

# CLPLPOA

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“Time wasted at the lake is time well spent.”

- Unknown

*A helping hand, compassionate heart;  
 A sunny smile, each do our part;  
 A kindly act, or worthy deed;  
 A tolerant mind, a friend in need;  
 A prayer each day, if these things done...  
 We'll keep this "The livin'est Place Under The Sun!"  
 -- Unknown, circa 1964*

## PRESIDENT’S REPORT – Marty Mulloy

Subsequent to our Summer Membership Meeting, in accordance with our By-Laws, the Board met to assign responsibilities for 2019-2020. All carry-over Board members will maintain their present positions for the coming year. New Ad Hoc Board member Kevin McMaster will be assigned responsibilities as the year unfolds. Please note, we will have considerable Board member turnover in 2020 – if you are interested in serving on the Board please let me know and we can fill you in on potential opportunities in the future.

As you may recall from our Summer Membership Meeting, the vote to proceed with forming a Special Assessment District (SAD) for our Lakes was approved by our membership: YES 62 (90%) to NO 7 (10%). In August Judy Moskus and Bob Conn addressed the Township Board regarding our progress to establish a SAD.

The presentation was well received by the Township Board. Next step will be to present the signed petitions to the Township (80% of residents signed the petition – the requirement to proceed to establish a SAD is 51%). If the petitions are accepted and a resolution is passed by the Board, a public hearing will be held. We are awaiting word from the Township as to the date of the next meeting. Please see Judy Moskus' report below.

I would like to thank Judy Moskus, Bob Conn, Stan Kirkwood, Rick Applegate, Mike King, Dave Vanderworp, Barb Yamarino and Vanessa Campbell for their contributions in this endeavor.

A separate SAD is being pursued by the Drain Commission that will establish funding for the maintenance of the weir on the Southwest corner of Crystal Lake across from Lake LeAnn. This SAD is **not** related to the Crystal and Perch Lakes SAD that we discussed at the Summer Meeting. Please note the Drain Commission SAD does **not** change the water level of Crystal

## 2019 BOARD MEMBERS

### PRESIDENT

Marty Mulloy  
mjpmulloy@gmail.com

### VICE PRESIDENT

Stan Kirkwood  
skirkwood@gmail.com

### SECRETARY

Judy Moskus  
jamoskus@gmail.com

### TREASURER

Mike King  
kingml8150@gmail.com

### ROADS

Rick Applegate  
csa459@hotmail.com

### LAKES

Bob Conn  
rconn1315@aol.com

### AD HOC

Kevin McMaster  
kevin.mcmaster@ge.com

## PRESIDENT'S REPORT, continued – Marty Mulloy

Lake (1,041.25' above sea level) and does **not** change or modify the 1975 Michigan Circuit Court ruling that settled the dispute we had with Lake LeAnn over water rights. Please see Stan Kirkwood's (Vice President) report which will provide much more detail.

I want to thank my fellow Board Members and all the volunteers for their contribution to our lake community. They have worked countless hours on everything from maintaining roads, digging water drainage reservoirs, cutting weeds, eradicating invasive weeds, nurturing wild life, balancing budgets, protecting the purity of our lakes, executing strategic plans, fostering communications, sponsoring fundraisers, hosting community events, teaching kids how to fish, promoting an environment for good fishing, and lastly, advancing the general well-being of our lake community. Their unselfish and tireless contribution over decades has saved our lake community literally hundreds of thousands of dollars and improved the value of our property and the pleasure we derive from living in such a beautiful Lake Community.

## VICE PRESIDENT'S REPORT – Stan Kirkwood

On September 12<sup>th</sup>, the Hillsdale County Drain Commission held the first public forum for the creation of a SAD for the purpose managing the weir between Crystal Lake and Lake LeAnn South. There were approximately 15 Crystal Lake residents in attendance to voice our concerns and to learn more about the proposed SAD.

Much to our surprise, the decision to implement a SAD had already been made. The judge said that the 1975 ruling, which set the height of the Crystal Lake water level, should have been accompanied by a SAD at that point in time. Since then, the Hillsdale Drainage Commission has been incurring the cost for the management of the height of our water through the use of the between Crystal Lake and Lake LeAnn South. There are other lakes with the same situation, and there will be SADs associated with those lakes as well.

The Drain Commission contracted engineering services of an outside firm to determine the boundaries of the SAD. The engineer recommended using the original plat map established in the 1930's. The map includes plats that directly touch the lake and others that indirectly benefit from being a part of the original plat map. The fees per plat associated with the SAD will be decided upon by the amount of benefit each plat receives from the existence of the weir. It has been decided that Crystal Lake residents benefit from the weir due to the protection of the established lake level. Lake LeAnn is not a part of this SAD and therefore will not participate in the funding of the maintenance to the weir.

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## VICE PRESIDENT'S REPORT, continued – Stan Kirkwood

This SAD has no time limit. It doesn't expire in a set number of years since the management of the weir is an ongoing responsibility of the County Drain Commission. After paying the initial cost of setting up the SAD, the annual cost to impacted Crystal Lake and Perch Lake residents should be minimal or nothing at all since our lake volunteers have been providing that service, thus eliminating any work required by the Drain Commission. At this meeting, the court could not estimate what the costs would be for setting up the SAD. There will be legal costs, costs of the engineers, costs for holding public forums, and costs of mailings. These will be a one-time charge and will appear on the tax bill at some future date.

The next step in this SAD is a public forum to be held at the Drain Commission offices. There will be a public mailing to each Crystal or Perch Lake resident that is included in the SAD. At that meeting, there will be information about the current lake level height and the costs that will be incurred for the setting up of the SAD. We encourage everyone to attend the meeting to voice your concerns and to become more informed about what is going on. Once we are informed by the Drain Commission, we will send out an email regarding the time and date of the public meeting.

According to the lawyer for the Drain Commission and the Drainage Commissioner himself, this SAD was spurred by the Drainage Commission as they were reviewing annual expenses. There are approximately 12 lakes whose height is regulated and maintained by the Drainage Commission and are not paying to have that work done. The Drainage Commission has been absorbing those costs since 1975, and they no longer wish to do that. They believe it is the responsibility of the residents of those lakes to cover those costs. The Drainage Commission could not estimate the current costs, though we believe those costs to be minimal since we have been doing the actual maintenance for many years.

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## SECRETARY'S REPORT – Judy Moskus

**SAD Update:** There's certainly nothing SAD about the outcome of this endeavor! In addition to nearly unanimous support we received at the summer meeting for the proposal to create a special assessment district to fund lake management, our petition drive to start the process to establish the SAD was a resounding success. We collected signatures of property owners representing over 80% of the lake frontage on Crystal and Perch lakes. A threshold of 51% is required to submit the petitions to the township.

The petitions have now been finalized and will be submitted to the township board in the coming weeks. Thereafter, it is up to the township board to pass a resolution approving the SAD process. If the township board does this, then the notice of public hearing regarding the establishment of the SAD will be sent out to each of the affected property owners. There are also numbers of other legal steps that are required thereafter, as outlined in my previous newsletter articles.

Thank you to all of those board members and others who worked hard to canvas the membership for signatures. We wouldn't be this far along without their efforts. Look for an update at the fall meeting in November.

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## TREASURER'S REPORT – Mike King

Road and administration dues invoices were sent via email this year to save envelopes, copies, stuffing, licking and stamps! An email was sent out on September 22, 2019 with the invoices for this year. If you are not on the email list or need the invoice sent by mail to you, please contact me at kingml8150@gmail.com.

The road dues combined with the administration dues are \$250 for this year as approved at our annual meeting, and administration dues for lots that the association does not maintain the roads for are \$25.

Some have asked what the administration dues are used for. Our administration dues cover property taxes on access lots, postage, property and liability insurance, rental fees for township hall and McCourtie Park, copies, state fees for maintaining a nonprofit organization, summer picnic and fall Octoberfest food, property lien fees, website fees, legal fees, P.O. Box fees, etc.

I wanted to thank all of you for your financial support.

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## ROADS' REPORT – Rick Applegate

Road management in the summer is always contingent on the amount of rain, or lack there of, we receive. This summer we had a couple of downpours (2-4") where, in some areas of our 3.1 miles of roads, we experienced washouts. Our Alitec does not have lights, so we flagged these washouts and regraded the following day.

As Fall approaches, we encourage everyone to transport their leaves, brush and small tree limbs to our compost lot. If you have larger limbs, we recommend renting a woodchipper as our compost area continues to grow smaller. Thanks to everyone for keeping our compost area clean of unnecessary debris.

*\* Note: Please do not rake leaves to the roadside as we are unable to grade the roads effectively with leaves on the roadside.*

A big "Thank You" to the following volunteers for helping with the tree trimming along the roads and cleanup: Terry Yamarino, Chuck Hopkins, Tom Leiblein, Tim Ostrosky, and Chad Fish.

Also I would like to extend great appreciation to Terry Yamarino and Chuck Hopkins for their continued partnering with me to maintain our roads on a regular basis. If you have any questions regarding the west side of Crystal Lake or need assistance, Terry would be glad to help as well as myself.

Dust control is applied in the summer months as our budget allows. We normally do not grade anymore than is necessary after application to optimize the treatment.

Our roads are a reflection of our environment that we live in. Please help me keep our roads and roadsides free of cans or waste. Thank you!

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## LAKES' REPORT – Bob Conn

Fall is upon us as we come to the end of another great summer. I would like to thank the Applegate's and the Love's for use of their pontoons to keep tabs on Crystal Lake.

1. Managing the invasive weeds in both lakes is a very delicate and difficult job. We completed the season with the treatments necessary to control the invasive weed and not kill off the domestic ones.
2. Crystal now has a milfoil population in certain areas that we did spot treatment control for. I will add that the use of the cutter boat and cutting milfoil will only spread the problem as was done on Perch. Training of individuals using the cutter boat now requires invasive weed (milfoil) identification going forward.
3. Little Crystal had the entrance sprayed for lily pad control as well as the entrance towards the Bias' house.
4. Perch Lake had an over abundance of a domestic pond weed that came back as result of milfoil in the previous year being hit hard. PLM was contracted for one day to come in and harvest an area of the lake. Where milfoil is mixed with pond weed, treating milfoil will kill off some pond weed, resulting in a lake that doesn't have many weeds. With a mild winter, ice and snow do not cover the lakes for long periods of time, and the weeds do not die off as much as we would like to see them. With a good start in growth, the lakes are more weed infested.
5. We did not have the algae blooms that have been problematic in the past, avoiding copper sulfate treatments. Copper sulfate can damage the lake if used incorrectly and frequently. PLM will conduct a lake bottom soil test for copper sulfate to understand the current condition from its use in prior years. A date and cost are to be determined.
6. Twenty five thousand fat head minnows will be added each spring as they are an organic approach to algae control.
7. The proposed Lakes budget for 2020 will remain at \$19,000. \$14,000 towards weed management, \$2,000 for equipment maintenance, and \$3,000 for fish stocking as needed.
8. Please don't feed the ducks and swans.
9. Water testing samples were taken early September. Results will be posted to our webpage when available.
10. Thank you for approving the movement forward on our SAD as that will allow us to maintain healthier lakes in the future without a reliance on chemical treatment.
11. If you haven't donated to the Lake Foundation, there is still plenty of time. Contact me at 734-320-4258 and I can assist your contribution.
12. Have a great winter and look forward to seeing everyone in the spring.

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## FOUNDATION

The Foundation was created in 2009 as a 501.3.c to provide for funding for lake treatment, fish stocking, maintenance of our cutter boats and aeration systems, providing education for members about lake issues, and to give tax benefits for those who donate. During those years, we have asked for donations and have had fundraisers to accomplish these purposes. Generally we have collected enough donations to cover expenses and to build a small reserve. On average, 60% – 65% of owners contribute to the Foundation, most providing the minimum amount suggested, with about 5% – 10% donating above that minimum. This funding mechanism is fairly common as a way to pay for lake treatment, but it only works if enough people donate. Over the past couple of years, we have had to dip into our reserve to make up for a lack of donations. One possible reason may be that changes in the tax laws make tax deductible donations less advantageous. We could also be more aggressive in our campaigning for funds. Or we could look to another mechanism for supporting lake treatment. The simplest way to do this is to follow the example of the majority of lakes in Michigan who use Special Assessment Districts to maintain the quality of their lakes. If we elect to follow this path, the Foundation would still exist to support the educational needs of our lake community. Funding for such activities would rely on fundraisers and other means of collecting donations. The Foundation recommends approval for the petition to form a Special Assessment District.

Please see the list of our 2019 calendar year Foundation donors at the end of this newsletter.

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## LIFE AT THE LAKE



Attention all dog owners: The number one complaint from members is barking dogs. If you have a dog, please be a responsible dog owner. The incessant barking is sound pollution that has neighbors at wits end.



We had a fantastic turn out at our 1950's themed summer picnic this year. Thank you to so many that helped set up and contribute to a memorable event. We hope everyone had as much fun as we did!



CALENDAR OF EVENTS

Fall Feast – September 28, 2019 from 12 noon to 4:00 (Township Hall or McCourtie Park, location is weather dependent)

Fall Meeting – November 2, 2019 from 9:30 to 12 noon

All lake meetings will be held at the Somerset Township Meeting Room. Coffee and donuts will be available at 9:30 with the meeting beginning promptly at 10:00.

Please refer to our website at www.crystalperchlakes.com to keep yourself up to date on all matters concerning our lake community.



Proxy Statement – November 2, 2019

I, the undersigned, a member of good standing of the Crystal Lake – Perch Lake Property Owner’s Association, revoking all prior proxies, do appoint

Name of Proxy: \_\_\_\_\_

as proxy to represent the undersigned at the meeting for the Members of the CLPLPOA for the above date and all adjournments thereof and to vote on all matters properly coming before the meeting.

Property Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Lot Number: \_\_\_\_\_

Thank you to all who have donated to the Foundation this year. \$18,765 has been collected this calendar year.  
 Special thanks to Chuck Fifield for his wonderful artwork donation!

If I have mangled your name or left anybody off, I apologize in advance. It is entirely my (Dave VanDerworp) fault

<u>Lot #</u>	<u>2019 Donors</u>	<u>Lot #</u>	<u>2019 Donors</u>
112-113	Aguirre, Alfonso & Monica	53-57	Lieblein Tom & Grace
22-23	Andrews, Robert	65-66.5	Love, Gedy
2	Applegate, Rick & Cynthia	25	Love, Tim & Ann
83	Asher & Snyder, Wayne	187	MacFadyen, Neil & Yvonne
24	Barish, Linda & Richard	71	Mandernack, Laura & Daniel
47	Berta, Raymond	4	Mark Rowland
184	Bias, Terry & Cheryl	99	Massey, Rachel
15-16	Bosio, David	131	May, Leonard & Georjean
234	Brooks, Cletus & Jackie	197-198	McCarty, Mary Ann & Turpening, Lawrence
63	Campbell-LaPorte	132	McCracken, Linda & Glenn
11	Carmody, Ryan	95	McMaster, Kevin & Christine
33-36	Carter, David & Charli	9-10.5	Meloche, Robert & Beth
126-127	Coatsworth, Ronald	82	Mohr, Mary
139	Conn, Bob & Cindy	3	Moore, Craig
5	Cooper, Gary	6	Mulloy, Janet & Martin
29	Coury, Cheryl	119	Nelson, Annette & Marty
13-14C	Cripe, Gary & Jill	78	Oneill, M
51-52	Dietrich, Laura & Frank	120	Ostrosky, Diane
195-196	Diver, Max & Gayle	90	Pasion, Joanne
76	Dombrowsky, Dan, Archambeau, Jane	86	Plantefaber Maher and Lapointe, Neff
104	Doyle, Janet & Stapleton, Suzanne	100	Pluto, Elizabeth Jane
89	Driscoll, Carolyn & Gary	141	Podzikowski, Joseph
129-130	Dyjach, Thomas & Ann	102	Powers, David & Fleming, Denise
46	Faul	84	Reale, Jerry & Genny
114-117.5	Fish, Emily & Chad	27	Reynolds, Gwen
43-45	Fishman Wright Family Foundation	26	Richard & Mary Ann Johnson
97-98	Gauci, Kenneth	19	Roman, Mary, Moskus, Judy
152-154	Gagneur Trust	125	Ross, Kathryn & Michael
17-18	Granger, Lisa	32	Scandinaro, David & Joanne
7-8	Greep, Jeff	138	Schlotz, Stephen & Denise
144-147	Griner, Glenn & Hicks, Ellen	143	Sheffer, Leon & Karen
155-156	Hopkins, Charles & Roxana	136	Slusher, Kathleen
128	John & Patricia Wynn	72	Smith, Michael
103	Johnson, Margaret	160-161	Sprague, Donald & Patricia
94	Kakaley, Karl & Pat	69	Stapelman, Mark
64	Kellam, Susan & Fred	148	Suarez, Marilou
40-42&49	Kelly, Kit	122-123	Susor, Marianne
91	Kielczewski, Kenneth & Patricia	96	Tetreault, James & Elaine
28	King, Kathi & Michael	20	Vanbrandt, Richard & Beverly
87	Kirkwood, Thea & Stan	37	Vanderworp
10 L-P	Kovach, Phillip & Kathleen	120	Watkins, Debra & Keith
1A	Kovenich, George	137	Webb, Philip, Sanchez, Maria
184	Krejcik, Ken & (Rogers) Jennifer	75	Yamarino, Terry
70	Lesage, James	80-81	Zajkowski, Daniel & Rose