



CRYSTAL LAKE PERCH LAKE POA

PRESIDENT'S REPORT – ANN LOVE

As the weather turns from a beautiful sunny summer to the crisp colors of fall, I would like to take this opportunity to thank the membership for their confidence in me to attempt to fill the shoes of our most recent president, Patty Maher. I am excited for the opportunity to serve this amazing lake community and hope to carry on and build on the amazing job done by Patty and the previous board. We are off to a great start, having filled all positions on the board with 4 current and 3 new members, with solid representation from each lake. Board members will be reporting on the progress and plans that have been, or soon will be brought to fruition, with emphasis on lakes and road management, quality of life and fun!

VICE PRESIDENT'S REPORT – JOHN CHAPPELL

Update on the progress of the Special Assessment District (SAD):

To help manage the health of our lakes, our Association made the decision several years ago to establish a Special Assessment District or SAD, with Somerset Township. Over the years, our Lakes Management Trustee has been working with PLM Lake & Land Management Corporation, or simply PLM. They have provided the appropriate

Visit our website at: www.crystalperchlakes.com

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UPCOMING EVENTS

Fall Meeting – Oct 3, 10 am
Chili Cookoff – Oct 3, 12 pm
Spring Meeting – May 22, 10 am
Summer Meeting – July 10, 10 am

Located in Somerset Township
Meeting Room unless noted



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BOARD MEMBERS

PRESIDENT

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VICE PRESIDENT

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SPECIAL PROJECTS

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FOUNDATION MEMBERS

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



VICE PRESIDENT'S REPORT, continued

treatments of both Crystal and Perch Lakes with approved chemical applications and manual harvesting of non-native aquatic plants. PLM and our Lakes Management Trustee work in unison to keep both lakes navigable for our boats and available for all types of water related activities for us and our families. The costs of keeping our lakes in the best possible health has risen significantly over the years.

As mechanism to fund these costs, a SAD was established. Simply stated, the SAD is an agreement between the Township and the vendor we choose to provide the services we decide upon. This management plan is individually tailored to our lakes by the PLM representative and approved by our Lakes Management Trustee whom we have voted onto our Board of Trustees.

Under Michigan law, the SAD is established at our request but the legal agreement is with the vendor, PLM. Our Lakes Trustee is the custodian of the plan and validates that the plan agreed upon is in fact the work that is being accomplished on our lakes. Each invoice is scrutinized and then approved for submission to the Township for processing. Nothing is paid by the Township without the approval of our Lakes Trustee, Jim Carr.

This year, the first SAD was due to expire. Trustee Laura Dietrich led the charge to build a second SAD, presented it to the Association, and a new SAD was voted in. This new SAD will allow our lakes to benefit from our professional relationship with PLM for another five years. Laura worked diligently this

VICE PRESIDENT’S REPORT, continued

past spring and summer to navigate a moving target with the Township establishing the new SAD. Numerous meetings were held following Michigan law, and our new SAD was unanimously voted in at the September 17th Township Meeting. Taking direction from the Township, Laura created a separate SAD for each Crystal Lake and Perch Lakes. Secondly, the Township imposed the stipulation to use a parcel for the assessment, differing from the use of a property line under the previous SAD. The Township's direction towards these two changes will allow them better internal accounting and tracking of costs. It will not change the method or process that our Lakes Trustee uses to work with PLM or to effectively manage the health of our lakes. We will continue to refer to the SAD as a single entity since we are a single Association with property owners that happen to live on two adjacent lakes.

The details of the new SAD are as follows:

- 126 Parcels on Crystal Lake will share the \$15,120 annual cost for lake management on Crystal Lake. Property Owners will have \$120 assessed on their Winter Tax bill.
- 46 Parcels on Perch Lake will share the \$16,100 annual cost for lake management of Perch Lake. Property Owners will have \$350 assessed on their Winter Tax bill.

The Township charges an annual Administration Fee of \$13.76 for each Parcel. The process of using the Special Assessment District allows for a uniform and equitable collection of funds that will be used to maintain and improve the health of the Lakes each of us call home either on a full or part-time basis. We are fortunate to have such a beautiful place to call our own. As we continue to work together as one Association, we will all benefit now and into the next generation.

SECRETARY’S REPORT – AMY KOCHENDOERFER

Our lakes are more than a place to live – they are a community.

Each year, CLPLPOA hosts three community meetings – fall, spring, and summer – to bring Lake residents together. These meetings are a great opportunity to stay informed, share ideas, ask questions, and, most importantly, get to know your Lake neighbors.

Stay Informed

There is always something happening around Crystal and Perch Lakes. Our community meetings provide updates on lake activities, roads, special projects, upcoming events, and other issues

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SECRETARY'S REPORT, continued

which impact our community. Attending a meeting helps you stay informed about what is happening around the Lakes.

Get to Know Your Neighbors

One of the best reasons to attend is simply to meet the people who share our lakes. Whether you are new to the community or have resided here for many years, meetings are an opportunity to put names with faces, catch up with familiar neighbors, and make new connections. You never know when a conversation at a community meeting might lead to a new friendship, a helping hand, or someone to wave to across the Lake.

Get Involved

Our meetings are also a great way to discover opportunities to become involved. Whether it is helping with a community event, joining a committee, volunteering for a project, or simply sharing an idea, each contribution helps strengthen our Lake community. You do not need to make a major commitment. Sometimes getting involved starts with simply showing up.

Have a Voice

Community meetings give residents an opportunity to ask questions, share ideas, hear updates, and learn more about projects and activities affecting our lakes. Your participation helps keep CLPLPOA connected to the people we serve.

Three Meetings. Three Opportunities to Connect.

We encourage you to make it a goal to attend all three of our annual meetings.

Tentative CLPLPOA Community Meeting Dates

-  **Spring 2027:** Saturday, May 22, 2027, at 10 am
-  **Summer 2027:** Saturday, July 10, 2027, at 10 am
-  **Fall 2027:** Saturday, October 2, 2027, at 10:00 am

Please watch for additional information and confirmation of meeting dates and locations.

We hope you'll make plans to join us! Whether you come to learn something new, ask a question, share an idea, volunteer, meet a neighbor, or simply spend some time with fellow lake residents, your participation helps make Crystal and Perch Lakes a stronger, more connected community.

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SPECIAL ASSESSMENT DISTRICT UPDATE

- Our current Special Assessment District (SAD) agreement with the Somerset Township expires at the end of this year
- The new SAD will be for a period of five years, 2027 – 2031
- The Township decided to have two separate SADs – one for Crystal and one for Perch
- Both Resolutions to create the SAD were unanimously voted in on September 17th
- The SAD funds will allow the Lakes Management Trustee to work with PLM for the maintaining of the health of each lake
- The Township elected to organize the assessment according to Parcel as this is how they assess for property taxes – this will allow them to better track costs and payments for the treatment of each lake.
- Our Winter tax bill will have the SAD included in it – these are sent out by the Township on December 1st

Crystal Lake		Perch Lake	
Annual Assessment	\$15,120	Annual Assessment	\$16,100
Parcels	126	Parcels	46
Assessment per Parcel	\$120 *	Assessment per Parcel	\$350 *

* \$470 was voted on by the Association

TREASURER'S REPORT – DIANE OSTROSKY

Invoicing for the 2026-2027 fiscal year has been underway now for a couple months. If you have already paid, thank you! Initial invoices are sent to everyone's email: please make sure the association always has your correct information to avoid any missed communication. This year the Association approved instituting a more formal plan for invoicing (Section 3A of By-Laws) including a late fee for those not paid within 30 days of the initial invoice.

The financial audit of the last year's records has been completed. Thank you to Karen Colyer and Barb Yamarino for taking over this task since Ann is now our President. Any questions or concerns and missing receipts have been addressed.

I look forward to seeing you all at the next Association meeting.

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LAKES' REPORT – JIM CARR

2026: A Year of Progress, Partnership, and Continued Stewardship

The health and long-term care of our private Lakes remain an important priority for the CLPLPOA. The 2026 season brought encouraging progress alongside several challenges which will continue to require attention and investment.

It Takes a Village! A great deal of work goes on behind the scenes to maintain the health, beauty, and accessibility of our lakes. We would like to recognize Lakes Trustee Jim Carr and our lake representatives:

- Perch Lake: Tom Dyjach
- Crystal Lake: Kevin McMaster
- Little Crystal Lake: Chad Fish

We sincerely thank each of them for their dedication to the Lakes and their ongoing efforts to protect their long-term health.

We also want to recognize the many others who have contributed their time, energy, expertise, and at times their own personal resources to our lake efforts: Phil Kovach • Ann Dyjach Annamarie Asher • Wayne Snyder • Patty Maher • Laura Dietrich • Rick Applegate

A special thank-you to Wayne Snyder, who continues to conduct weekly water-quality testing through MiCorps, providing valuable information that helps us monitor changes in our Lakes. The commitment of these volunteers and residents makes a meaningful difference in our ability to understand, manage, and protect our Lakes.

2026: Overall Improvement, With Challenges

Overall, 2026 was a better year for the Lakes, particularly when it came to pondweed. Treatment efforts helped knock back excessive pondweed, creating better conditions for both boaters and swimmers. However, challenges remain. Access to Little Crystal Lake continued to be a concern, requiring ongoing monitoring and weed harvesting to help maintain navigability.

Perch Lake received several rounds of assessment, treatment, and monitoring throughout the season

- Late April: Lake assessment
- May 4: Primary Lake treatment
- July 6: Algae treatment

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LAKES' REPORT, continued

- August 24: Algae treatment, including treatment of starry stonewort and chara
- September 2: Vegetation survey and water-quality testing, with a report expected at year-end
- E. coli testing was also conducted

These activities provide both immediate management and important information for planning future lake-care efforts.

Little Crystal Lake continued to require special attention because of access concerns

- Late April: Lake assessment
- May 4: Lake treatment
- June 13: Weed harvesting
- August 13: Weed harvesting

The continued monitoring and harvesting efforts are intended to help maintain access and usable areas of the Lake.

Crystal Lake also received treatment and ongoing monitoring

- Mid May: Lake assessment
- May 26: Lake treatment
- June 3: Lake treatment
- September 2: Lake treatment
- September 2: Vegetation survey and water-quality testing
- September 3: Spot treatment
- E. coli testing was also conducted

Looking Ahead

While 2026 showed improvement over last year in terms of pondweed, Lake management is an ongoing process. Milfoil remains an issue. It has been present in our Lakes for some time, and we plan is to address it more aggressively next year. The approach being considered includes a combination of systemic and contact treatments. Systemic treatments can be significantly more expensive, so future decisions will need to balance effectiveness, cost, and the long-term health of the Lakes.

We will also continue to monitor and manage algae, while paying particular attention to Little

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LAKES' REPORT, continued

Crystal Lake and the need to maintain reasonable access. The work doesn't end when the boating season does. The assessments, water-quality data, vegetation surveys, and observations collected throughout the year help us make better-informed decisions for the future.

Thank you to everyone who continues to contribute to the care of our Lakes! Protecting these resources is a shared responsibility, and, as we've seen again this year, it truly takes a village.

ROADS' REPORT – ROB SHIER

This past winter (25/26) 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 dedicated CLPL volunteer like Terry who lends a hand when it is needed. Terry and Rob will be working with our winter snow removal contractor, Precision Lawn, as well as Josh Hobbs (Perch Hill) and Chad Fish (North Hill) to ensure the roads are safe for our members.

Our objective this fall is to ensure our grader is repaired properly and returned to operation in November. We intend to grade entire roads system. This will help get us prepared for winter to improve our odds handling the winter freeze thaw cycles.

In August, we aligned to have 10 out of 15 loads of gravel dropped to continue with 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 and the execution was flawless with exception of one hiccup – while dropping gravel we unfortunately knocked out Mike King's overhead cable line. Mike's polite professionalism prevailed and the volunteers want to thank Mike for his understanding. The road volunteer role is challenging and time consuming so when members behavior shows appreciation and flexibility, it is very helpful and positive for our community. Road Trustee will extend his hand to ensure Mike gets a free round of golf at a course of his choice next summer.

Dust Control Management

We had another busy 2026-27 season with many member changes on Perch Lake and ever-increasing traffic flow, but we were able to handle it with just four applications so no change entering 2027.

- We are set to get four applications in total this year (\$1100 per tanker)

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ROADS REPORT, continued

- We are in the second year of a 3-year contract with Big Barney. This final year is now saving us \$375 (x4) per application based on the current increased market price
- Schedule to apply control is focused on high traffic times in high traffic areas prior to major holidays (i.e. Memorial Day, Independence Day & Labor Day. **This will be continually monitored**)
- Some low traffic areas will get two applications based on needs
- The fourth and final dust application of this season was delivered August 19th, tied to when we can receive 10 loads of trailered gravel and of course the forecast of rainy weather.

Budget Report

The overall spending is on track to finish the year close to target. However, it really depends on winter road severity / cost and the Grader unplanned injector pump repair cost. The Roads budget has remained flat for the past three years, and due to the set CLPL exception revision that occurred in July, it was reduced slightly (1.5%) from the previous three years. Five cost categories make up over 82% of the budget: dust applications, lawn / roadside mowing, gravel additions, equipment maintenance, and winter snow removal.

The line-item budget for this year's winter snow removal is \$6500. This is \$1000 more than last year's budget, but \$500 less the 2025/26 actual spending. The line-item budget was set based on a seven-year average with salt prices is the big variable that we fall victim to. Michigan forecasts salt needs, and when demand surpasses what was forecasted, cost per ton increases significantly. We have a three-year contract on snow removal cost, but two of the three contractors who provided a bid would not give us a three-year commitment on salting cost. The one that did was \$1100 each application, which is fine for February prices, but way too high for December.

The line-item budget for Grader maintenance was set at \$6200. This cost covers the annual filter and fluid changes (estimated \$2000) and the plan to replace the failing planetary gear (estimated \$3800). Therefore, the biggest challenge we have this year with budget adherence is unplanned Grader injector failure.

It is possible by stopping additional gravel, delaying planetary gear replacement (risk), stopping compost push back in spring, and pushing leech basin cleaning until after fiscal year July 1 that we can get this repair done without overspending on budget. The disclaimer is that our friend Mother Nature needs to treat us well this coming winter.

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ROADS' REPORT, continued

****Special Note:** The CLPL Board fully supports and feels strongly that we need our old Grader asset to function properly and will support the spending to ensure we have it working well

Road Equipment Status

The Grader Maintainer reliability was outstanding last year until a late-season unplanned event. There was a slight power loss noticed on the last half day of gravel addition. The next day we returned it to the pole barn, and the Grader started but sounded rough. Air was found in the line which led us to change the diesel filter water separator. The grader started, but it was still running rough. In early September, the machine stopped without warning in the middle of Perch West.

****Special Note:** Resources were called and they responded immediately. Thanks to Rick Applegate, Dan Mandernack, Frank Dietrich, Terry Yamarino and Ann Love!

- Immediate Action:
 - Remove the Grader for emergency response accessibility: Phelp's tow truck was able to move it to the side of the road
 - Evaluate North and West Crystal Road for severity
 - Send out "Grader down" communication to members once road washout has been assessed
 - Take Grader to pole barn and begin trouble-shooting and repair work
- Mid Term Action (next 30 days)
 - Set up certified diesel mechanic from Ashby's to provide initial service and support (9/15/26): Initial quote on assessment to replace injectors (\$6700)
 - Additional research led to getting the best expertise we can for the repair to have a certified guarantee from the OEM
 - Sending Grader to Deutz Powerhouse in Howell MI for repair (estimated duration of 6 to 8 weeks)

Improvement Projects

We are pleased to report that all projects for 2025/26 roads are complete. The following projects are identified for 2026/27:

- Add 12-15 loads of gravel
- Get South Crystal leech tank pumped out

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ROADS' REPORT, continued

- Decrease side slope of hill on Perch west
- Get compost area bulldozer twice per year
- Add additional drainage tank to Crystal South between hills – moved to future consideration projects due to cost (estimated \$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, the project could proceed in Spring of 2028
- Put work package specifications together for 3rd party exclusively to manage CLPL Roads (in case no successor for Road Trustee comes forward)

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

SHORELINE STEWARDSHIP – ANNAMARIE ASHER

There is a lot of potential at the water's edge. Recently I saw beautiful native plants growing in a shoreline that had been covered with a weed barrier cloth. The seed bank is there waiting, and if you give it a chance you will be rewarded with jewel weed (shown below), milkweed, asters and more. And the pollinators will follow!

As your Shoreline Ambassador, I would like to highlight the following opportunities:

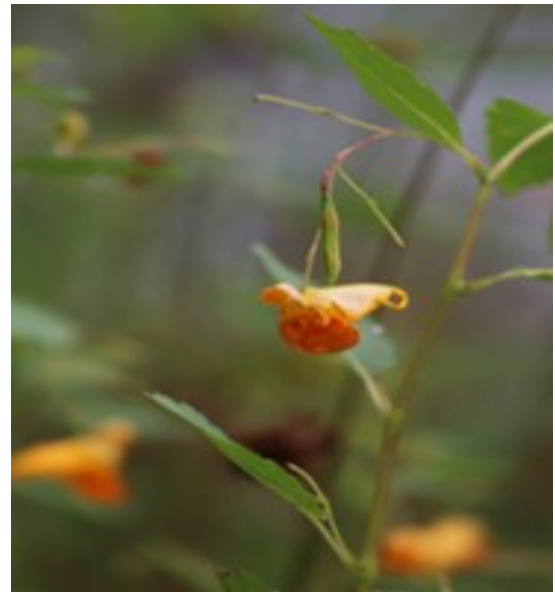
If you are interested in the benefits and the “how to” of native shorelines I recommend that you visit the web site listed below.



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SHORELINE STEWARDSHIP – ANNAMARIE ASHER

This past spring, we had our second Native Plant Sale. I hope those of you that participated are enjoying a few blooms. The plants will spread and fill in each season. I have clouds of the heart leaved asters blooming right now and hope some of you do too. We will have a sale in the spring, but for those of you who would like an early start we could even order some plug flats this fall, which can be picked up in early spring. If you are interested in ordering this fall, please text me at 734-834-4362.



In August, Laura Dietrich, Robert Burns, and I went out to “Score the Shore” of Crystal Lake. This is a water quality measure that is part of the MiCorps assessment. It was an assessment but also a celebration of our beautiful lake, with many wild areas to support fish and turtles and birds. (Perch is planning to do this in the future.) We scored 54 out of 100, and considering that 100 or so of us live on this lake I think that was a good score. Trees and native plants at the shoreline add to score, buildings, docks and seawalls subtract. We need our houses and docks but our lake benefits most from trees and plants. The key to a healthy ecosystem is balancing the two.

SPECIAL PROJECTS – PAT PARK

I am Pat Park, your new Special Projects Trustee. I am late to the game this season, but with help from several wonderful volunteers, we are going to pull off the annual Chili Cook Off after the October 3rd Fall CLPLPOA meeting!

Dust off those crock pots and pull out your favorite chili recipe and plan to participate in the chili tasting to win the coveted prize of bragging rights for the next 365 days if you win first place! Tasting and voting will begin immediately following the meeting. Three NEW winners will be chosen to take the place of last year’s chefs - Mary Smith, Wayne Snyder, and Rob Shier.



CRYSTAL LAKE PERCH LAKE FOUNDATION

The Foundation is a non-profit organization whose mission is to provide funding for projects that enhance the health of our lakes and the ability of property owners to enjoy the lakes. We are also a back-up for funding lake treatments and assessments that might exceed our SAD funding. We are happy to accept your tax-free donations, and they can be mailed to:

CLPL Foundation
PO Box 193
Somerset Center, Michigan 49282

You may designate a specific purpose for the donation, e.g. “fishing fund” or “general fund”.

Our next fundraiser will be The US 12 Heritage Garage Sale, August 13-15, 2027.

We will be collecting items next year and looking for volunteers to help us with staffing the table at McCourtie Park and storing collected items for approximately one month. Look for more details in the spring, but start clearing out your attics and basements now in preparation.

Annamarie Asher, Foundation President

Mike King, Foundation Treasurer

Ann Dyjach, Foundation Secretary

Robert Burns, Foundation Member at large