property after other members who are walking, riding bicycles or driving by. Let’s keep our pets and other members safe.

**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.

*Lake LeAnn* PROPERTY OWNERS ASSOCIATION

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

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## Lake LeAnn Shirts are Now Available

Take advantage of a great opportunity to support the Lake LeAnn Community. The Association is now offering:

GILDAN Performance Short Sleeve and Long Sleeve Shirts in three Colors: **Royal, Navy and Charcoal**. These Shirts are a 100% Polyester jersey knit with anti-microbial, moisture wicking, and snag resistant properties while offering a very soft and active feel.

- Short Sleeve Shirts: \$14
- Long Sleeve Shirts: \$16
- 2XL and 3XL available with additional charge

Order Forms are available in the Lake LeAnn Association Office or on the website.

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

Orders must be received by the LLPOA office by: **Sunday, October 22nd, 2017**

- Please make checks payable to:  
Apparel Resource Group

