



CRYSTAL LAKE PERCH LAKE POA

PRESIDENT'S REPORT – PATTY MAHER

You can feel the activity on the lake picking up as the temperatures rise. More boaters are out enjoying the water, along with paddlers, swimmers, and floaters. Early morning fishing trips, lawn mowers buzzing, flowers blooming, and laughter from family and friends gathering around the lakes all signal that summer has arrived at Crystal-Perch. I hope yours is off to a wonderful start.

Your Board continues to stay very busy on behalf of the Association. I encourage you to read this newsletter in its entirety, as each Trustee provides updates on road maintenance, communications, finances, lake health initiatives, and Special Assessment District efforts. The newsletter allows us to share detailed information in advance so that our meetings can focus on questions, discussion, and member input rather than lengthy reports.

We will have a full agenda at our upcoming Annual Association/Board Meeting. In addition to Trustee reports and an update from the Lake Foundation Board, members will be asked to vote on four items:

1. **Annual Budget (FY 2026–27)** – Detailed presentation at the meeting.

Visit our website at: www.crystalperchlakes.com

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UPCOMING EVENTS

Summer Meeting – July 11, 10 am

Fall Meeting – Oct 3, 10 am

Chili Cookoff – TBA

Spring Meeting – TBA, 10 am

Located in Somerset Township
Meeting Room unless noted



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BOARD MEMBERS

PRESIDENT

Patty Maher; 734-417-1549
mpvmaher@gmail.com

VICE PRESIDENT

Laura Dietrich; 502-905-1235
la54dietrich@gmail.com

SECRETARY

Amy Kochendoerfer; 734-652-3038
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TREASURER

Diane Ostrosky; 734-735-1169
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LAKES

Jim Carr; 419-705-3778
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ROADS

Rob Shier; 815-922-8158
rlshier123@gmail.com

SPECIAL PROJECTS

OPEN POSITION

FOUNDATION MEMBERS

President – Annamarie Asher
Secretary – Ann Dyjach
Treasurer – Mike King
At Large – Robert Burns



PRESIDENT'S REPORT, continued

2. **By-law Amendment Regarding Late Fees on Road Dues** – See the June 5, 2026 email, *“Proposed By-law Amendment Regarding Annual Dues & Late Fee,”* for details.
3. **Board of Trustee Elections** – Three vacancies. See the article in this newsletter for complete information.
4. **Special Assessment District (SAD)** – See the June 8, 2026 email, *“Important Update on Proposed 2027–2031 Lake SAD,”* and the related article in this newsletter.

If you are unable to attend the meeting, please consider using the proxy voting option by designating another Association member to vote on behalf of your household. As allowed by our By-laws, the Association Secretary may also serve as your proxy. A proxy form is included with this newsletter and will be sent again with the final meeting reminder.

A special note regarding Board elections: At our spring Board/Association meeting, we announced that Trustee Linda McCracken, who has overseen Special Projects and community engagement, resigned from the Board as she and Glen prepare to move closer to family. In addition, the terms of Vice President Laura Dietrich and President Patty Maher are ending next month.

Over the past several months, two members have stepped forward to run for the Board: John Chappell and Ann Love. Each has provided a brief statement about their interest in serving the community. (See page 5.) On behalf of the Board and the entire

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PRESIDENT’S REPORT, continued

community, thank you to both of them for their willingness to serve and be nominated. And on a personal note—I slept much better once we had a few names on the ballot!

As my time on the Board comes to a close, I realize how much I have learned about our community and our natural resources—from beavers to bulldozers! Serving on the Board has been a rewarding experience, even as we worked through some challenging issues and events. The camaraderie among current and former Board members has been remarkable.

Most of all, I have appreciated the opportunity to get to know so many members from both lakes. Thank you for your support over the past five years. Crystal-Perch is a special place, and I look forward to continuing to support our lake community as my schedule allows, including helping with a smooth transition to the incoming Board of Trustees. But first, I think I may take a long nap on our deck. 😊

I hope to see you at the Annual Meeting on July 11th at 10:00 a.m. at the Township Hall.

VICE PRESIDENT’S REPORT – LAURA DIETRICH

A new Special Assessment District (SAD) proposal has been developed to replace the current SAD, which expires at the end of this year. The proposed SAD will cover the years 2027–2031.

At the May 21 Somerset Township Board meeting, approximately 33 lake property owners attended to show support and participate in the discussion regarding the new SAD. During the meeting, Steve Meckley commented on how impressive the turnout was and noted that strong community participation helped inform the Township Board of the lake community’s support for continuing the SAD program.

Several important topics were discussed and resolved during the meeting, including:

- The use of two different SAD assessment amounts for each lake was discussed and endorsed by the township assessor
- The quality and effectiveness of our lake management company was supported by our RLS evaluation last year and PLM’s 15-year track record for effective management.
- The overall success and importance of the first SAD in improving and protecting our lake community

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VICE PRESIDENT’S REPORT, continued

One of the primary topics discussed was the method used to assess the annual SAD fees. The Township Assessor, Anthony Stockdale, stated that the fees must be assessed by parcel rather than by owner — the method currently being used. The Township Attorney has also advised the Township Trustees that a “by owner” assessment is not permissible under the applicable statute. As a result, the Township is only willing to adopt the new 2027–2031 SAD using a per-parcel assessment method. For purposes of the SAD assessment, each parcel is assessed separately, regardless of ownership; therefore, the number of tax bills you receive is generally the easiest way to determine the number of parcels that would be subject to the assessment.

Unfortunately, the decision before the membership is ultimately whether we wish to move forward with a SAD under the Township’s required per-parcel assessment method. The Township has made it clear that it will not move the 2027–2031 SAD forward under the current “per owner” structure.

The CLPLPOA Board will therefore hold a formal vote at the annual summer meeting on whether the membership wishes to move forward with the per-parcel SAD assessment method.

The discussion and vote will occur during our Summer CLPLPOA meeting that will be held on Saturday, July 11 at 10:00 a.m. at the Somerset Township meeting room. We strongly encourage all members to attend this very important meeting. Proxy forms will also be available for those unable to attend.

On a positive note, the Township Supervisor indicated that he would be willing to assist our community by fast-tracking the SAD with the goal of maintaining a 2027 implementation.

The Board continues to believe the SAD program is important for the long-term health and management of the lakes. Prior to the SAD, lake management relied solely on voluntary contributions, with participation averaging only about 60% of property owners. This created funding inconsistencies and made long-term planning difficult. Over the past five years, the SAD has provided stable funding and greatly improved our ability to manage and protect the lakes.

According to the Township Assessor, property owners with adjoining parcels may wish to explore whether parcel consolidation is an option. Combining adjoining lots into a single parcel could reduce the number of SAD assessments; however, there may be legal and practical implications if those properties are later separated. Property owners should discuss this carefully with the Township Assessor and their legal advisor - you may contact the assessor, Anthony Stockdale, directly at 517-688-9223 or assessor@somersettnship.org.

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VICE PRESIDENT’S REPORT, continued

Any parcel changes generally must be completed before the next tax roll is finalized in mid-September, with an estimated deadline around September 1st.

If the vote supports a per parcel method of SAD assessments, then the next step in the process will be a referendum vote by the Township Board to move forward with the new SAD on **July 16th**. If we move forward, continued community involvement and support will be very important. Strong attendance and participation at the referendum meeting, will help demonstrate the lake community’s commitment to maintaining the SAD and supporting the long-term health of our lakes.

BOARD ELECTIONS

Open Positions: Crystal-Perch Lake, Property Owners Association Board of Trustee

Board elections will be held at our upcoming annual meeting. We have **3 openings** on the Board of Trustees for Crystal-Perch Lake POA. All positions have a 3-year term of service. (By-law, Article IV, Sections 1 and 3. Also, see Article IV, Sections 1-8.) Currently there are 2 candidates on the ballot, and a brief statement from each is included below.

If you are interested in serving on the Board, please contact any of the current Board members or email our Secretary, Amy Kochendoerfer (CLPLsecretary@gmail.com). Serving as a Board member is a great opportunity to get to know others on the lake and help lead our community. Please consider if your circumstances are such that you have some time to give in support of the Crystal-Perch Association.

Nominations will also be accepted from the floor during the annual meeting as long as the nominee is eligible to serve (up to date with all applicable POA dues) and agrees to be nominated and serve on the Board. 😊

**** Current Candidates ****

John Chappell (Perch Lake Owner)

My wife and I were blessed to be able to secure our small place on Perch Lake about 5 years ago. Little did we know how amazing the cottage would become and how peaceful life on Perch Lake would be when we consented to make our purchase "sight unseen". Since we reside in California much of the year, our 5-6 trips to the cottage per year allow us to relish every minute of the good life we have discovered on Perch and Crystal Lakes. To that end, we see the need

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BOARD ELECTIONS, continued

and responsibility to chip in where possible in the overall efforts to protect and improve our beloved lakes. I would like to offer my time and assistance to serve on the Board as an opportunity to help and serve all homeowners of the CLPL-POA. Thank you. John Chappell

Ann Love (Crystal Lake Owner)

I am a retired RN, wife, mother and grandmother and have enjoyed our Crystal Lake cottage since 1998. I previously spent approximately 9 years on the CLPLPOA board serving as Special Projects Trustee, Lake Trustee, Treasurer, Vice President, and President. After a hiatus of 10 years enjoying time with my family, I am now ready to become more actively involved with the association again. The lake community is very important to me and my family, so much so that once my husband, Tim, retires we plan to make Crystal Lake our permanent home. I plan to contribute my time and talent to maintaining the quality of life that is so treasured here at the lake communities. Thank you. Ann Love

SECRETARY'S REPORT – AMY KOCHENDOERFER

Members are reminded that the association website is a valuable resource for staying informed. Past newsletters, meeting minutes, PowerPoint presentations from previous CLPLPOA meetings, and supporting documents are available for review at any time. The website can be accessed at: <https://www.crystalperlakes.com/>

One initiative I have been working on is a [community cookbook](#). So far, seven recipes have been collected to help expand your repertoire. You can view them by clicking the link above. If you have a recipe to share, please use this [Google form](#). A special thank you to Grace Lieblen for submitting four of the seven recipes.

Another initiative I have been working on is an updated community directory, along with a shareable community directory designed to help neighbors more easily connect with others who share similar interests and hobbies. These resources also support the Board of Trustees in conducting business. Both have now come to fruition, and the shareable directory has been distributed to those who provided their information and opted in.

The directory includes names, addresses, lake affiliations, email addresses, phone numbers, and shared interests and activities such as recipes, gardening, boating, fishing, crafts, walking, pickleball, tennis, and other community activities, helping neighbors discover common connections and opportunities to engage with one another.

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SECRETARY'S REPORT, continued

If you did not complete the form to update your information or opt in to the shareable version, please reach out to me, and I can share the link with you.

The next scheduled Board of Trustees meeting will be held on **Saturday, October 3rd at 10:00 AM** at Somerset Township Hall. Members are encouraged to attend and participate.

TREASURER'S REPORT – DIANE OSTROSKY

This past winter myself and Patty (with the help of Rob) sat down and completed an extensive review of both lakes, the lots and their owners for accuracy and to ensure we are charging everyone the correct amount for road dues. We used the same data that is used by the Township for tax bills. Only a few members were impacted, some had reduced dues and others incurred a slight increase, all those affected were notified by memorandum, but we feel confident that our database is correct and up to date.

The collection of dues was a bit more challenging this year. Several attempts along with assistance from other residents and board members, I was ultimately able to collect from all except for two (2) members for road and three (3) members that only pay the administration dues. Thank you to everyone who paid their dues in a timely manner, it is greatly appreciated and makes my job a lot easier.

At the Spring meeting we discussed the possibility of instituting a late fee for those members that don't pay their invoice within 30 days. It was determined that we will bring a By-Law change to the Summer meeting regarding the process for collecting dues and this late fee to a vote.

If you have any questions, please let me know and I will do my best to answer them or at least refer you to someone who can. Thank you!

LAKES' REPORT – Jim Carr

Thankfully, we are off to a much smoother start to the 2026 season here on CL/PL as compared to 2025. A colder than normal winter, and earlier and broader treatment by PLM have contributed to a much less weedy start to the summer season.

As planned, PLM has been out on our lakes assessing or treating our lakes each month since early spring. In addition to the lake-wide treatments in May ...

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LAKES' REPORT, continued

1. We contracted with Poseidon Plant Management (PPM) to improve waterflow and access to and from LC in mid-June. DONE!
2. Professional Lakes Management (PLM) will be offering *optional* individual lot-front treatment for those residents on PL and CL who are interested in this service. The registration [form](#) and payment for this supplemental treatment is due to PLM by **June 26th**. The form was emailed to residents and is available on the PLCL POA website.
3. The lakes committee / advisors and PLM are carefully monitoring the algae bloom on the lakes and will treat, if it persists, prior to the July 4th weekend. A separate communication will be sent to members in advance if this treatment is necessary.

Please feel free to call with questions:

Jim Carr, CLPL POA Lakes Trustee: (419) 705-3778

Tom Dyjach, PL Advisor/Representative: (517) 812-4619

Kevin McMaster, CL Advisor/Representative: (216) 346-0210

ROADS' REPORT – ROB SHIER

This past winter our area had numerous deep freeze and thaw cycles. This makes it very difficult to manage icy conditions, potholes and snow removal. Terry Yamarino helped manage the winter road service this year and did a great job!! We are grateful to have such a CLPL dedicated volunteer like Terry that lends a hand when it is needed.

Our objective after a tough winter on the roads was to get them back to prewinter shape as quickly as possible so we began early in April despite the cold days doing the following:

- Grading to a middle crown were possible
- Cleaning leaves out of drainage ditches for rainwater runoff
- Replenished road gravel at source filling winter potholes
- Repair and add gravel to launch area

In May, we aligned to have funding for three loads of gravel to continue our efforts to build up road base and to ensure fresh gravel is treated with binding dust control chloride. The number of gravel loads is based on affordability. The plan was clear until just prior to the gravel arrival

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ROADS' REPORT, continued

the bucket arm broke when moving stuff in compost area which forced us to get all 3 loads put in piles at our drop areas.

Dust Control Management: We had a busy 2025/26 season with summer utility work and ever increasingly traffic flow, but we were able to handle it with just four applications so no change is required going into 2026. The dust application is very much tied to when we can get trailered gravel and forecast of rainy weather.

- We are set to get four applications in total this year (\$1100 per tanker)
- We are in the second year of a 3-year contact with Big Barney
- Schedule is being worked on to apply control just prior high traffic times in high traffic areas (i.e. Memorial Day, Independence Day & Labor Day. **This will be continually monitored**)
- Some low traffic areas will only get two applications based on needs

Budget Report: The overall spending is on track to finish the year to target. The top five categories that make up over 80% of the budget are dust applications, lawn / roadside mowing, gravel additions, equipment maintenance and winter snow removal. This year, winter snow removal over-spent the 7-year average of \$5500 by \$1575, necessitating slight adjustments to the remaining year plan with gravel and tree trimming. It was also decided to repair a failing front left planetary gear on grader due to intermittent failures. The planetary gear was \$3500 and has been purchased with the repair to be done in-house.

Road Equipment Status: The Grader Maintainer reliability had two separate unplanned events occur this past year, both in the compost area. The first was a broken arm on the bucket of the machine while hitting a large stump, and the second a hose that failed when it was jammed with the root ball of a tree. Outside of the compost incidents, the Grader Maintainer ran on demand but experienced intermittent locking of the left planetary gear which will be repaired in house. The replacement part was purchased so work will commence when it can be planned with proper resources and time. In addition, numerous O-ring and seals were replaced as typical preventative planned maintenance.

Improvement Project: We are pleased to report that all projects for 2025/26 roads are complete. The following projects have been identified for 2026 / 2027.

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ROADS' REPORT, continued

- Add 12 -15 loads of gravel
- Get South Crystal leech tank pumped out
- Decrease side slope of hill on Perch west
- Get compost area bulldozer twice per year.
- Add additional drainage tank to Crystal South (between hills) - Move to future consideration projects due to cost (est. \$15,000)
- Get engineering design for cement curb addition at Crystal and Perch “Y” – Design came in at \$9500 and if “grader maintenance” and “winter snow removal” come in below line-item budget then project could proceed in 2027 spring.
- Continue to build up Crystal launch with source load of gravel
- Put work package specifications together to get quotation to use 3rd party exclusively to manage CLPL Roads (JIC just in case no successor for Road Trustee comes forward)

The CLPL communities' biggest concern is one that our members have the most control over: driving faster than our 15-mph speed limit. Nothing positive that comes from speeding on our roads, but slowing down leads to less dust, less risk to children playing, and the wellbeing of pet walkers. Overall, slowing down makes for a healthier and safer environment for all the members. Please reflect on your driving and commit to our community by driving the speed limit.

SHORELINE STEWARDSHIP – ANNAMARIE ASHER

At the Spring membership meeting the 2026 Native Plant Sale was announced. Nine property owners participated. I will be picking up the plants on June 18th from the Wildtype Plant Nursery in Mason. We will have extra plants available if others are interested. It is a great way to beautify your shoreline, encourage birds and butterflies to visit, secure your shoreline and help to slow down and filter runoff into our lakes. I expect these plants to be available, listed with the price per plug:

- Coneflowers \$2.00
- Joe-Pye weed \$2.50
- Blue Flag Iris \$2.50
- Blue Lobelia \$2.50
- Prairie Heart Leaved Aster \$2.50
- Tall Meadow Rue \$2.50
- Little Bluestem \$2.00
- Spiderwort \$2.00

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SHORELINE STEWARDSHIP, continued

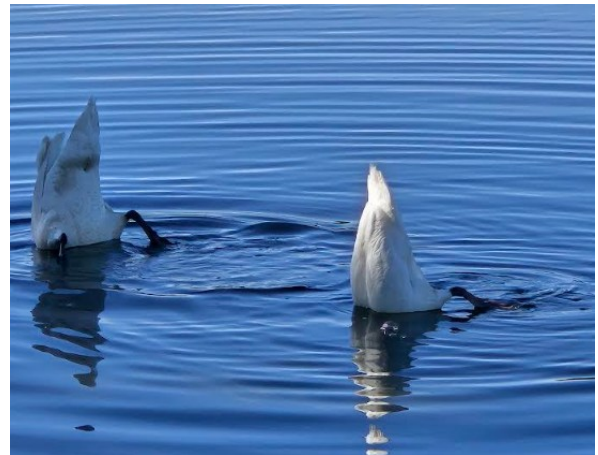
I will not know how many plants will be available until after June 18th. Feel free to text me at 734-834-4362 after that if you are interested.

LAKE LIFE



The Big Bald Eagles and their Babies still with us ... we would love your photos!

If you are on the north shore of Crystal Lake, you will see people peering up into the inlet area by the island checking out the status of the eagle nest. We currently have a family in residence – parents and 2 eaglets which are growing quickly. We have been fortunate to have eagles on the lake for the past few years.



We also have a pair of Swans on Crystal. Perhaps this photo should be titled “synchronized swan swimming”?

If you have any other photos of wild life or lake birds, excluding the Canada Geese – please send them to our secretary. We are not disparaging our neighbors to the north, but we have enough geese already! We welcome all photos submissions and will get them loaded into our Gallery on the website.

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SPECIAL EVENTS

The Picnic Basket is Empty this Year... But the Fireworks will be high in the Sky!

Typically, this would be a reminder about our CLPL POA summer picnic. Alas, we could not muster an ad hoc picnic committee and / or chair this year. So, we will set our sights for next season to renew our picnic plans for the community. And if this sounds like something you would like to see happen next year, and want to volunteer to help -- please reach out any member of the Board! Thank you for your understanding.



The Somerset Township Independence Day celebration and fireworks show will be held on **Friday, July 3rd**. The free community event takes place at McCourtie Park.

3:00 PM: Family-friendly activities begin, including a bounce house, petting zoo, face painting, and various vendor booths.

6:00 PM – 9:00 PM: Live music at the pavilion featuring the band, Coal Train.

At Dusk: The fireworks spectacular.

Various food trucks and concessions will be available throughout the day and evening.