



# CRYSTAL LAKE PERCH LAKE POA

## PRESIDENT’S REPORT – PATTY MAHER

## FALL – OCTOBER 2025

### A Message to Our Members: The Lakes and the Upcoming SAD Vote

### INSIDE THIS ISSUE

The lakes are a central part of our Association. I believe we all share a common goal in maintaining healthy lakes that we can use, appreciate, and share with our families, friends and visitors. And, lakes that also support a diverse ecosystem of native aquatic plants, fish, and other wildlife.

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One of the key questions we face is how do we continue funding the work required to preserve and protect these resources. *Having a SAD (Special Assessment District) is essential to our lake management efforts.*

### A Brief History

For many years prior to the first SAD, roughly 60% of Association members voluntarily donated to cover 100% of the lake management costs. The first SAD (2022-26), which passed with overwhelming support, ensured that all lakefront property owners contributed their share. This consistent funding has been critical in enabling timely and effective lake treatments. (Setting aside last year’s very challenging and prolific weed growth which was frustrating and disappointing to everyone in the

### UPCOMING EVENTS

- Fall Meeting – Oct 18, 10 am
  - Chili Cookoff – Oct 18, 12 pm
  - Spring Meeting – Apr 25, 10 am
- Located in Somerset Township Meeting Room unless noted



Visit our website at: [www.crystalperchlakes.com](http://www.crystalperchlakes.com)

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## BOARD MEMBERS

### PRESIDENT

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[mpvmaher@gmail.com](mailto:mpvmaher@gmail.com)

### VICE PRESIDENT

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[la54dietrich@gmail.com](mailto:la54dietrich@gmail.com)

### SECRETARY

Amy Kochendoerfer; 734-652-3038  
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### TREASURER

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### LAKES

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### ROADS

Rob Shier; 815-922-8158  
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### SPECIAL PROJECTS

Linda McCracken; 702-388-7909  
[lakequilts@gmail.com](mailto:lakequilts@gmail.com)

### FOUNDATION MEMBERS

President – Dave VanDerworp  
Secretary – Annamarie Asher  
Treasurer – Robert Burns  
At Large – Wayne Snyder



## PRESIDENT'S REPORT, continued

lake community – and experienced on many lakes in our state due to weather conditions.)

In the fall of 2024 – three years into our initial five-year SAD – the CLPL POA Board began sharing detailed cost data for managing Crystal and Perch Lakes. These breakdowns have been reviewed with the membership at both regular and annual meetings and are available on our website for reference: <https://www.crystalperchlakes.com/>. For the first time, we had validated, lake-specific cost data – and it was eye-opening. It provided much-needed context about the actual expenses and helped guide future planning.

### Planning for the Next SAD (2027–2031)

On August 30th, we held a special meeting to discuss the next phase of the SAD. Our Lake Trustee, Jim Carr, and Vice President, Laura Dietrich, are co-chairs of the SAD Working Committee, alongside seven representatives from both lakes. This committee developed funding options for the membership to consider.

Key points about the cost estimates:

- Developed separately for Crystal and Perch Lakes, based on their unique characteristics and needs. The Lake Trustee will use these to guide decisions and will be accountable for these budgets.
- Include inflation adjustments and a buffer for unforeseen challenges.
- Designed to ensure sufficient funding under typical conditions.

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## PRESIDENT'S REPORT, continued

These estimates, along with FAQs and supporting materials, were shared with the membership prior to the meeting, discussed on that day. And, are available online. For additional information, see the Vice President's Report on the next two pages of this newsletter.

### Upcoming Vote & Fall Meeting

We encourage all members to attend the upcoming Fall Meeting and SAD vote. Your vote matters – not just personally, but collectively. This is a decision that affects all of us as members of this community and stewards of our lakes.

The meeting will also include:

- Reports from the Board of Trustees and Lake Foundation
- Treasurer's report including results of the financial audit of the past fiscal year
- Updates on other activities to sustain and strengthen the Association
- The ever-popular Chili Cook-off follows the fall meeting. Please plan to stay and enjoy the tasty offerings. (See details on page 9 of this newsletter)

I sincerely hope that the materials we've provided offer clarity and help you make an informed decision. Please take time to read the additional reports from our Trustees in this newsletter, and I look forward to seeing many of you on October 18<sup>th</sup>.

Best Regards, Patty

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## VICE PRESIDENT'S REPORT – LAURA DIETRICH

I want to thank everyone for attending the SAD Informational meeting on August 30th - we definitely had a spirited discussion around the new SAD that is in development for use in 2027 through 2031. There were several key points discussed:

- *Four separate cost-sharing model options* is overly complex and confusing – particularly for property owners who are unable to attend the October 18<sup>th</sup> meeting in person and using a proxy voter.
- *Option 3 and Option 4 are nearly identical*, with only a \$600 difference – causing unnecessary confusion.
- Providing *clear instructions to proxies on how to vote* becomes difficult with similar options.

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## VICE PRESIDENT’S REPORT, continued

In response to this valuable feedback, *we have eliminated option 4*, which creates two separate SADs. This results in three distinct options, simplifies the voting process (only two rounds of voting), and reduces the confusion between option 3 and 4.

Here is a summary of the three options we all will be voting on at the Fall Lake Association Meeting on October 18<sup>th</sup>.

Summary of Options			
Option		Crystal SAD	Perch SAD
1	Current Method, Same Fee (One SAD) – Crystal pays their lake management fee plus 47% of Perch costs; Perch pays 53% of their lake management costs	\$240	\$240
2	30/70 Split (One SAD) – Crystal pays their lake management costs plus 30% of Perch costs; Perch pays 70% of their lake management costs	\$210	\$318
3	100/100 Split (One SAD) – each lake covers their own lake management costs	\$158	\$455

### Voting Process

The voting will take place in two potential rounds.

First Round: Voters will choose between:

- Option 1 – Current Method
- Options 2 or 3 – Cost Sharing Method

If Option 1 (Current Method) receives 51% or more of the votes, the voting process ends.

If Options 2 or 3 (Cost Sharing Method) collectively receive 51% or more, a second round of voting will be held to decide between Option 2 and Option 3.

A paper ballot system will be used at the meeting.

If you are unable to attend, you may vote by proxy. An email explaining how to obtain and use a proxy was sent to all property owners on September 15<sup>th</sup>.

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## VICE PRESIDENT’S REPORT, continued

If you did not receive the email or would like to request a proxy, please contact the Secretary at [clplsecretary@gmail.com](mailto:clplsecretary@gmail.com). She will send you the proxy form either by mail or email, whichever is most convenient for you.

The vote on **October 18, 2025**, is just the beginning of the formal SAD process. Immediately following the vote, we will begin collecting signatures on a petition. Once we have signatures from property owners covering **at least 51% of lake frontage**, we will officially present both the SAD proposal and the signed petition to the township.

After submission, we will meet with the township board to discuss next steps and establish a timeline for the formal approval process.

Thank you all for your continued commitment to creating a new SAD!

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## SECRETARY’S REPORT – AMY KOCHENDOERFER

As the vibrant colors of fall reflect across Crystal and Perch Lakes, the CLPLPOA is excited to share two new community projects designed to help us connect, collaborate, and celebrate all that makes our lake life special.

### **Community Directory: Help Us Stay Connected**

We’re updating the CLPLPOA Community Directory to ensure we have accurate, up-to-date information for all residents. This directory is an essential communication tool used by the Board to share key updates — including launch codes, meeting agendas and minutes, event notices, and more.

We ask every property owner to complete the form *by November 1<sup>st</sup>* to help us maintain current records. With your permission, your contact information can also be included in a shared digital directory (distributed by email only) to help neighbors connect more easily. This version is being created by Lois Plantefaber and Amy Kochendoerfer, and will only be shared with those who opt in.

The shared directory may include:

- Name(s)
- Address
- Phone number(s)
- Email address(es)

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## SECRETARY’S REPORT, continued

You’ll also have the chance to indicate your personal interests — such as golfing, card games, hiking, book clubs, or scrapbooking — to help connect residents with similar hobbies.

👉 Submit your information [HERE](#).

📅 Deadline: November 1, 2025

✉️ The shared directory will be emailed to participants in spring 2026.

✅ Be sure to check the opt-in box if you want to be included in the shared version. If you don’t opt in, your info will still be used for internal Board communications only.

Thank you for helping build a more connected, informed, and neighborly community!

### 🍲 **Submit a Recipe for the CLPLPOA Community Cookbook!**

We’re thrilled to announce the launch of the Crystal Lake–Perch Lake Community Cookbook — a fun and flavorful new fundraiser that showcases our community’s favorite dishes!

Whether it’s your signature chili, the cookies that vanish at every potluck, or the summer cocktail that defines dock life — we want it in the book!

This professionally printed cookbook will be available for purchase, with proceeds supporting CLPLPOA projects and local lake conservation efforts.

👉 Submit your recipe [HERE](#).

📅 Deadline: November 1, 2025

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## TREASURER’S REPORT – DIANE OSTROSKY

Invoicing for the 2025-2026 fiscal year has begun. If you have already paid, thank you; if not, please remit payment as soon as possible. The invoices were again sent out to everyone’s email. If you have not received your invoice, please contact me at [ostroskydl@comcast.net](mailto:ostroskydl@comcast.net). If you prefer using the Venmo service, payment can be made to [@CLPLPOA](#).

The financial audit of the last year’s records is currently underway. Ann Love is heading that task. We expect it to be completed prior to the Fall Association meeting, at which time we will report the results.

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## LAKES' REPORT – JIM CARR

This past season on the lakes has been a challenging one. Weather shifts, invasive and non-invasive species pressures, and fluctuating water conditions reminded us just how complex lake management can be. Yet, in spite of those challenges, our lakes remain healthy and continue to be a treasured resource for our community.

Through the work of this past year, we've gained valuable insights into how treatments, and timing, impact overall lake health. These lessons have not only guided us through the season but are also helping us shape a stronger, more proactive plan for the future.

### Planning for 2026

Our primary objective for the 2026 season is clear: to improve the lakes' usability for everyone – boaters, swimmers, fishermen, and ecologists alike. To achieve this, we've refined our approach with the following steps:

- Earlier Assessment & Treatment – PLM will be on the lakes earlier in the spring to begin assessments and initiate treatments before conditions peak.
- Ongoing Monitoring – PLM will return on a monthly basis to closely monitor lake conditions and provide treatment and/or harvesting needed throughout the season (spring through early fall), as changing conditions require.
- Communication – I will provide email updates to the Association as we proceed from spring assessments through summer treatments. These will let you know what to expect and when, and give comments on the efficacy of treatments at that time.

With these steps, we're committed to making 2026 a year of early intervention and steady progress – ensuring our lakes remain vibrant, accessible, and healthy for all who enjoy them.

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## ROADS' REPORT – ROB SHIER



We partnered with the local township fire department on August 12<sup>th</sup> to have a control burn in our compost area. Rick Applegate did an outstanding job dedicating a lot of time over the years towards managing our compost area and dealing with a tremendous amount of member yard debris.

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## ROADS' REPORT, continued

Many CLPL members use this area weekly for grass clippings, brush trimmings, and seasonally for leaf management. The area is an “added bonus” and an awesome benefit and our members are privileged to have such an area that is being managed by our volunteer road crew. Working with our local fire department and helping with their compliance training was great for community engagement. They were very thankful and offered to come and do it on an annual basis if we would like. The control burn overall was successful and our goals were met by reducing the volume of our yard debris. There were a couple of opportunities for improvement that were documented in the Lesson Learned document and shared with member email communication.

Phase II in the compost area will be to change the slope in the center to promote people from putting their yard debris further east towards South Jackson Road. This will prevent volunteer and grader time from numerous pushbacks as well as not compacting the debris so tightly which will enable a quicker control burn and less post smoke.

\*\* A reminder for the members that large root balls and branches over 6” diameter should not be brought into area as they can cause road critical equipment failure and take years to decompose. Renting a woodchipper is a great way for members to handle excess debris from tree removal and trimming.

This year was a good year for managing dust control because we had frequent rain well into July, and we were able to use one carryover from the previous year for a total of five applications. This allowed us to stay with strategy of each low traffic area getting two applications while the heavy traffic areas getting all five. Looking forward to next year, there will be four applications applied, with target timing prior to holidays.

On the improvement front, adding gravel remains a priority for us. We put down 15 total loads of gravel this year to date and plan on doing the same next year. We still have numerous areas on Perch and Crystal that need gravel to help with run off and wash out. This year we targeted areas that need winter traction and had many large road base surface rocks that can damage our equipment.

The French leeching drain located on Crystal South was vacuum cleaned where we removed 10’ of road dust and dirt that had accumulated in drain for quite a few years. We plan on cleaning this out at a higher frequency in the future. We are also considering adding 11” of cement block on top to slow and control build up.

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## ROADS' REPORT, continued

Winter roads management will rely on additional third-party interaction versus utilizing the current grader maintainer. We will utilize local business Precision Lawn Care to do the heavy lifting for snow plowing / removal and salt / sand applications. In January and February, our long-standing road crew member Terry Yamarino will be working with Chad Fish and Josh Hobbs to determine when we need road activity. This will allow us to best manage the situation with Crystal North, Crystal West and Crystal / Perch South areas all being covered. Our Precision contract allows us to spot treat certain areas like the main entrances and Little Crystal North hill. Big Kudos for Terry, Chad, and Josh for keeping a watchful eye on our winter road conditions. It is very important for all of us to be engaged and pull together for the betterment of all our members.

Members continue to speak about compliance with our 15-mph speed limit and have provided a few suggestions like adding speed bumps, calling delivery carriers, leaving strategic potholes and adding more signs. We have done this all before and had limited success, so we are considering adding a portable radar detection system that digitally displays your speed with the hope that it promotes self-compliance.

## SPECIAL PROJECTS

Fall is in the air, and you know what that means—it's time for the annual Chili Cook-Off! Join us on **October 18<sup>th</sup>**, immediately following the community meeting, to share your best chili recipe and compete for first prize.

Want to enter your chili? Register your pot by texting Linda McCracken at 517-262-8793. This helps us save your spot and make sure we have enough electrical cords to keep everything warm.

Don't miss out – mark your calendar for October 18<sup>th</sup> and get ready for some delicious fun!



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## FLYOVER FUNDRAISER

On September 6th, eight members of the Crystal Perch Lake community experienced a once-in-a-lifetime adventure: an aerial tour over Crystal and Perch Lakes aboard a historic World War II C-47 aircraft.

The flight was made possible through the Michigan Flight Museum and coordinated by Crystal Lake property owner and museum volunteer, Judy Moskus. This special event also served as a fundraiser for the Lake Foundation, supporting the preservation of our lakes and related initiatives.

It was a memorable day filled with some special views and community spirit – truly an unforgettable experience for those involved.



**Crystal Lake Perch Lake Property Owners Association Proxy Form**

For the Meeting on October 18, 2025 at Somerset Township Hall

I, the undersigned, being a member in good standing of the Crystal Lake Perch Lake Property Owners Association, hereby appoint:

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

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

as my true and lawful proxy to attend, act, and vote on my behalf at the Crystal Lake Perch Lake Property Owners Association meeting scheduled for **October 18, 2025 at Somerset Township Hall at 10 am** and at any adjournment thereof. This proxy shall have full authority to exercise all powers I would have if personally present, including, but not limited to, voting on all matters brought before the membership, such as the election of officers, budget approvals, and any other business outlined in the meeting agenda.

This proxy is valid only for the meeting specified above and any adjournment thereof, and it shall expire automatically at the conclusion of that meeting unless otherwise specified.

Member Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

Phone/Email: \_\_\_\_\_

Signature of Member: \_\_\_\_\_

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