



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 11, 2022

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.

LOCATION: ADDISON HIGH SCHOOL

219 S. Comstock St. Addison., MI 49220

To attend the 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 Community Dates

June 18 th	Township Clean Up Day
June 4 th	LLPOA Garage Sales
June 11 th	LLPOA Annual Meeting
June 25 th	Irish Hills Home and Lake Tour
July 4 th	Boat Parade at 4 p.m.
July 2 nd	Township Fireworks at dusk

Goose Roundup has been cancelled by the DNR for this year. There is a high pathogenic avian influenza and relocating the geese has a risk of spreading this virus. Members are strongly encouraged to contact the office with any possible locations of nests this spring.

PRESIDENT'S 2021-2022 MESSAGE TO MEMBERSHIP

RE: Working Together for The Betterment of Our Community

This term our diverse Board of Directors (BOD) worked together to debate, discuss and pass 71 motions (through March). Member participation at our monthly virtual Board meetings skyrocketed and now averages an unprecedented 30-35 members. Numerous members have joined our Standing Committees and/or volunteered for various special Association projects, including native plantings installation, coir log shoreline protection installation, goose round up and goose nest destruction.

Last fall we completed the successful installation of the Laminar Flow Aeration (LFA) project, on-time and on-budget. In addition, our EGLE LFA permit required us to complete four native planting projects and one shoreline repair project during the permit term. I am pleased to advise that we completed all five projects in year one! Thank you to all Directors, staff and members that assisted us on these projects. Going forward, we must still have numerous volunteers to maintain our native planting areas and assist with a few smaller shoreline protection and planting projects scheduled for this season. Please contact the office if you are able to volunteer a few hours to assist or you may sign-up at the Annual Meeting.

Also, this term we had drafted the Comprehensive Shoreline Management Plan that was required by our EGLE permit. The full plan is posted on our website. Some members have already added natural native plantings to their shoreline area and over a dozen members have installed rip-rap (non-steel) seawalls, which are now required by our EGLE permit. Rip-rap seawalls protect our shoreline and help preserve our eco system. We encourage all members to consider adding natural shoreline plantings whenever possible. Visit our website at LakeLeann.org to find out more information on natural native plantings, including what to plant, how to plant and where to purchase.

Regarding Water Quality improvement, we struggled during the first year of the LFA project. We had some success on the North Basin with blue-green algae remaining mostly controlled until mid-August but on the South Basin we experienced an unprecedented increase in algae growth, which caused the green coloration after the 4th of July. The South Basin seemed to hit the tipping point that our Lake Manager cautioned us about in the 2019 RLS Lake Management Report and Town Hall Meeting. We are developing new strategies and plans to address and reduce the high nitrogen and phosphorous loading from our Critical Source Areas (CSAs) and will submit applications to EGLE for approval. In addition to these strategies, increased member participation is critical if we are going to significantly reduce the nutrient loading partially caused by fertilizer. We are optimistic that year two of LFA will yield better results on both basins. Love Our Lakes, Skip the Fertilizer!

Our Maintenance/ Mooring Committee has continued to make improvements and repairs to our beaches, parks, launches, office and mooring sites. The LCC and Water Quality Subcommittee has closely coordinated with our Lake Manager to schedule targeted treatments of invasive weeds and algae blooms as allowed by our EGLE permit. The Rules and Regulations Committee passed several enhancements to our Membership Guide which will also help us with our Lake Restoration multifaceted plan. Budget and Finance was instrumental in drafting the new Membership Dues and the new Mooring Fee motions contained herein. Thanks to all Directors and members for your time and effort serving on our committees!

Bailey, Hodshire & Company P.C. (Certified Public Accountants) in Jonesville conducted a full audit for 2021 and concluded that our records are in order and our policies and procedures are being followed. Our collection of Membership Dues and Special Assessments has remained as projected, but in order to maintain the financial sustainability of the Association during this time of rapidly rising inflation, it is critical that we pass the motion to increase annual Membership Dues included as part of this Notice. Please review the motion pages of your Meeting Notice for details. Special thanks to our Budget & Finance Committee members and our Controller.

We have been working diligently on the transfer of the dam properties to the County since it was approved at the 2021 Annual Meeting. Currently, the attorneys for both sides are discussing changes to our proposed transfer documents. The transfer of the dam properties to the County will help protect the LLPOA from liability in the event of a catastrophic loss to either or both of our dams, while still maintaining our private lake status.

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. If you have not attended our meetings, we hope you will join us at future virtual BOD and/or Committee meetings. We hope that many of you will decide to become more involved with the betterment of this community, and will ask to be considered by the Membership at the Annual Meeting for the 2022-23 Board and/or join one of our Committees.

It has been my pleasure to serve on the BOD for the last five-years and as your President over the last twenty-months. Thank you for the opportunity to help improve our community.

Sincerely,
Anthony J. Ciaramitaro
President

MAINTENANCE COMMITTEE/MOORING SUBCOMMITTEE

Maintenance and Mooring Subcommittee have had a good year. Special thank you to our dedicated and hardworking staff, Ted King and Rick Fisher. Also, our committee members and volunteers who have helped make this a productive year. The following are some of the highlights of what has been accomplished: Many split rail fences have been replaced/repared due to aging. Our Maintenance staff have spent numerous hours cleaning out mooring spots and our parks making things better for our Membership. Our South Launch gate system was damaged and is now back up and running and ready for the 2022 boating season. We currently have two new roll-a-way docks on order, one for each launch. These docks have a delivery date of late April or early May. Several dead trees have been removed from Cherry Park. Our mooring site SL-9 (Sauk Trail) has a new driveway. As of now, we have several new projects underway. As always, we would like to thank Dick Cooper for his generosity in helping our maintenance staff with his equipment and time.

Our committee meets the first Thursday of each month at 6:30 PM by Zoom. Please call our office for Zoom information. We are always open to suggestions and welcome volunteers. Members can address the committee at the beginning and end of the meeting.

NO SHORT-TERM RENTALS

Most of our Declaration of Restrictions designate that each lot shall be for a private residence and shall not be used for commercial purposes. Michigan Courts have upheld that Short-Term Rentals of less than 30 days are considered a commercial use of property.

Last year the Michigan House of Representatives and the Michigan Senate both drafted bills, HB4722 and SB0446, respectively, that would consider short-term rentals as no longer being commercial use of property. The House bill has already passed and has been sent to the Senate. If either of these bills are passed, it could make short-term rentals allowable in our Association. In addition, it could permit 1 of every 3 properties to be used for Short-term rentals, including AirBNB and VRBO. This could allow renters use our lakes, common areas and launches without knowledge of our rules and regulations and could create added costs for LLPOA and its members.

At this time the Senate Bill is being reviewed by the Senate Regulatory Committee and should be debated on the floor of the Senate soon. We encourage all members to continue to contact Senator Shirkey’s office in opposition to these bills. You may email Senate Majority Leader Mike Shirkey at: <https://www.senatormikeshirkey.com/> or call his office at 517 373-5932.

BUDGET & FINANCE

LLPOA received an unmodified opinion once again this year, on their audit. This is the highest and best form of opinion you can receive. The committee continues to monitor the budget and track expenses of both the dues income and special WQI assessment while working hard on collections. Our financials can be found on our website.

RULES & REGULATIONS COMMITTEE

As noted in Section G. of our Association Bylaws, the Rules and Regulations committee is responsible “to review, update, delete, and/or augment those rules and regulations that are necessary for the good and welfare of the Association and to present these rules to the Board for approval”. Our Board of Directors and the members of our committee work to keep ourselves apprised of our members concerns and strive to maintain or implement rules for the betterment of our community.

In the past year, the Board has assigned our committee to review language in our Rules & Regulations and By-Laws relating to “Power Loading” language along with signage which has been installed at our boat ramps, the storage of construction/commercial vehicles within our community, to address the types/sizes of watercraft allowed on our lake, methods for our members to report watercraft safety issues, review of our rules pertaining to firepits, the discharge of wastewater into our lake, and clarification of language regarding the suspension of members for misconduct. Some of the above mentioned assignments that were undertaken by the rules committee were clarifications of existing language and others will be added to our rules & regulations once approved by our Board of Directors. Any proposed additions or modifications to our Bylaws must be approved by our Board of Directors and then presented to our membership for a vote to approve at our Annual Meeting in June.

As directed by our Board, our committee will continue to clarify existing language in our rules and formulate new guidelines as needed to address the concerns of our members. Thank you and we hope you are blessed with a healthy and enjoyable 2022.

Our Lake LeAnn Community lost a dear friend, Leonard (Lee) King in December of 2021. Lee and his wife Pat moved to our community in 1999. Lee served our community for many years in so many ways. Within a month of Lee’s death, his wife Pat joined him as a result of Covid.

To know Lee, our gentle giant, was to love him. He was one of those individuals who would give you the shirt off his back. He loved to fish and hunt and would eat what he caught.

He was part of the construction crew that formed Lake LeAnn back in the 60’s. Throughout his long history here he shared so many stories about the early years of the LLPOA. He never seemed to tire of learning about our community, our lake and our members.

Lee was our first maintenance employee, hired in 2004, as Maintenance Foreman and served in that capacity until 2015. When we hired him, we had big dreams and very little knowledge of what or how things needed to be done. We owned very few tools so he would use his own to repair things that were way past their prime. There was no project that was too big or too small for him to take on full steam.

He would often be seen driving around the lake with his wife Pat, simply looking for things to be done and inspecting “his lake,” often stopping to visit members or offering “gentle” reminders to those who needed them. He always had the best interest of our association at heart. He and Pat were not on the clock, but just driving around. He continued to serve us in so many ways and gave us far more hours as a volunteer than he was paid for. Pat also volunteered whenever asked with mailings and office work and they both attended Maintenance/Mooring Meetings for years. Lee would respond to our needs day and night whenever we called him and had a constant smile for everyone he met.

Lee and Pat loved our community and were so very sad when they put their home up for sale due to their failing health in 2021. He and Pat made the difficult decision to move to be closer to their family and the added support they could receive. They were most concerned about their feral cats who they had lovingly taken care of for many years. The Lake LeAnn Community was a better place because of Lee and Pat King. They will be missed and remembered always.

BUILDING CONTROL COMMITTEE (BCC)

Friendly Reminder:

LLPOA building permits are required to ensure that your home building projects are in accordance with LLPOA/BCC Building Guidelines and LLPOA Deed Restrictions. LLPOA Homeowners Building application can be picked up at the LLPOA office during regular office hours as posted on the website. If you are new to the area, remember laws/restrictions vary widely by state, county, city/townships and HOA’s so check before you start your project. **It is important that you understand the laws/restrictions thoroughly, so you do not incur delays or have to halt your project.**

The BCC Committee members are committed to helping Members with the process of approval of building projects. We appreciate the cooperation being given to the BCC by the Membership.

Bill Vette: BCC Chair, Ray York: BCC member, Mike Bostic: BCC Director member and David Clark: BCC Inspector

BUOYS, NO WAKE SIGNS and ANCHORS

Please do not move or hook on to the buoys. They are in the locations approved by the DNR.

No Wake Signs are also placed in required areas. Please slow to a no wake speed in these areas of the lakes.

Please consider using mushroom type anchors to help protect our LFA system.

LAKE CONTROL COMMITTEE

Fish Stocking

Last year we were unable to stock fish due to the COVID Pandemic causing supply issues in the spring. When fall came around our suppliers did not feel comfortable with the quality of the fish available and therefore did not fill the fall orders that they received.

This year we will be stocking channel catfish on April 11th and perch a little later in the spring with plans in place to stock walleye in the fall.

Boating Guidelines

We follow the Michigan watercraft safety rules and laws.

Goose Roundup

There will be no goose round-up this year due to High Pathogenic Avian Influenza (HPAI). This will be the second time the goose round-up has been cancelled by the MI DNR in recent years. In 2020 it was cancelled due to the COVID-19 pandemic.

Yard / Waterfront Care

As part of our efforts to improve the quality of our lakes water, we again remind all members that fertilizer in any quantity negatively impacts our water quality. Nitrogen and/or phosphorous from fertilizer runoff goes directly into the lake where these nutrients stimulate algae growth. Even if you are not a lakefront owner, fertilizers still will get into our lakes through infiltration and subsurface flow. Continued use of fertilizer is directly counter-productive to our LFA and Bio-augmentation treatments.

We encourage all members to curtail the use of fertilizer on their lawns. If you are able to pump water from the lake, this water supply will provide adequate nitrogen to your lawns. If it is not an option, we recommend the use of home testing kits to establish whether fertilizers are needed (in most situations, soils are rich enough and no additional nutrients are needed). Keep in mind that by reducing the use of fertilizers, not only will you lower your landscaping budget but, at the same time, you will help reduce the cost of treatment of our lakes. Love our Lakes- SKIP THE FERTILIZER

Septic Systems:

Inspect your septic system regularly and pump your septic tank as needed for the betterment of Lake LeAnn

Laminar Flow Aeration (LFA):

We are pleased to announce that on April 1st, our Laminar Flow Aeration System was activated, and all 102 aerators are now functioning!!! We are in the second year of our 5-year program. 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 of anchor would help protect our 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 2022 season.

Lake Control Committee Continued...

Shoreline Improvements:

As an effort to improve our lakes we will continue to manage our shorelines in a manner that promotes the health of Lake LeAnn. We have implemented a rip-rap seawall program as directed by EGLE to reduce shoreline erosion and combat wave energy intensified by conventional steel seawalls. We have done numerous plantings along our LLPOA owned shorelines to help reduce nutrient enriched runoff from entering the lake. If you would like to learn more about shoreline improvements that are beneficial to our lakes, please contact the LLPOA office.

Ice Retardation Systems:

The LLPOA does not condone the use of any ice retardation systems on our lakes. The use of these devices can cause a significant safety concern that could lead to an incident where someone could fall through the ice or open water created by the system. This is a liability that we are all concerned about and want to make sure we are informing our membership to take all measures possible to mitigate the potential water safety risk in front of their LLPOA property caused by an ice retardation system.

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. Pick up days are Tuesdays and Wednesdays. LLPOA will pick up only water debris from lakefront properties. We kindly ask that debris not be in paper or plastic bags.

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.

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 and above the water line.

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 Meeting: May 27th

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.

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.

The Office will be closed on the following Holidays:

- Labor Day Weekend:* September 3rd-5th
 - Thanksgiving:* November 25th-26th
 - Christmas:* December 20th – January 2nd
- We are closed on Saturdays during Nov, Dec and Jan.

The LLPOA office now accepts 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 fee for ACH transactions.

Please contact the office if you are interested in taking advantage of these payment options.

LOCATION - LOCATION LOCATOR...

THE RIGGLE TEAM WORKS

RE/MAX IRISH HILLS **517-547-3340**
BuyAtTheLake.com

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Goedert
Real Estate

Brad Fowle
REALTOR®

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BradFowle@GoedertRealEstate.com
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Christmas Light Contest Winners 2021

Grand Prize – The Schneider Family

2nd Place – The Wagner Family

3rd Place – The Lupro Family

Thank you to all that participated !

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