



# Lake LeAnn Local

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Lake LeAnn Property Owners Association • P.O. Box 308 • Somerset Center • MI • 49282  
Phone: 517-688-9704 Fax: 517-688-4245 Web: [www.LakeLeAnn.org](http://www.LakeLeAnn.org)

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**HAPPY WINTER!!  
DRIVE SAFELY!**

### LLPOA Winter Office Hours:

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

### **From the Office of the LLPOA.....**

We have been busy here at the Association, so we would like to take this opportunity to inform you of the many things happening at LLPOA.

#### **Billing**

By now you should have received your 2009 invoice. If you have not received it please contact the office. *You may have noticed that the boat registration cards were not part of your mailing.* This year we will mail the boat cards to you along with your member cards after payment is received. We are hoping this will expedite our process of mailing your member cards.

#### **Gate Updates**

##### Code Changes

The Board of Directors voted and passed to change the gate codes to a five digit number chosen by the member. You will now have one code for all your watercraft. This was done in hopes that members will have an easier time remembering their code. We will ask you to submit your new five digit code when you submit your boat registration card.

Good idea: Try out your code before having your boat delivered. Any problems...contact the office.

##### New Instruction Card

The office is having gate instruction cards printed. They will be mailed to you along with your boat registration cards. Please write your new pin on both cards and keep your gate card with you for your reference. We hope this helps in accessing the gates. Any problems, please contact the office.

#### **Aeration**

The preliminary work has been done at the sites (one on each lake) and the equipment will be installed this spring. It will operate until shortly before ice forms. While it is a long term project we expect to see results the first year. This lake improvement project was made possible by the membership's passage, at our 2008 annual meeting, of a one-time special assessment of \$17.50 per lot.

### **A Message from the Building Control Committee (BCC)....**

It will soon be that time of year when you will want to start a new building project. We are here to help. We now have a new Building Project Checklist, which our committee worked on in hopes of making it easier to understand what is needed along with the process for approving plans. We are currently working on making more information available to our members, such as a frequently asked question link on our webpage.

*Please remember that you do need approval from the BCC for most projects.* If you are unsure, look at the checklist or contact the office.

To view the Building Project Checklist and Application, go to our website and click on the Building Information link. You may also request a copy from the office.

## Deed Restrictions

We have been talking a lot about our deed restrictions and the proposed changes. *Ever wonder what deed restrictions are? Why have restrictions?*

Deed restrictions are terms and conditions that are part of the deed to your property, and place limitations on how you may use your property. When this area was originally platted as a subdivision, the developer created a set of terms and conditions that applied to each and every purchaser of property whether a builder, another developer or homeowner bought the property.

Each subsequent purchaser of that property also bought the property "subject to restrictions of record". Restriction means a limitation that:

- Affects the use to which real property may be put;
- Fixes the distance that a structure must be set back from property lines, street lines, or lot lines;
- Affects the size of a lot or the size, type and number of structures that may be built on the lot.

Deed restrictions are for your benefit. They establish certain rules that must be followed by everyone within a given subdivision. They help us preserve the residential character of our Lake LeAnn neighborhoods and subdivisions. Anyone who wants to build new structures or change an existing structure in the neighborhoods or subdivisions must conform to the deed restrictions.

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## An Important Update about the Deed Restrictions

We are in the final stage of preparing the packets for your review of the proposed changes to the declaration of restrictions, commonly referred to as deed restrictions. You will be receiving a special mailing that will include an explanatory letter regarding the revisions, a summary of key changes to your subdivision, and a final copy of the proposed document. Once the packets have been mailed, copies of your subdivisions' current and proposed restrictions will also be available for your review on the website [www.LakeLeAnn.org](http://www.LakeLeAnn.org), as well as the office.

The next step in the process is to secure approval of the changes to the declaration of restrictions for each subdivision. In order to do that, we need at least 51% of the properties in each subdivision agreeing to the change. Every owner of record for each property must sign the amended declaration of restrictions signature page at the office. For example, if a property or lot is

owned by a husband, wife and several children each person will have to sign. Those signatures need to be notarized. The office staff will be available to notarize your signature.

Should you have any questions or need clarification, please call the office or your subdivision director. You will be given a list of the directors' phone numbers with the special mailing.

Every effort has been made to minimize the changes and reflect the best interests of all property owners. Please take some time to carefully review these proposed changes. It is hoped that you will recognize the amount of care and attention that has gone into revising these important documents. Changes and revisions have taken place over the past several years to prepare this final document. These proposed changes strengthen and clarify the role members play in running this Association and overseeing the quality of life at Lake LeAnn.

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## Septic Pumping Reminder

We would like to thank those members who have already brought in their receipts for having their septic pumped. Please remember that all septic tanks must be pumped by 2013 and every five years thereafter with proof of each pumping submitted to the LLPOA office. We truly appreciate your support in our efforts to help with our water quality.

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## Guest Passes

Every lake association volunteer and employee does their best to protect your maintenance assessment dollar. As most of you know your dollars go to work stocking our lakes with fish, maintaining outlots, controlling weeds, the list is endless. Our lake is private and limited year-round to members and their guests, all others are trespassing. In an attempt to protect your investment we ask our maintenance worker, Lee King, to verify members and their guest during ice fishing season.

It has become apparent that individuals are enjoying our lake without knowing any members!! In an effort to secure your investment we will be changing the guest pass policy. In response to the high number of unauthorized visitors, notices are being placed on vehicles, license numbers are recorded and law enforcement will be called upon when necessary.

If you plan to enjoy your lake with guests, please have your association card with you. If you would like to extend the privilege of our lakes and/or outlots to a guest please notify the office by phone or email [lakeleann@frontiernet.net](mailto:lakeleann@frontiernet.net) day or night and provide your guests' name and the date(s) they will be visiting. You or your guest may stop in to the office during normal business hours to pick up the pass. Please ask your guest to carry the pass when on the lake or outlots. Please remember if you are accompanying your guest(s) they do not need a pass. As always watercraft must be registered to the property owner and have a valid association sticker, while boating the sticker is proper verification. Your volunteer board is doing its best to meet the needs of our members and uphold the by-laws. We always welcome your feedback.

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## From the Lake Control Committee (LCC)...

### Buoys

This past summer we had several cases of our buoys on the north lake being removed and damaged. The current replacement cost for one of our buoys is upwards of \$350. Buoy location is based on safety and approved through the DNR. They cannot be moved for better use of the lake.

#### Ice buoys

You may have noticed these smaller buoys were placed when the larger ones were removed in the fall. They are hooked on to the existing anchor chain so that the anchors do not have to be removed for the winter. They are much smaller and shaped so that as ice forms and closes around them they are forced downward and ideally, below the ice. The cost for these is \$50 and, yes, some of them have been vandalized.

*It is likely that someone has witnessed the vandalism of our buoys and they are needed to assist in ending this waste of our members' money. Please report any vandalism to the office.*

### Weed treatment

The Lake Control Committee is studying natural alternatives to the use of chemicals and there are some encouraging findings. There is a weevil (the size of a sesame seed) that attacks Eurasian Milfoil and there are microbes that compete with algae for their food source in sediment. Both of these are natural to lakes but by adding a larger amount they can overcome the Milfoil and algae. For 2009 we have contracted for the same weed control as in the past, but it is our hope to use fewer chemicals, incorporate natural alternatives and save money.

### Weed cutter

We purchased a weed razor that can be loaned (with a deposit) to members to cut lake weeds at their property. It cuts a four foot wide path which allows the weeds to float and must be raked out of the water. If this is done repeatedly for Lilly pads, we are told the plant will "give up" and not return after a few years.

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## Mooring

Mooring locations being improved this spring are SL3 in Grand View and SL14 in Royal Shores. Both will receive seawalls and SL14 will also receive some fill to help with the moisture in that area. If there are funds available after completion of those areas, a location on the north lake will be chosen for mooring improvements.

With the help of the weather we expect to be finished by April 30th, but please be patient if mooring is delayed in these areas due to the completion of improvements.

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## Volunteers

We have many wonderful volunteers, but are always looking for more. Would you like to be more involved? Do you have a particular area of interest in the Association? Please consider joining one of our many committees and be a part of the team. We are always looking for new ideas or ways to improve what we have. Below are the current committees and their meeting schedule. See if one works for you and consider joining us!

## Committee Meeting Schedule

Board of Directors	4 <sup>th</sup> Wed of month at 7:00 pm
Building Control Comm.	1 <sup>st</sup> Wed of month at 7:00 pm
Lake Control Comm.	2 <sup>nd</sup> Mon of month at 7:00 pm
Maintenance Comm.	1 <sup>st</sup> Thurs of month at 6:30 pm
Mooring Comm.	Immediately following Maint.
Rules and Regulations	4 <sup>th</sup> Thurs of month at 7:00 pm

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.

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