

Lake Lex Ann 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

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

ANNUAL MEETING NOTICE

Saturday, June 8, 2019 10 a.m. – 12 noon

Please arrive early; Registration begins at 9:30 a.m.

Registration to conclude at 10:00 a.m.

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: The Annual Meeting insert is being mailed separately. Look for it to arrive within the next week.

COMMITTEE MEETING SCHEDULE

Committee meetings are held at the LLPOA office and the Board of Directors meetings are held at the Somerset Township Community Room.

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

Board of Directors
Building Control Comm.
Lake Control Comm.
Maintenance Comm.
Mooring Comm.
Rules and Regulations

4th Wed of month at 7:00 pm As needed

2nd Wed of month at 7:00 pm 1st Thurs of month at 6:30 pm Immediately following Mnt.

1st Tues of month at 7:00 pm

IMPORTANT DATES

May 18th Township Clean Up Day

May 25th **Steve's BBQ** at North Boat Launch

May 26th **Steve's BBQ** at North Boat Launch

June 1st LLPOA Garage Sales

June 8th LLPOA Annual Meeting

June 22nd Irish Hills Home and Lake Tour

June ?? Goose Round Up (between June 15-30)

July 4th Boat Parade at 4 p.m.

July 4th Township Fireworks at dusk

July 5th Rain Date for Boat Parade & Fireworks

Sept 1st 3rd Annual South Lake Poker Run

Nov/Dec Christmas Light Contest



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PRESIDENT'S MESSAGE

Dear LLPOA members

It appears as though Spring is finally upon us, the lakes no longer appear as a frozen ice rink, but as a flowing body of water, ready for all that summer will bring to the lake and its members.

In the short nine months since last year's annual meeting, the LLPOA board has been extremely busy. A major priority and focus of LLPOA has been the health of our lakes. It began with the appointment by the Lake Control Committee for a special subcommittee to investigate and research the algae blooms last summer.

They began working immediately, to not only collect current water samples, but also data from historical documents, analyzing the trends over time. We spoke with experts from Wayne State University, Clemson, and Helex Labs in the field of biology and DNA analysis, some of whom we have been fortunate enough to have as members of our association. In addition, we also connected with those organizations that could be a benefit to us as we move forward like the Upper Grand River Water Shed Alliance, MSU Extension, Sierra Club, ME AEP Farm Community, Somerset Lake Association, Loch Erin Association, Mirror Lake Association, Crystal Lake Association, The Hillsdale Drain Commission and The Hillsdale Road Commission. We also reached out to state and local leaders to discuss our concerns and gain insight about opportunities for potential partnerships moving forward.

We have had numerous Town Hall meetings to keep members informed about the data collected and provide an opportunity to ask questions. Once we had this understanding from a data perspective, we had to research ways to mitigate the environmental impacts our lakes have been experiencing since the lakes were built. With the work of both the Lake Control Committee and Special subcommittee, Restorative Lake Sciences, a Lake Management Company, was selected by the board, to assist us in this endeavor moving forward. Restorative Lake Sciences has also subcontracted with PLM to return as one of the treatment companies. We are well on way, charting a course forward to enhance our water quality and to mitigate deficiencies that we have historically experienced. The outcome of their work over this next year will be both short and long-term recommendations for addressing water quality issues and the environmental impacts.

This past year has also been an opportunity to strengthen the administration of the association. It began with an evaluation of the office facilities, job descriptions, policies and procedures. This has resulted in a realignment of job duties in the office, rearrangement of the office space to address work flow and a designated specific space for the Building Control Committee.

Another accomplishment was the completion of a financial audit of the association. There was a lot of work by the office staff in preparing the documents for the review. No material weakness of internal controls were found and Mr. Bailey of Bailey, Hodshire & Company reported a very clean audit. There was a slight loss in 2018, but LLPOA is still in good financial position.

Stepping into the role of President, I was aware of gaps in our successorship paperwork that validates our ownership. The lack of documentation showing successorship between Lake LeAnn Development Company (LLDC), American Central Corporation and Lake LeAnn Property Owners Association has always been a legal issue. I am happy to announce that we were able to locate several officers of LLDC and they gladly signed Affidavits saying successorship was the full intent of the LLDC! THE GAP HAS OFFICIALLY BEEN CLOSED!

The next steps, now that we have the gap closed showing the successorship of the LLPOA, is to update our Articles of Incorporation, our Bylaws and possibly our Declarations of Restrictions to align with the successorship and to mitigate risk for the association moving forward.

This has taken commitment and hard work by committee members, board members and office staff. The work of the association is truly a team effort and I am very proud of what we have been able to accomplish to date. While there is still much to do, I believe that we have direction and a plan for moving forward.

I look forward to continued teamwork across the association, its board, the committees and its members to continue to strengthen the lake community in which we live. It is all about community, and we live and enjoy the privileges of a private lake and its association that is proud to serve its members, for the betterment of the entire community.

Sincerely, Mike Leonard LLPOA President Lake LeAnn Local Page 3

MAINTAINING LAKE WATER QUALITY

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. Be sure to call the office with your address and our maintenance staff will collect it until Oct 31st.

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



We 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.

Office Hours

The Office will be closed on the following Holidays:

Labor Day: August 31st-September 2nd Christmas: December 22nd-January 5th

We are closed on Saturdays during November, December and January



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.

Mooring Committee:

To date, the mooring committee has improved almost half of all the mooring sites available on the two lakes combined, with either a rock seawall or a steel seawall. All sites on the North Lake and the South Lake have been refurbished with new signs and new mooring marker poles. The parking at some sites have also been improved. All members that were current in paid membership dues, a member in good standing and their mooring agreement completed and in the office by 3.1.2019 were assigned a slip by process of the lottery held 3.12.2019. Any sites that are left after the lottery are assigned on a first-come first-serve basis. Please remember to read and follow all mooring site rules as presented on the LLPOA Mooring Site Request Form.

Lake LeAnn Annual Garage Sale

Lake LeAnn Annual Garage Sale is June 1st this year! To better assist members in our community, we are

offering to provide a map with the locations of the garage sales. Please contact the office with your name and address by May 20th to have your sale added to the map. Maps will be available for pick up on May 31st.

You may pick up maps to have available for shoppers at your sale. Remember this sale only happens once a year, so don't miss out!

Dog Walking | Dog Boarding | Doggy Day Care
Drop-In Visits | House Sitting

Anne Boone, R.N., D.C.

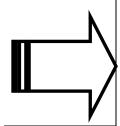
Private or through

*Rover.com

Direct Contact: 805-729-4007

Profile and reviews: www.rover.com/sit/boone15

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BOAT STICKERS

The Lake LeAnn ByLaws and Rules and Regulation Membership Guide outlines the procedure we follow regarding issuing membership cards and boats stickers. Only those persons listed on the deed, recorded with the county, will receive a membership card (2 per property). Further, boat stickers will only be issued to 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.

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RULES & REGULATIONS COMMITTEE

Working together with the Board and the Executive Committee, several Bylaws changes are being brought to you in the Annual Meeting. The LLPOA Board also retained an attorney that specializes in HOA to have all our governing documents reviewed. This helped in cleaning up unneeded wording and made sure we were compliant from a legal point of view. Be on the lookout for more information regarding this attorney's recommendations!

NO DUMPING on 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 on Township Clean Up day or by mulching. Please DO NOT use these lots as your private dumping ground. Your neighbors and our staff will be very grateful for your help. The resources it takes to remove and dispose of your waste can be used towards improving the lakes.

Mooring

We have members on the lookout for the perfect mooring site. If you are unable to moor your boat by June 15th please call the office. If your slip sits vacant for the year, there is a possibility you may lose your mooring privileges for the following year.



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.





MAINTENANCE COMMITTEE:

Members of the Maintenance Committee have been working on updating the LLPOA Land Study. All the LLPOA owned parks, outlots and properties are being reviewed, looking to see what improvements can be made and where. This is a long tedious project to complete. We are still wading through recommendations to be brought to the Board.

The Maintenance Committee oversees our mowing contracts, snow and ice removal, maintaining our parks, dams, launches and upkeep of our mooring sites. We have two part-time Maintenance employees who work hard every year keeping LLPOA in tip top shape!

BUILDING CONTROL COMMITTEE:

The BCC remains committed to working with the membership to ensure new structures are in compliance with the deed restrictions and membership approved Building Guidelines. We are currently in the process of updating our records to reflect this.

We have found that some structures, some of which were added many years ago, and a number of docks do not have the proper documentation on file. We would like to ask any member who does not have the proper documentation for building(s)/dock(s) on their property to provide plans to the LLPOA or BCC.

If there is a structure on the property which was erected or dock installed many years ago and not documented, the practice has been to NOT charge for the update. The BCC intends to continue this practice.

The BCC wishes for a wonderful fun filled summer,

Bill Vette, Ray York and Brad Bjorling

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Independence Day Boat Parade

This wonderful annual event has become a favorite of our members. We hope you will join in the fun this year. Members decorate their watercraft, some wear costumes, some provide entertainment and music, and all have a great time. We ask that balloons not be used as the debris left behind can damage boat engines and harm the fish and other wildlife if eaten. Last year we had more participants than ever before. So get ready and join us. See you on **Thursday, July 4th**. The rain date is Saturday, July 6th.



BUDGET AND FINANCE:

Our main focus this year has been to provide funds for the large increase in lake treatment in 2019 as well as for 2020 and beyond. This year it was accomplished by rearranging some priorities and drawing from our reserves. Future years will require an increase in revenue, which will be presented in a motion this year to be voted on in the annual meeting. We are also continuing to pursue 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 \$172,058.01 Amount Set up in Payment Plans \$11,262.50 Balance to be Collected \$122,884.03 of which \$35,877.77 are just 2019 dues owning members.



SOMERSET BEACH CAMPGROUND OFFERS
DAILY CARE ALL SUMMER (FOR KIDS K - 6)
DAY AND OVERNIGHT CAMPS, SWIMMING, BOATING, RV & TENT
CAMPING, FISHING, HIKING, RETREAT RENTALS, CABINS & MORE!

We have Goose Nest Destruction and egg retrieval done by Goose Busters in April, with the help of LLPOA Volunteers. Our Goose Roundup will be held in June and will need many volunteers to make this successful. Please notify the office 517.688.9704 if you can help with these important projects. Even if you have helped in the past, we create a new list each year. Dates will be determined at a later time.

What boaters need to know: When it comes to boating this spring and summer, it's all about keeping a clean vessel. A new Michigan Law is requiring boaters to avoid leaving any aquatic organisms that could spread invasive species, such as bitterling, bighead carp and black carp.

According to the DNR's website, the existing law requires boaters to get rid of aquatic plants off their watercrafts and trailers before placed in the water.

The new law would have boaters to do the following before they leave a site:

- . Remove all drain plugs from ballast tanks, live wells and bilges.
- . Drain all water from live wells and bilges.
- . Ensure that the watercraft, trailer, and any conveyance used to transport the watercraft or trailer are free of any aquatic organisms, including plants.

Violations are punishable by fines of up to \$100.

Delinquent Accounts

There are a number of members of the association who are delinquent on their dues and assessments.

Starting with the Fall 2019 Newsletter, accounts that are not current or do not have a payment plan will be published in LLPOA newsletters.

Township Clean Up Day May 18th

The Township will have dumpsters available at the township parking lot from 8 am - 1 pm. This is a great opportunity to clean out the clutter and get rid of some unwanted items. Items they do <u>not</u> accept:

- tiros
- paint (unless it is dried up in the can)
- oil or other flammable liquids.
- TVs, refrigerators

Any questions call the Township at 517-688-9223

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Christmas Light Contest!

We are excited to announce LLPOA's first ever Christmas Light Contest. It will have a similar format to the garages sales. Call into the office to put your house on a list, which will be available for pick up. Members will drive around and vote for the best decorations. Details are still being worked out so watch for more information mid-year!







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Thank you to all the members who volunteer their time to LLPOA year after year! Your time is very much appreciated. \bigcirc

Lake Control Committee:

We have certainly been busy this year! The water quality is the #1 priority and we have been working feverishly not to have a repeat of last year. A Sub-Committee has been established to manage the research and come up with different options on how to heal our lakes. Several Town Hall meetings were held keeping you informed of the challenges we face and were well attended. Repeated over and over: this was not an overnight problem and there is not an overnight solution. By hiring a Lake Management Company to oversee the treatment companies and conduct testing we are laying the groundwork for water quality improvements. Our Lake Manager, Jennifer from Restorative Lake Sciences, hit the ground running and has spent countless hours coming up with a game plan for the 2019 season. Please be on the lookout for suggestions on how YOU can help in this healing process. We will need your full cooperation to be successful. Please note that the LLPOA follows the Michigan Boating Handbook as our guide to boating on the lakes.

LLPOA has installed a new gate security system and now utilizes a new camera surveillance. The gate system tracks each time your code is used and then works together with the cameras to make sure only authorized watercrafts are being launched. If it is found that your gate code is being used to allow unauthorized watercraft(s) onto the lake, a fine will be assessed (as voted on in the 2018 Annual Meeting) and the board may vote to remove your lake privileges for the next year.

Please help keep Lake LeAnn enjoyable for your fellow members.

LLPOA FACTOIDS

187 Lots
116 Lots
102 Lots
325 Lots
29 Lots
70 Lots
164 Lots
13 Lots
195 Lots
18 Lots
82 Lots
13 Lots
517 Lots
80 Lots
252 Lots
38 Lots

North Lake: 195 Acres (+/-) South Lake: 285 Acres (+/-) 2201 Lots in LLPOA Association

743 Lakefront 1458 Back lots

Subdivisions:

NL: 4 Subs SL: 6 Subs

Both Lakes: 2 Subs Off Lake: 3 subs

Mooring Sites:

North Lake: 9 Sites -60 slips South Lake: 13 Sites - 99 slips

NOTICE 2019

PLM Lake and Land Management Corp 10785 Bennett Dr, Morrice, MI 48857 (800) 382-4434(o) (517) 913-6233(f) www.plmcorp.net



LeAnn, Lake - has been scheduled for the weeks of:

Date	Description	Date	Description
4/8/2019	Water Quality	6/24/2019	Weed & Algae Treatment
5/13/2019	Weed & Algae Treatment	7/22/2019	Weed & Algae Treatment
5/27/2019	Weed & Algae Treatment	8/19/2019	Weed & Algae Treatment
6/10/2019	Weed & Algae Treatment	8/26/2019	Water Quality and AVAS

DEQ permitting restrictions, national holidays, and/or weather conditions may influence the timing of treatments throughout the 2019 season. PLM treats each lake according to a schedule or season plan, established with the cooperation of your lake association, lake board or residents on the lake. The treatment schedule is approximate. Please watch your shoreline for the posting of the 8.5x11 inch, yellow or green signs. The signs will indicate the date of the treatment, the products used, and any restrictions on the use of treated water for swimming, watering lawns, etc. The property owners in this area are planning to have the waters chemically treated to control lake weeds and/or algae. This notice is being circulated in accordance with Department of Environmental Quality (DEQ) procedures. Below is a list of herbicides that may be applied to the lake and the associated use restrictions. On the day of treatment, signs will be posted along the shoreline within 100 feet of treatment areas that indicate what products were used and specific water use restrictions that apply:

Chemical product/active ingredient	Chemical trade name	Do Not Use this water for swimming or bathing until	Do Not Use this water for ornamentals or turf irrigation until	Do Not Use this water for domestic purposes or agriculture irrigation until	Do Not Use this water for livestock watering or similar purposes until
Glyphosate	Aquaneat	1 Day(s)	N/A	N/A	N/A
Endothall	Aquathol K, Hydrothol 191	1 Day(s)	N/A	14 Day(s)	14 Day(s)
Flumioxazin	Clipper, Propeller 5 lbs, Schooner	1 Day(s)	3 Day(s)	5 Day(s)	N/A
Imazapyr	Habitat	1 Day(s)	120 Day(s)	120 Day(s)	N/A
Chelated Copper Herbicide	Komeen Crystal , Nautique	1 Day(s)	N/A	N/A	N/A
2,4-D ester	Navigate 2,4-D	1 Day(s)	INDEF or until approved assay indicates a concentration of 100ppb or less for ornamentals; No restriction for established turf	INDEF or until approved assay indicates a concentration of 70ppb or less	N/A
Florpyrauxifen- Benzyl	ProcellaCOR EC 2x22	1 Day(s)	Site-specific recommendation* No restriction for established turf/grasses	N/A on domestic; assay indicates no detect at the water intake	N/A
Triclopyr liquid	Renovate 3	1 Day(s)	120 Day(s) or until approved assay indicates 1ppb or less; No restriction for established turf/grasses	120 Day(s) or until assay indicates 1ppb or less. N/A on domestic	N/A
Triclopyr/2,4-D amine	Renovate Max G	1 Day(s)	Site-specific recommendation* No restriction for established turf/grasses	120 Day(s) or until assay indicates 1ppb or less triclopyr and 100 ppb or less 2,4-D. N/A on domestic	N/A
Triclopyr granular	Renovate OTF	1 Day(s)	Site-specific recommendation* No restriction for established turf/grasses	120 Day(s) or until assay indicates 1ppb or less. N/A on domestic	N/A
2,4-D amine Sculpin	Sculpin G	1 Day(s)	Site-specific recommendation* No restriction for established turf/grasses	N/A on domestic; assay indicates levels under 100ppb at the water intake	N/A
Carfentrazone-Ethyl	Sting Ray	1 Day(s)	14 Day(s)	14 Day(s)	1 Day(s)
Diquat Dibromide	Tribune	1 Day(s)	3 Day(s)	5 Day(s)	1 Day(s)

PLM Blue, Cygnet Select: water dye (tracer), Copper Sulfate, Cutrine Plus-Ultra, Captain-XTR, Earthtec, SeClear and SeClear G, Formula F-30, K-Tea: chelated copper, Cygnet Plus, PolyAn: Adjuvant, Pak 27, AquaSticker, Green Clean L and Green Clean 5.0: oxidizer, AquaPrep: enzymes & non-ionic surfactants, M.D. pellets: gram negative, naturally occurring bacteria.PLM Enzyme: enzymes, Phoslock: phosphorus locking technology.

No Restrictions on swimming, bathing, irrigation, domestic purposes or livestock watering.

For a complete listing of all product labels, please see our website.

N/A= Not Applicable

INDEF= Indefinite

Site-Specific recommendations to limit ornamental irrigation with ProcellaCOR, Renovate & Sculpin granular treated water will typically last 2-14 days. Contact PLM for further information.

The chemicals used for Aquatic Nuisance Control are registered by the U.S. Environmental Protection Agency and the Michigan Department of Agriculture. The potential for damage to fish and other non-target organisms is minimal provided that the product is used as directed on the product label and the permit. To minimize the possible effects on health and the environment, the treated water is restricted for the above purposes.

PLM Lake & Land Management Corp. Certified Applicators: Salvatore Adams, Randall Brazelton, Jason Broekstra, Jaimee Conroy, Bill D'Amico, Jeff Fischer, Christopher Garner, BreAnne Grabill, Dustin Grabill, Steve Hanson, Kyle Heath, Jake Hunt, Jacob Irons, Adam Kehr, Michael Krueger, James Lee, Anna Lindquist, Blake Mallory, Casey Mohr, Michael Pichla, Carly Pieri, Eric Reed, Colton Risner, Cameron Robinson, James Scherer, Alison Schermerhorn, Ben Schermerhorn, Casey Shoaff, Lucas Slagel, Keith terHorst, Jeff Tolan, Andy Tomaszewski, Dennis Vangessel, Andrew Weinberg

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What anglers need to know: For anglers this fishing season, the new Michigan Law revolves around bait. The law outlines specifically how and where anglers can catch or release fish. Most importantly, the rules make it illegal to dump any baitfish, like minnows, wigglers and crayfish, in any Michigan water.

The new laws include the following:

A person should not release baitfish in any Michigan waters. A person who collects fish should not use them as bait or cut bait except in the inland stream, lake, or Great Lake where the fish was caught, or in a connecting waterway where the fish was caught. A person who catches fish other than baitfish must release them in the body of water where the fish was captured, or a connecting waterway.

- . A person who is catching and releasing fish should release the fish back into the same water or in a connecting body of water the fish could have reached on its own.
- . Unused baitfish, whether it was collected or purchased, must be disposed of on land or in the garbage. Any baitfish collected by anglers may only be released in the waters where they were originally caught.

Anglers who violate the law may have to pay a \$100 fine.

LLPOA RECEIVES CLEAN AUDIT!!!

LLPOA recently completed a financial audit. Bailey, Hodshire & Company, P.C. performed the audit and Greg Bailey presented their findings at the March 2019 Board Meeting. He explained that the purpose of the audit is to provide an opinion of the financial status of the organization. The Association received a clean audit. No material weakness of internal controls, in fact, Bailey noted that segregation of duties often times becomes difficult in a small office; however, LLPOA has done a great job setting up a system of good checks and balances. LLPOA had a slight loss in 2018, due to some lake issues, but the Association remains in a good financial position. Members in good standing are welcome to stop in the office to review the auditors report.

517-688-3345

Larry Bloom

10781 Sioux Point Ln. Jerome, Mi 49249

Lake Leann

Interior and Exterior Treatment Summer Programs



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Dawn Buehrer-Butts Real Estate Professional

517-900-9175 Business 517-398-0146 Cell

dawnbuehrer@gmail.com





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5788 F 12 Mile Rd Warren, MI 48092 Phone 586-573-7800 Page 10 Lake LeAnn Local



DISCOVER'





The LLPOA office can now accept credit card payments online or in the EXPRESS office. There is a service charge of 3.5% + 50 cents for credit card payments and \$1.00 flat charge for ACH transactions online. If you would like to receive an invoice to pay your Association Assessment online, please call the office!

LLPOA Rules & Regulations states that Members are responsible for their own pets and their guest's pets. We ask that pet waste is disposed of properly. Please be a good neighbor and show consideration for others.



PLEASE NOTE: THE ANNUAL MEETING INSERT IS BEING MAILED SEPARATELY. LOOK FOR IT TO ARRIVE WITHIN THE **NEXT WEEK.**

LOOKING FOR A FEW GOOD PEOPLE!

Would you like to join the Board of Directors? Each Director represents a Subdivision of LLPOA and if elected in the Subdivision you reside in, the term will be for three years. Otherwise the term will be for one year. Responsibilities include attending monthly Board Meetings, involvement in a Committee and Association matters as they arise. Each Director will need to be familiar with Association Bylaws, Membership Rules & Regulations and Subdivision Declarations.

Pake Le Ann Property Owners Association

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

PRESORTED STANDARD U.S. POSTAGE PAID SOMERSET CENTER, MI 49282 PERMIT NO. 8