

Lake LeAnn Property Owners Association

P.O. Box 308 Somerset Center, MI 49282
Phone: 517-688-9704 Fax: 517-688-4245

Location: 10614 LeAnn Blvd.
www.lakeleann.org

SEPTEMBER 2008

LLPOA Office Hours:

Monday	9:00 am – 12:00 pm
Tuesday	12:00 pm – 6:00 pm
Friday	10:00 am – 2:00 pm
Saturday	9:00 am – 12:00pm

We would like to welcome back Mae Horrigan as our Building Control Manager. She worked for us in 2005. It is unfortunate that we have to say good-bye to Julie Sinkovitz, but we wish her much success at Adrian College.

A BIG THANK YOU TO OUR OFFICE ANGELS

Marita Dishon, Ellen Ewing, Sue Holliger, Pat King, Evelyn Kovach, Lisa Pickard, Nancy Richards, Joanne Seitz, Kathy Wagner, Dot White and Cindi Lundberg for registering our members at the Annual Meeting.

And to Evelyn Kovach, Pat King, Sue Holliger, Jack & Theresa Gray and George & Diane Bruder for helping get our special notice in the mail.

Also to Betty Woods for coming in various times to assist the office staff.

Your help makes it all possible!!!



ANNUAL MEETING UPDATE

During the discussion of our community center project a vote was taken to proceed with the community center at Father Richard Park. This vote failed. Later in the meeting after many had left, a member of the audience motioned to proceed with the investigation of a new office at Father Richard Park and include a line item rationale budget. This motioned passed. At this time the community center committee is preparing to meet to discuss where to go from here and our options. If you are interested in this project please contact the office, so we can pass your name and number on to the committee. You will be contacted with a meeting date and time.

The Motion to revise the Bylaws as presented in the Annual Newsletter passed unanimously. Also a one time special assessment for aeration/dredging passed. Read more under the Lake Control Report.

MEETINGS

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

Committee meetings are held at the LLPOA office.

The Board of Directors meeting is held at the Somerset Township Community Room.

Committee

Board of Directors
Building Committee
Lake Control
Maintenance
Rules and Regulation

Meeting schedule

4th Wed of month at 7 PM
1st Wed of month at 7PM
2nd Mon of month at 7 PM
1st Thurs of month at 6: 30PM
4th Thurs of month at 7 PM

**** *Please consider joining us* ****

ATTENTION ALL MEMBERS....

It is not hard to write an article for the newsletter. It's not very hard to create a rule or regulation that is intended to create a positive outcome. What is hard to do is to come up with the words that will inspire change. How do you motivate someone to actually do what is right? Each of us face choices daily, some requiring little effort and others that take time and often involve expense.

As members of the LLPOA we too are faced with many choices that can demonstrate to our children, and theirs, our neighbors and friends that we respect one another, our property, our safety and the many wonderful gifts that we enjoy being part of this community. Let's take a moment today and decide if we are willing to make a choice that will positively impact and improve our lake community.

Some examples of what can be done include: driving watercraft in a counter clockwise direction at ALL times, respecting the 100 foot rule in regard to shorelines and other watercraft, obeying the No Wake buoys, respecting our own and other's property, creating fire pits that will contain ash and debris and keeping all fires at least 25 feet from the shoreline, and respecting our neighbors private property by not mooring or anchoring watercraft within 50 feet of the shoreline. Some may be asking why ask this, as most are already following the rules and abiding by these simple requests. Unfortunately there are still some members and guests who believe that it is not necessary for them to go along with these and other rules. There does not seem to be an easy answer to this. If wishing could make it so, it would have already happened. A good start might be for each of us to ask ourselves why we choose to ignore or disregard a rule that has been set in place to help our community be better. Maybe each of us could ask what we can do to make things better. How can we help? What can we do to make change? How can we change behaviors? How can we inspire others to change? Can each of us make even one small change that will positively impact our community? Please take a minute to consider these important questions and rather than continue to disregard the rules, or criticize the article or the rule, think about the spirit in which this article is written and the rule that is in place and CHANGE.



DEED RESTRICTION CHANGES

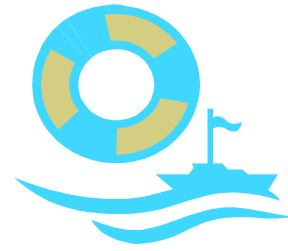
We are *finally* close to being able to present the completed suggested revisions of our Deed of Restrictions for your approval. We apologize for the delay, but the proof reading process has taken longer than expected. Within the next few weeks each member will receive a mailing explaining the changes and what steps will need to be taken in order for the changes to take effect. Copies of your subdivisions' current and revised deeds will be available for your review on our website as well as at the LLPOA Office. Our office staff will be available to notarize your signature and we will also be able to assist those members who can not visit the office, by providing them with Power of Attorney Documents. This will allow them to have another individual sign for them.

As you may recall from previous discussions and notices, each member/owner of a property will be required to sign a document indicating their agreement with the proposed changes. Each subdivision will need to have 51% or more of the lot owners in the subdivision agreeing to the changes. We hope that each of you will review these proposed changes very carefully. Should you have any questions please call the office or your subdivision director. You will be given a list of directors contact numbers with the special mailing. It is our hope that you will recognize the amount of care and attention we have taken in revising these important documents.

REMINDER.....

The LLPOA has a rule that members must pump/inspect their septic tanks at least once every five years. Please bring or mail a copy of your receipt to the LLPOA office.

Thank you for your cooperation in helping keep our lake safe and beautiful.



LAKE CONTROL COMMITTEE Chair.....Nick Thomas

Aeration/ Dredging

At the annual meeting the membership voted in favor of a one time special assessment of \$17.50 per lot to fund the purchase and operation of aeration equipment and limited dredging. The special assessment will be due along with your 2009 Annual Maintenance Assessments.

Aeration equipment will be located in two areas of LeMott Bay where there is four feet of accumulated sediment. By increasing the oxygen at the lake bottom organisms will be allowed to breakdown/eliminate the organic matter. The estimated cost is \$16,300 installed and a monthly electrical cost of \$60. Additionally, electrical service must be brought to the location where the air compressors will be placed and we will have that done this year. There are currently no plans for dredging.

Weed Treatment

Many property owners have commented that there are far fewer lake weeds this year and it is due to the chemical Sonar that was used. Lake front owners must contend with raking the weeds that have died but for the next two (or more?) years we should have very little Eurasian Milfoil. The South Lake will still have to deal with the floating mats of Eelgrass in late summer as there is no effective chemical treatment. We are looking into the treating of Lily Pads but there are many restrictions.

Fish Stocking

No fish were stocked this past Spring but in the Fall we will add 2800 Walleye, 6"- 8" long.



SAFETY FOR OURSELVES AND OUR LOVED ONES.....

The following list is a review of those rules that are most frequently ignored or disobeyed. They must be followed **AT ALL TIMES**:

1. All watercraft must operate in a counterclockwise direction around the lake (exceptions for picking up a downed skier or tuber)
2. ALWAYS follow the 100 foot rule.
Low speed – no wake – operation within
 - a. **100 feet of shore**
 - b. **100 feet of swimming areas**
 - c. **100 feet of moored boats**
3. ALWAYS obey the no wake areas. All bays and channels leading into bays as marked by buoys are a **NO WAKE** area – this doesn't mean just go slow, it means look behind you. If you are making a wake then you are still going too fast!
4. Personal watercraft (PWC) **may not cross within 150** feet behind another vessel.
5. **Only authorized boats with current LLPOA stickers are allowed to use our lakes.**

It goes without saying that our members must follow all Michigan Boating Laws and The Marine Safety Act. If you are unfamiliar with the boating laws and regulations, please take time to learn them. Handbooks of Michigan Boating Laws and Responsibilities are available at the office. Before allowing *any* guest the opportunity to use your watercraft on Lake LeAnn, please make sure they know these regulations as well. This will help to ensure a safe and enjoyable time at Lake LeAnn for all our members.

Please include LLPOA in the subject of your emails. Thank you

2008-2009 BOARD OF DIRECTORS

<i>SUBDIVISION</i>	<i>NAME</i>	<i>PHONE</i>	<i>EMAIL</i>
01-Grand Point	Marty Seitz	517-688-4508	mseitz@lakeleann.org
02-Grand View	Nick Thomas, Lake Control Chair	517-936-3573	nthoams@lakeleann.org
03-Maquago Hills	Scott Pickard	734-847-4719	spickard@lakeleann.org
04-Indian Hills	Bill Wehrwein	517-775-4135	bwehrwein@lakeleann.org
05-Royal Shores	Lori Coyle, President	419-460-7990	lcoyle@lakeleann.org
06-Highland Hills	Rick Lobliner, BCC Liaison	517-688-5379	rlobliner@lakeleann.org
07-Cherry Park	Mike Leach, Maintenance Chair	517-250-0613	mleach@lakeleann.org
08-Greenbriar	Maureen Butrico, Vice President	517-688-5355	mbutrico@lakeleann.org
09-Lakeview	Debbie Pelmeur, Treasurer	517-474-0435	dpelmeur@lakeleann.org
10-Fairway Hills	Betty Woods	517-688-4483	bwoods@lakeleann.org
11-Westdale	Ross Flick, Rules & Regs Chair	517-688-4695	rflick@lakeleann.org
12-Plaza	Cathy Longo, Secretary	517-688-9883	clongo@lakeleann.org
13-Laguana Park	Marie Milbourne	517-688-4138	mmilbourne@lakeleann.org
14-Crystal Estates	Dave Wagner	586-598-1300	dwagner@lakeleann.org
15-Highland Green	Charlie Scouten	517-688-4980	cscouten@lakeleann.org

BUILDING COMMITTEE

Liaison....Rick Lobliner

Reminder....per your Deed Restrictions *all* structures, additions, decks, fences, and docks must be approved through the Building Control Committee.

Thinking about a project, stop by the office to pick up a building checklist or print one off our web-site www.lakeleann.org.

The BCC is always available for assistance with building project questions, even prior to the application process.



Need more information, email our Building Manager at lakeleannbcc@frontiernet.net



MOORING IMPROVEMENTS

Chair.....Scott Pickard

The mooring sites on the North Lake at Cherry Park, NL1, are finished and look beautiful. Hope you appreciate the wonderful job that was done by Keith Grubb Trucking & Excavating. The next area to be addressed is on the South Lake at Royal Shores, lake side at SL15. We are in the process of getting the permit. When the permit is obtained the affected members will be notified.

Hope you had a great summer!

Mooring Site Parking Matters

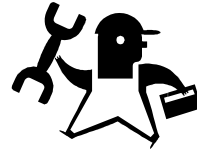
It has come to our attention that parking at mooring sites is an issue for our members. Although it would be nice to have a parking spot assigned for a specific mooring site, it is not the case, and it will never be the case, as LLPOA outlots are designated places for any/all LLPOA members. Accordingly, the LLPOA cannot allow any one member or group of members the exclusive right to use an outlot or park.

In my sub-division, Royal Shores, members with mooring sites have complained that there are little to no parking spaces available to them at the site. Many complaining that they had to park down the street. Again, I will reiterate that mooring sites do not come with parking sites, let alone one in front of your mooring site! Like any limited commodity, parking is premium, dictated by supply and demand. Royal Shores has mooring sites on both sides of the road, and a park in the mooring site area, with parking allowed on only ONE side of the road. And there is NO PARKING on the side of the road with the park!

As a result it is possible, although not likely, that a member wishing to use his boat at this mooring area may not be able to park in the designated outlot. It is my experience that parking is not a problem 99.9% of the time. However, that percentage changes drastically on a beautiful holiday weekend, such as the 4th of July. On those occasions, island owners invite guests to visit them, other members invite guests on their boats, and others are trying to use the park, making parking a challenge. What doesn't help is when a member leaves behind a trailer. I have witnessed boat trailers, which I cannot understand, as watercraft may not be launched from any area other than the respective boat launches. I have also witnessed dump trailers, which again have no place at the mooring sites or on our outlots. These trailers take up to three parking spaces at times, and have been left over a four day period. At no time should a member leave a trailer of any kind at a mooring site, let alone over a twenty-four hour period without notifying the office.

Now that all of us understand the issue, with a little courtesy to our neighbors, we can prevent it from becoming a problem in the future. For example, if you know in advance that you will be inviting guests to either your home or boat, ask them to drive over in a single vehicle. I have witnessed a boat load of people go a single boat at the mooring site, but in

four different cars! If a single vehicle is not an option, then maybe parking behind one another is. Or have guests traveling together, but in separate cars meet at a specified location and then drive a single car to the mooring site. I know this may sound inconvenient, but if you are the left without parking for yourself or guests, it may sound reasonable and courteous.



MAINTENANCE COMMITTEE Chair..... Mike Leach

Thank you **Debby Wynn** for painting the Royal Shores sign. It looks great! Also, thanks to all of you that helped with lowering and raising the sign.

In the spring of 2008 the Maintenance Committee finished the steel sea wall at the South Boat Launch. The DEQ would not allow steel at the North Boat Launch so we applied, were approved and installed a 485' boulder sea wall in that area. The area has since been seeded. Our budget did not allow us to finish the entire North Launch area, and we hope to finish that area under next year's budget. The addition of sea walls to our outlots will prevent erosion along the lakeshore and protect our property for years to come.

Most of the playground equipment received a fresh coat of paint this year. Thank you Kevin Hass, they sure look nice.

The committee could really use more volunteers both as members of the committee and for projects as they come up. If you are interested in joining the committee, we'd love to have you. Just call the office for our meeting dates and times. If on the other hand you would rather help out when the need arises please leave your name with the office so we may call you on those occasions.

The maintenance committee is committed to improving and maintaining association property. Lee King does an excellent job maintaining the outlots and responding to member concerns. However we have limited sets of eyes and can't see everything, please support our efforts by calling the office when/if you notice something that needs attention.

Gate Instructions

To operate the gate, please follow the instructions below:

1. Get in line with the launch & back up to the gate.
2. Enter your gate code in the control panel.

If you have trouble entering your code or it doesn't open:

1. Hit the star (*) key (this resets the panel)
2. Re-enter your code.

If you still have trouble...

1. Hit the pound (#) key. This brings up a directory of people who can help.
2. Try 001 first, it's the office line.

Gate Code Reminder

Your gate code is your LLPOA sticker number followed by your pin number. Each boat has its' own code. Please use the code for the boat you are launching or removing.

If you do not have a LLPOA sticker for the watercraft you are launching then that watercraft is not allowed access to the lake. Please contact the office for a sticker.

We recommend contacting the office for confirmation of your pin number before going to the gate. We are happy to guide you through the gate process.

LLPOA
P.O. Box 308
Somerset Center, MI 49282
Phone: 517-688-9704 Fax: 517-688-4245

Address Service Requested

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