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“Skip a stone.
Take a hike.
Sit a spell.
Listen.
Daydream.
Just breathe.
This is lake living.”

CRYSTAL LAKE PERCH LAKE POA

“Summertime and the living is easy, fish are jumpin’ and the eagles fly”

PRESIDENT’S REPORT – Kevin McMaster

Welcome to our summer newsletter. I took liberties with the above lyric from the George Gershwin Summertime song. I always loved that song, and it makes me think of Crystal / Perch lakes. Hopefully, your summer is getting into full swing. I’m looking forward to seeing everyone at our annual meeting and association Hawaiian Luau on Saturday July 9th.

Road Crew

Our illustrious Road Trustee and crew leader **Rick Applegate** has been on the mend recovering from foot surgery. We all wish him a quick recovery! In the meantime we haven’t missed a beat as your neighbor road volunteers **Terry Yamarino, Tom Lieblein, Frank Dietrich** and **Tim Ostrosky** have been doing a super job of keeping our roads well groomed. Thanks to all!

People We Have Lost

It will be a little quieter on the lake this summer. **David Carter**, husband of Charli Carter, passed away in May. Charli and Dave’s home is known as “The Point” here on the lake. Please keep Charli and his family in your prayers.

Bylaws

Patty Maher and **Marty Mulloy** have done an excellent job of spearheading the update of our bylaws. Our association membership received the proposed bylaw draft April 29, 2022 on our association website and those without emails received a letter in the mail.

Thanks to all who attended the special bylaw meeting on Saturday May 28th. The meeting was well attended with approximately 30 of our Perch and Crystal Lake homeowners. We received some excellent feedback from all along with emails from those property owners who could not attend.

The main discussion points were Road Maintenance fees, Financial Signoff Authorities, No Wake and Short-Term Rentals.

2022 BOARD MEMBERS

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AD-HOC LAKES

Elizabeth LaPorte

AD-HOC TREASURER

Diane Ostrosky

EMERITUS PRESIDENT

Marty Mulloy

PRESIDENT’S REPORT, continued – Kevin McMaster

- **Road Maintenance Fees** - Current bylaw states “*that fees will be assessed on a per owner basis; owners with multiple lots will pay the same amount as a single lot owner.*” The board believes we need this updated to make this more fair and equitable to all. There are 188 lots where we maintain the roads. Due to multiple lot ownership we only collect maintenance fees on 123 lots. There are 65 lots, 35%, are mostly subsidized by single lot homeowners. Our proposal is to assess on a per lot basis: lots with a dwelling will be invoiced the full fee and vacant lots will be prorated at \$50 for a single lot and \$25 for a half lot. This will affect 4 owners with multiple dwellings and 38 owners with vacant lots. This change will more fairly distribute the road maintenance fees.
- **Financial Signoff Authorities** - Current bylaws states “*any amount over \$10,000 the board would need approval of the Association membership.*” We felt this amount was too low given some potential emergency issues like tree storm removal, road wash outs, septic tank failure in our lakes, road grader etc. These issues would need an immediate response with little time to get the association together. The Board is recommending \$39,999 to cover upper end emergencies.
- **No Wake Designation** – This concern relates to both the speed of current boats on the lake and future personal watercraft. As electric technology becomes more sophisticated, operating at high speeds, this could have a major impact on our community and lake activities.
- **Short Term Rentals – Association Rules** – All real property within Crystal and Perch Lake is zoned residential use only. With the increased popularity of Airbnb and VRBO, we wanted a rule that stated no short term rentals are permitted.

The CLPL Board main objective on the bylaw update was a good faith effort to modernize our bylaws for the future with our association purpose and mission statement in mind. The vote for the proposed bylaws will be at the upcoming annual summer meeting, July 9, 2022.

“Pot of Gold” with this Rainbow

In case you didn’t know Crystal Lake has been stocked with a limited number of rainbow trout. Blake, the son of Chad and Emily Fish, is living up to his last name and had a lot of fun landing this beauty. Nice job Blake!



VICE PRESIDENT'S REPORT – Patty Maher

I suspect like many of you, I am ready for some relaxation out on the Lakes this summer. I look forward to floating, swimming, paddling, flotilla / boat parading, or other community events in the upcoming weeks. And, I may even try learning to fish again! I will definitely reach out for some help from the experts on the lake for some tutelage, if I take this up.

Marty Mulloy, Co-chair of the ad hoc bylaws committee, and I have been consistently working with the Board of Trustees to prepare a final document for vote at the upcoming annual meeting on July 9th. As you may recall, the committee was convened by our President, Kevin McMaster, after the fall Association Meeting.

To summarize, here are some of the key steps in the process used to prepare the bylaws.

- Three initial meetings with the Co-chairs (Mulloy and Maher) to outline a plan for collecting input from key stakeholders held in the early fall.
- Over the next 3 months we then held *over 24 hours* of one on one or small group input meetings (~10 meetings) with the current and past Board members.
- Consulted other neighboring association bylaws for some benchmarking.
- Provided a status article in the Spring Association Newsletter.
<http://www.crystalperchlakes.com/wp-content/uploads/2022/03/CLPLPOA-Spring-2022-1.pdf>
- Briefing on status and process to all Association Members at the Spring Meeting (April 23)
- Draft of the possible changes to our bylaws for consideration and comment distributed and posted to all Association Members (April 29)
- Special Association Meeting to hear input, discussion, and take questions on the draft bylaws (May 28)
- Feedback from special meeting and written input from Association Members were integrated into a final draft.
- The final draft of the bylaws was posted to Crystal-Perch Lake website and distributed to all Members (June 9)
<http://www.crystalperchlakes.com/wp-content/uploads/2022/06/CLPL-Association-Bylaws-Final-Draft-for-zVote.pdf>

Our intention was to update the bylaws in meaningful ways to better meet our current situations and with an eye toward potential future challenges.

I want to personally thank each and every one of you who wrote, called or commented on these bylaws. I am glad I am part of an Association that is engaged and cares about our lakes, roads, environment, and the community of people we create.

Respectfully,

Patty Maher

SECRETARY'S REPORT – Thea Kirkwood

We all look forward to warmer weather and an enjoyable summer season. The board has been busy finalizing the proposed revisions to the bylaws. They will be presented and voted on at the summer meeting. **Please note that a proxy form is included at the end of this newsletter. If you are unable to attend the meeting, you can print that page and cut off the proxy form to give to any member you trust to reflect your view during the vote. They will present it to the board and have authorization to vote on your behalf. If you do not have access to a printer, you can email me at clplsecretary@gmail.com for a form to be sent to you.**

We will continue to utilize email and electronic communications moving forward. We would also encourage people to check our website for lake and meeting information. In the past, we have had many copies of the previous meeting minutes unused and then discarded. The minutes are all posted on our website for review prior to the next meeting. Please take a moment to read them at our website for approval at the July 9th summer meeting.

<http://www.crystalperchlakes.com/wp-content/uploads/2022/05/2022-Spring-Meeting-Minutes.pdf>

Thank you for your involvement in our community and assistance in helping keep it a wonderful place to live.

TREASURER'S REPORT – Mike King

We have received 121 out of 123 road/administration dues and 21 out of 29 administration dues for Fiscal Year 2021-2022. I want to thank all of our members who have paid their dues in support of our Lakes. Two separate past due notices have been sent to the members who have not paid their road/administration dues. If we don't receive payment by the end of July, liens will be issued against their property.

<u>2021-2022 Budget</u>	<u>Planned</u>	<u>Actual</u>
<i>Income</i>		
Road Dues	\$ 33,825	\$34,625
Admin Dues	\$ 3,750	\$ 3,575
SAD Reimbursement		\$ 1,930
<u>Total Income</u>	<u>\$ 37,575</u>	<u>\$ 40,130</u>
<i>Expenses</i>		
Administration	\$ 5,000	\$ 5,138
SAD Expenditures*	\$ 0	\$ 6,150
Special Events	\$ 1,000	\$ 868
Road Management	\$33,600	\$25,304
<u>Total Expenses</u>	<u>\$39,600</u>	<u>\$37,460</u>

*The Township is reimbursing us for this expense through the SAD revenue. We will be dividing this bill over the next four years to spread out the payments from the SAD.

Checking Account Balance	\$23,811
Savings Account Balance	\$38,382

If you have any questions or comments, please feel free to let me know.

ROADS' REPORT – Rick Applegate

Our 3.1 miles of roads can be challenging with the variety of weather conditions that we experience. Currently, we are trying not to disturb our recent dust control application. Due to hard rains, we will have to grade and repair as necessary.

I have been struggling with Hillsdale County Road Commission to clean up fallen trees on the guardrails along South Jackson Road between north Crystal Lake entrance and south Crystal Lake entrance. It is quite an eye sore. Hopefully, the Road Commission will follow through with their verbal commitment to clean up South Jackson Road over the next couple months.

Summer brings more visitors. Please advise your guests and any contractors or workers of the 15 MPH speed limit.

One request from the road guys is *Please Maintain Your Mailboxes* and keep our roadsides free of debris. The next time you go for a walk, take a plastic bag on your walk and help us clean the roadsides of debris and cans. We want our environment to be as clean as the lakes we share and swim in.

Thanks to our road guys Terry Yamarino, Tom Lieblein, Tim Ostrosky and our newest road guy, Frank Dietrich for their help.

LAKES' REPORT – Bob Conn

Just a quick update on what has happened since my spring report. Several Crystal Lake folks have caught some Rainbow Trout that were stocked earlier. The entrance into Little Crystal and the channel to the Bias home have been treated to keep them both open. Perch Lake has had a major treatment as part of a 4-year plan to reduce the impact of Milfoil.

The next three years result in Herbicide spot treatments lessening the impact of Herbicides on the Lake life. Crystal has already had its first evasive weed treatment with the hopes that the Domestic Large Leaf Pond weed doesn't get so out of control that we require weed harvesting or large treatment. Stary Stonewort is very visible in Crystal impacting fish spawning areas. I would encourage where possible to rake some areas in front of your homes to allow for fish spawning to occur.

Have a great summer, and I look forward to several more years looking out for our lakes.

SPECIAL PROJECTS – Barbara Yamarino

We are having a boat parade on Saturday July 2, 2022 at 2:00p. There will be no judging for prizes...just clapping and appreciation of your patriotic spirit. Hope to see you all out there at the boat launch in your Red, White and Blue.

The Hawaiian summer picnic will follow the Summer Meeting, July 9, 2022 at 1:00p at McCourtie Park Pavilion. All you need to bring is your choice of beverage and dressed in your Hawaiian best.



FOUNDATION

Save the date for our Kids' Fishing Day on July 2nd from 10:00a to 12 noon at the boat launch! We are looking for volunteer boat captains who can help us ferry kids around. If you are available to help, please call Dave at 734-260-2303 (this includes both lakes).

If your kids don't want to fish, have them join us for lunch at 12 noon at Dave and Nancy VanDerworp's cottage. It's always a fun event. Hope to see you there!

CALENDAR OF EVENTS

Kids' Fishing Day – July 2, 2022 from 10:00a to 1:00p – boat launch; VanDerworp cottage

Boat Parade – July 2, 2022 at 2:00p

Summer Membership Meeting – July 9, 2022 from 10:00a to 12 noon, coffee and doughnuts at 9:30 – Somerset Township Meeting Room

Summer Picnic – July 9, 2022 at 1:00p – McCourtie Park

Fall Membership Meeting – October 8, 2022 from 10:00a to 12 noon, coffee and doughnuts at 9:30 – Somerset Township Meeting Room



VOTE BY PROXY

I, the undersigned, a member in good standing of the Crystal Lake-Perch Lake Property Owner's Association, having paid the association administration fee, revoking all prior proxies, do appoint:

(Name of Proxy):

As proxy to represent the undersigned at the meeting of the Members of the CLPLPOA on July 9, 2022 and all adjournments thereof and to vote on all matters properly coming before the meeting.

(Member Signature):