



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

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www.LakeLeAnn.org



Visit our Website for up-to-date information regarding:

Current LLPOA News and Events

Water Quality Information

Meeting Minutes and Committee Reports

Official LLPOA Facebook Page:

[Lake LeAnn Property Owners Association](#)

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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 !!
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ANNUAL MEETING NOTICE

Saturday, June 8, 2024

10:00 AM – 12:00 NOON

Please arrive early; Registration begins at 9:00 AM and will conclude promptly at 10:00 AM

There are four (4) Motions from the Board to vote on at this meeting. Also, in order to continue the work of the Association for the next twelve (12) months, we will be electing seven new Director positions at this meeting.

LOCATION:

Somerset Beach Campground

9822 Brooklawn Ct, Somerset Center, MI 49282

To attend the meeting, dues must be paid by June 1st

COMMITTEE MEETING SCHEDULE

Board of Directors and Committee meetings are held on an on-line platform (Zoom)

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	1 st Tues of month at 7:00pm

All association meetings are open to any member in good standing who wishes to attend. Contact the Office for meeting information to attend.

LLPOA COMMUNITY DATES

May 18 th	Township Clean Up Day 8 am - 1 pm
June 1 st	LLPOA Garage Sales
June 8 th	LLPOA Annual Meeting (see Insert)
July 4 th	Boat Parade at 4 pm
July 5 th	Township Fireworks at dusk

Goose Roundup has again 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.

Presidents Message

It's that time of year again when we are all so very busy getting ready for another summer season here at beautiful Lake LeAnn. As I write this to you all in early April, I've seen so many boats already cruising the lake and taking advantage of our early Spring weather.

As we enter our 2024 summer season, I wish to acknowledge all our dedicated volunteers, who with our experienced staff, kept our association moving forward during the winter months.

Our continued efforts and focus this year are on

- Maintaining and improving our lake quality. Information and updates concerning this can be found on our website.
- Better communication with our members. We are working toward a new and improved website to enhance and make easier locating important information as well as the introduction to text messaging for keeping members informed.

Also, to help us align our vision, to set and maintain both long- and short-term goals, and develop the plans to achieve them, the LLPOA Board of Directors is participating in a Strategic Planning Meeting at the end of April. The strategic plan will provide our future boards with a strong foundation and a proactive plan to help navigate the future of our Association.

I look forward to seeing you all at our Annual Meeting on Saturday June 8th at Somerset Beach Campground.

WATER QUALITY - LFA UPDATE

LFA System

Monday, April 1, 2024, the LFA system was turned on and marks the beginning of the fourth year of our LFA program.

In 2023 our North Lake achieved four out of six targets while the South Lake achieved three out of six targets. We are struggling with water clarity on both lakes. In 2024 we are addressing water quality by using a BioChar product which is one of the recommendations given to us by our Lake Manager (see below). We will not be using BioBlast in 2024. We will need the support of our lakefront members with the implementation of this new program. The higher the member participation the better our results. Keep an eye out for further information regarding this program.

Water Quality update from our Lake Manager, Restorative Lake Sciences (RLS)

The overall improvements of the LFA system have been modest relative to muck reduction, increase in dissolved oxygen, and decline in some nutrients. Eurasian Watermilfoil was showing strong signs of herbicide resistance and thus a new systemic herbicide, ProcellaCOR® was used in 2022 and 2023 given its evaluated efficacy and longer-lasting control. Care must be taken to avoid removal of too much aquatic vegetation as this can exacerbate blue-green algal blooms by allowing for less competition from plants for nutrients.

The BioBlast® bioaugmentation formula did not yield desired results over the past Three years and thus RLS recommended the use of TimberChar Nutrient Harvesting Filters® biochar which is an EPA-certified product that has successfully reduced nutrients and solids in other lakes thereby reducing blue-green algal blooms and improving water clarity. This product will be distributed to lakefront owners on Lake LeAnn in 2024 and will be evaluated as a part of the current lake restoration program. Filter bags will also be used to reduce nutrients in the CSA's pending state approval.

HELPING OUR WATER QUALITY

The Comprehensive Best Management Practices Brochure (BMP), explains all BMPs and how utilizing BMPs can help improve our Water Quality. Please pick one up at the Office or view on-line on our website.

The Office has a Weed Razor for lake weeds and a Leaf Rake to help get leaves out of the lake. These new tools are for Members to borrow. We only ask for a security deposit that will be held until the item is returned.

Lake Debris Pickup is available for those members that rake out your lakefront. This helps keep the excess leaves from feeding the algae and other invasive species of plants. You can take the debris from your lakefront 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** lake debris from lakefront properties. We kindly ask that debris **not** be in paper or plastic bags.

Reducing Fertilizer usage is very important in reducing nutrients that are contributing to the algae.

Bonfires should be in be 20 feet from the shoreline and must be in a self-contained fireproof receptacle.

SEPTIC SYSTEMS

Members are required to have septic tanks pumped and inspected every five years and provide documentation to the LLPOA office. You have until July 2028 to complete this initial task. The Michigan House and Senate are reviewing bills that the proposed legislation seeks to mandate periodic septic system inspections, and would require homeowners to repair septic systems that are identified as faulty.

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 (less than 30 days) are considered a commercial use of property.

BOAT LAUNCH, SECURITY NOTICE:

If you are interested in the position as a Boat Launch Monitor - *please contact the Office for an application.*

- **No LLPOA 2024 sticker on the watercraft (and MC # on motorized craft) = No launching**
- Boat Launch Monitors will be posted at both launches ensuring ALL watercraft has a LLPOA sticker PRIOR to launching.
- Stickers are to be placed on the back of your boat to the right of the motor and above the water line.
- Watercraft owner must be present to activate gate when Marinas deliver watercraft.
- All Members are assigned a new gate code each year. The gate code is on a yellow card with 2024 on the upper corners.

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. 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.

BUOYS, NO WAKE SIGNS and ANCHORS

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

Bays and channels are No Wake per the DNR Rule WC-30-900-001. Please slow to a No Wake speed in these areas of the lakes.

Please use mushroom type anchors to help protect our LFA system.

MAINTENANCE COMMITTEE

- **New hire** - We hired Eric Norman to work with Ted King. Eric is no stranger to Lake LeAnn as he has been around our lake for many years. If you see the two of them out and about, please welcome Eric to our team.
- **Father Richard Park** - has been cleared for our maintenance team to take lake weeds and leaves.
- **Shoreline Protection** - We are currently working on additional rip-wrap walls on the lakes. Permits have been requested from EGLE and once we have the permits, quotes will be obtained. We expect to see shoreline work start this spring/ early summer.
- **North Boat Launch** - This spring/summer we will pave the North Boat Launch. The project will take two days and the launch will be closed during this time. We requested that this be done during the week. The office will send out an email notifying members of the dates.
- **Volunteers** - Please note that we are always looking for volunteers to help around the lake with maintenance items. If you are willing to help and have time, please notify the office.

RULES and REGULATIONS COMMITTEE

- The Committee works on projects assigned by the elected Board of Directors, or suggested by other Members of the Association. This can range from clarifying an existing rule to developing a proposal for a by-law change for Members to consider at our Annual Meeting.
- Our major project this year has been to extensively revise the Membership Guide in order to provide an easy-to-use resource containing all of the rules and regulations, commonly used procedures, and associated forms in a single document.
- We meet remotely the first Tuesday of every month, and the meeting link can be obtained by calling the Office.

BOAT PARADE

Thursday July 4th - Starting time is 4:00 pm.

This wonderful annual event has become a favorite of our members. We hope you will join in the fun this year. Meet at the launches to be in the parade. 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, harm the fish and other wildlife.

The LLPOA office 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.

PORTABLE TOILETS

Problem of abuse with portable toilets. Filled with trash, diapers, dog waste, among other items. If this continues the convenience of these portable toilets will be removed.

SHORELINE PROTECTION

A process in place for LLPOA to approve shoreline projects before applying to EGLE. Please contact the office for details or visit our website.

BUILDING PROJECTS

The BCC was established in the Deed Restrictions as a committee to approve plans for improvements on LLPOA member's property to ensure compliance with the deed restrictions. We encourage you to contact the LLPOA office for any improvement projects and obtain information or visit our website.

MARKETABLE TITLE ACT (MRTA)

As required by the MRTA Bill passed by our Michigan Legislature in 2019, Notice of Claims for each Subdivision have been filed with Hillsdale County for each Subdivision to preserve the existing Deed Restrictions.

WAKE BOATS

DNR Recommendations for boats operating in Wake Surf/Board Mode:

- operate at least 500 feet from shore
- operate in water at least 15 feet deep

Michigan legislation has been introduced to help to minimize their risk of endangering swimmers and other passive water resource users, and also help to mitigate their potentially harmful impacts on shorelines, docks, and on fish and wildlife.

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 and LLPOA Account Number.

After submitting your request, the LLPOA Office staff will verify that you are a member in good standing and issue an Official Numbered Ballot.

Ballots must be returned to the LLPOA Office with the following information: Member's Name, Address, Subdivision, LLPOA Account Number and Proof of Official Identification (Driver's License, State ID or passport).

Ballots may be returned 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 - Friday May 24th

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.

LLPOA Office Hours:

Tuesdays 10:00am – 4:00pm

Fridays 10:00am – 4:00pm

Saturdays 9:00am – 12:00pm

Other days and times by appointment only.

The Office will be closed on the following Holidays:

Memorial Weekend: Mon. May 27th

Fourth of July: Thurs. July 4th

Labor Day Weekend: Sat. Aug. 31 - Mon. Sept 2nd

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

Mooring members must pay the 2024 Water Quality Assessment of \$275.00 by the due date of August 1st or utilize the Board Approved Payment Plan in order to be eligible to moor the following year.

Lake LeAnn PROPERTY OWNERS ASSOCIATION

LLPOA

P.O. Box 308

Somerset Center, MI 49282

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