

LAKE SHANNON FALL NEWSLETTER

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October 2017



www.lake-shannon.com

President's Report

By Bruce Carr

The Fall General Membership meeting will be held at 7:30 p.m. on Wednesday, October 18th, at the Deerfield Township Hall (located at 4492 Center Road). I encourage everyone to join us and contribute to a productive discussion. Our primary objective is to review and approve the 2018 budget. Our proposed budget is included in this newsletter starting on page 9.

We are anticipating and budgeting for the 2018 overall budget to be very similar to 2017. We are proposing a budget of approximately \$232,000 overall with dues very similar to last year. We hope to maintain the current dues assessment as we work with Livingston County to improve our neighborhood roads. Take a moment to review the budget, particularly the items listed as "Special Assessments". Each of these items will be reviewed and voted on line by line at the meeting. "General Expenses" such as insurance, legal, property taxes etc. will not be reviewed at the line item detail.

In addition to the budget, each committee chair will report. As always, we would like feedback from the neighborhood, so the board can align their activities with the interests of the membership. I look forward to seeing everyone at the General Membership Meeting to review and approve the budget and other committee reports.

Don't forget to visit our website at <http://www.lake-shannon.com> where you can access a copy of our bylaws, recent newsletters, lake rules, trash and recycling guidelines, Ski Club information, Sportsman's Club information and much more.

Thank you,
Bruce

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Lake Level

by Mike Berry

The Winter Lake Level draw down is scheduled to begin on **Monday October 23rd**, per our Association by-laws. It is anticipated that it will take three to four days for the lake to reach our normal winter level depending upon the precipitation we receive during the draw down phase.

If you do have any questions or would like to understand the workings of our Lake Shannon dam, please call me at (810) 210-6339.

**Lake Shannon Association Board**

President:	Bruce Carr	629-8378
Vice President & 5-yr Planning Committee:	Dennis Moore	626-8701
Treasury – Payable:	Mark Kennedy	629-3827
Treasury – Receivable:	Carrie Varcoe	714-0193
Secretary – Recording:	Dave Iden	629-7772
Secretary –Corresponding/Newsletter/Welcome:	Jim Stenz	629-1931
Roads/Parks/Islands:	Randy Andreen	(248)703-1378
Weed Control/Boat Launch Security:	Mark Bourdo	714-0501
Architectural Control Committee:	Dave Sheffield	936-5444
Lake Level/ Environmental:	Mike Berry	210-6339



Lake Shannon Sunset - 2017
drone image: Dustin Varcoe



Parks and Islands

by Randy Andreen

The multi-year project to address erosion issues on our Parks & Islands shorelines has proven to be quite effective. A few areas still need to be addressed, with the most pressing being the north shoreline of Tern Park (west end of the lake near the Shannon West tube). The shoreline has eroded to the point that several trees are leaning and in danger of falling into the lake. We propose to remove the affected trees, install erosion barrier and rock approximately 150 feet of the shoreline. This proposal will be presented to the membership for approval in the 2018 budget, with the work planned for winter and spring of next year. Tern Park is also the site of new steps to access the footpath from Driftwood Drive. Please use these steps if you are heading down to the lake at Tern Park.

Next spring we'll also be removing any trees that have fallen into the lake and logs that have appeared over the winter. Keep in mind that the association contracts with Spinneweber Landscaping to remove any nuisance logs and floating debris. Please report any such sightings to me, or you may call Sean Spinneweber directly at (810) 714-2687.

Mosquito control spraying has wrapped up for the 2017 season. The spraying this year seemed to be quite effective except for the warm spell we experienced in September. Fortunately, APM was able to get out and spray a couple times in mid-September (later than usual) to help control the late season hatch. We plan to include mosquito control spraying on the proposed 2018 budget for vote at the October General Membership meeting. One additional note on spraying, if you have a long driveway (greater than 150'), our contractor APM Mosquito Control will come down your driveway as part of their weekly spraying route. You need only request/approve this service by submitting a completed "off-road treatment request" form to APM. The form is available on their website, www.advancedmosquito.com under Forms.

Fall and winter are still great times to get out and use our Parks & Islands. As you do, please remember to respect them and keep them clean. Please be diligent about taking your trash with you when you leave and keep our association property looking nice for all to enjoy.

Boat Stickers, Keys and Launch Security

by Mark Bourdo

Please note that **NEW BOAT STICKERS** are required for the **2016-2018** boating seasons. Please do not throw out your existing card; these keycards will be reactivated as owners are issued new stickers and/or dues payment has been confirmed. Replacement cards are issued upon payment of a \$25 replacement fee.

In order to receive new stickers, please send a self addressed and stamped return envelope with a copy of the boat registration(s) for the boats you wish to sticker.

Lake Shannon Association
Attn: Boat Sticker
P.O. Box 464
Hartland, Michigan 48353

Accounts Receivable

by Carrie Varcoe

Thank you to everyone that has paid their 2017 dues! Your commitment to our community and way of life is appreciated by all. As an association, we depend on receiving all Lake Shannon dues in a timely fashion in order to pay for and to enjoy the many services our community has to offer.

Failure to pay your 2017 dues by June 30, 2017 will result in the immediate loss of the following services:

- **Boat ramp access**
- **Trash and recycling pick up**
- **Mosquito spraying**

Reminder: Dues paid AFTER 3/31/17 are the full amount – no discount allowed.

On September 1st, liens were prepared and filed against properties with unpaid dues. When liens are filed the homeowner receives an invoice for the lien filing and removal fee of \$150.00 and also the 7% interest fee. Property that holds a lien cannot be sold until all past dues and monies owed are paid. A title company will contact me with any pending sales and request a Dues Status Letter from the association which states whether or not dues are paid etc..

The next step for Accounts Receivable is the preparation and mailing of dues invoices for 2018 which will begin early January.

If you have any questions regarding dues, please contact me at 810-714-0193.



Five Year Planning Committee

by Dennis Moore

TRASH REMOVAL

Since the last general membership meeting, there have been no significant issues with Waste Management. We have had a number of new residents and they have all been provided service.

I want to remind everyone that yard waste is suspended from December through March. It will be restored in April. If you have yard waste you want to dispose of, make sure you get it out before December.

As a reminder, our contract covers:

- **TRASH PICKUP** – Weekly
- **BULK** – One large item per month at no charge but resident must schedule in advance with Waste Management.
- **RECYCLE** – Bi-Weekly (every other week) using WM provided 18-gallon bin.
- **YARD WASTE** – Weekly during April through November, using yard waste bags or containers marked “Compost” – 20 bags/cans.

As we head into winter, remember that the roads must be clear in order for Waste Management to pickup the trash. Last year, we experienced an unusually high amount of complaints regarding the lack of service, particularly along Cliffwood Court and Ledgewood Hills Trail. Even though the roads were not snow covered, they were icy, preventing the truck from safely navigating the steep hills. Waste Management has agreed that, should the roads be icy two weeks in a row, a service person will swing the following Tuesday to pick up trash.

Additionally, there were reports of trash not being picked up on other roads such as Ore Knob Court. This was due to vehicles parked in the street and making it unsafe for a large truck to get by. Remember that our bylaws restrict parking in the street between 2AM and 6AM and as a courtesy to your neighbors, cars should not be left in the street any other time if they are inhibiting traffic flow.

One last piece of advice. Pickups are not necessarily preformed at the same time every week. There may be times when they come early or late. It is wise to put your trash out the night before to avoid any gap in service.

WATER QUALITY

The Homeowner’s Association continues to actively monitor the quality of our lake. I’m happy to report that all tests are well within acceptable limits. We will continue to be on the lookout for changes that negatively impact our lake and cost-effective solutions to assure good water quality in the future.

ROADS

As many of you are aware, our roads are in poor condition and continue to deteriorate. At the last general meeting, the Homeowner’s Association announced they were exploring options and costs for rebuilding our roads.

We have now completed that study and preparing petitions for the approval of new roads. These petitions should be circulating soon. If you are in favor of the new roads, you and whoever else is on your deed, must sign the petition. If there is more than one person on the deed but only one signature on the petition, it will not count. Not signing the petition is the same as a no vote.

I’m sure many of you will have questions regarding the cost, time-frame, tax assessment, and more. We will be posting information concerning the roads on our Lake Shannon Homeowner’s Association website along with the Lake Shannon Hotline and Facebook’s Lake Shannon Grapevine.

If you have specific information that is not addressed in the FAQs, a contact name and email address will be provided. All questions will be answered promptly.

Welcome to Lake Shannon!

Welcome new owners on Lake Shannon! We are very happy to have you as part of our community. Our board would like to supply new owners / renters with our “welcome” packet of information such as the phone directory, by-laws, organizations, contacts, etc. Unfortunately, the most difficult part we have is becoming aware of our new neighbors. Please contact me at **(810) 629-1931** (or jimstenz@gmail.com) when someone near you moves in.

Our charming Welcoming Committee consists of Janice Sheffield and Lys Kennedy who will be happy to contact you to coordinate distribution of the welcome packets!



Architectural Control Committee

by Dave Sheffield

It is an exciting time on Lake Shannon as there is a lot of new construction and remodeling activity taking place. Please note that the Architectural Control Committee (ACC) reviews all building projects throughout the Lake Shannon community. We need to review and approve your plans **prior to** starting the project. Residents are required to complete an ACC Project Application which can be downloaded from the Lake Shannon website (www.lake-shannon.com). Please keep in mind when planning your project that all building/remodeling must adhere to Article VIII of the Lake Shannon Bylaws, which can also be found on our website.

Also, during any landscaping or construction project, please inform your contractors to take the appropriate precautionary actions to prevent damage and to clean up any mud or gravel from the road surface when they move heavy equipment or material.

Any road damage will cost us all in the long run.

Lastly, if you plan to do any fall clean up or are preparing a lot for construction, please refer to the LSA bylaws regarding tree clearing. Article VIII, Section 3, Paragraph 9 states:

Shade Tree Preservation – The removal of existing shade trees must be approved by the ACC. A permit must be obtained from the ACC by both Lake Shannon Association vacant lot owners and homeowners before removing 3 or more shade trees within a 12 month period. A shade tree is defined as any tree measuring 6 inches or more in diameter at breast height (4 ½ feet above ground) or 20 feet or more in height. Violators are subject to replacement of removed trees with nursery-grown specimens guaranteed for 1 year of similar size and species to be approved by the ACC.

If you have any questions or need a copy of the ACC Project Application, please feel free to call me at 810-936-5444.

LAKE SHANNON HOMEOWNER'S ASSOCIATION

GENERAL MEMBERSHIP MEETING AGENDA

October 18, 2017

- **CALL TO ORDER**
- **INTRODUCTION OF BOARD MEMBERS AND NEW MEMBERS** (5 minutes)
- **MINUTES OF THE LAST MEETING** (5 minutes)
 - Reading of June 7, 2017 General Membership Meeting Minutes
 - Additions / Changes to the Minutes as read
 - Motion to Accept the Minutes
- **COMMITTEE REPORT** (Followed by Questions and Approval Vote – 15 minutes)
 - Account's Payable Treasurer – Mark Kennedy
 - Account's Receivable Treasurer – Carrie Varcoe
 - Architectural Control Committee – Dave Sheffield
 - Corresponding Secretary /Welcoming Committee – Jim Stenz
 - Recording Secretary – Dave Iden
 - Five Year Planning Committee – Dennis Moore
 - Parks and Island – Randy Andreen
 - Lake Level & Environmental- Mike Berry
 - Weed Control/ Boat Stickers & Keys - Mark Bourdo
- **OLD BUSINESS** (0 minutes)
 - None
- **NEW BUSINESS** (20 minutes)
 - Budget Review and Approval
- **NEXT MEETING DATE: June 2018**
- **MOTION TO ADJOURN**



June 7, 2017 General Membership Meeting Minutes (Unapproved)

By Dave Iden

Attendance: Randy Andreen, Mike Berry, Mark Bourdo, Bruce Carr, Dave Iden, Mark Kennedy, Dave Sheffield, Dennis Moore and Jim Stenz

Absent: Carrie Varcoe

Location: Deerfield Township Hall

Meeting Called to Order: 7:37 pm

Approval of Previous Minutes: Dave Iden

The reading of the previous meeting minutes was waived. Approval of minutes as printed in the LSA Spring Newsletter was approved.

Committee Reports:

Treasurer A/P Report: Mark Kennedy

- As of May 15, 2017:

Bank Accounts	\$423, 457
Total Current Assets	\$323,457
Total Fixed Assets	32,500
TOTAL ASSETS	455,597
Liabilities	-
<u>Revenue vs Expenses</u>	
Dues Collected	\$237,986
Fees & Liens	-21,299
Total Income	217,037
Total Expenditures	65,652
NET INCOME	\$151,384
- Receivables and Payables are on track as planned.

Treasurer A/R Report: Carrie Varcoe

- LSA Membership dues collections are on track; 97% received. Second invoices are going out now to those that have not paid. Members have until June 30 to pay dues before services are discontinued and until September 1 before a lien is placed on their home/property.
- There are three outstanding liens.

Architectural Control: Dave Sheffield

- Thirteen new projects ongoing; seven are new builds.
- Dave reminded everyone to use the ACC application process as posted on the website and allow him two weeks to complete.
- Steve Drouart commented how a "Builder" "clear cut" the parcel against the plan, will send pictures. Also, creek was diverted (County issue), starting construction before all permits pulled. Dave to investigate.

Corresponding Secretary: Jim Stenz

- Jim talked about the LSA Welcome Package process for new neighbors.
- Jim is getting some additional phone books made. The Ski Club is working on an update.
- Reviewed the recent by-law to reduce costs by allowing LSA Newsletters to be e-mailed as opposed to hardcopy versions sent through the postal service. For those that want an electronic version, please fill out the request form that comes with the January invoices.



June 7, 2017 General Membership Meeting Minutes (Unapproved)

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Five Year Planning Committee – Dennis Moore

- Dennis discussed future plans for snow storms – if unable to pick up garbage due to weather, Waste Mgt will send a small truck to get up hills the next day.
- Charlie Anderson is working on water quality and run off drainage.
- Joe Pellet is working on the road repair plan. Petitions will be going out shortly.
 - Phil Peters asked a question about how the roads will be costed. Bruce stated that the townships preference is to pay by parcel rather than frontage.
 - Question about impact of sewers in the future. Bruce stated that the Board is not currently thinking about sewers. Steve noted that there are sewers now at the Trailer Park.
 - Mark asked a question about how long the road will last. Board is looking at a 20 year road. Current roads have been in about 30 years.

Parks, Islands and Mosquito Control: Randy Andreen

- APM has started mosquito control spraying. Treatment is on Wednesday's at dusk. Special treatment can be requested directly to APM (information is the Newsletter).
- Improvements to Tern Park are complete.
- Between the Dam and the road, there has been erosion, planning to build up this area.
- Question about whether our APM mosquito treatment impacts the Zika Virus. Per Randy, Zika is not impacting Michigan at this time.

Lake Level and Dam Update: Mike Berry

- Mike is doing routine maintenance and the dam is in great shape.
- Mike discussed how the dam screen plugs up with leaves; he is evaluating corrective actions.
- Will be doing a safety inspection of the dam with the DEQ this summer.
- Continues conducting e-coli and water quality tests around the lake. E-coli is low everywhere except for at the Shannon West tube.
- Sean Spinneweber is putting a buoy back up in front of the sand bar area in front of Karagozians's.
- Request for more mooring points at the Double Islands.

Weed Control and Boat Launch: Mark Bourdo

- 1st weed control applications done June 5 by Aqua Weed. Give it two weeks to work.
- Moved the reader at the Boat Launch to make it more convenience.
- Replaced old Laptop with a reconditioned laptop donated by Cire3 in Hartland (and LSA residents, Heidi and Eric Parish) and upgraded software from Dennis Moore.
- Question about Zebra muscles: nothing that we can treat with chemicals. People need to clean their boats before entering into the lake.
- Steve pointed out that there are a lot of boats without stickers. People need to sticker their boats.

Elections:

- Current Directors Iden, Kennedy, Carr, Stenz and Varcoe were re-elected unopposed.

Old Business:

- None



June 7, 2017 General Membership Meeting Minutes (Unapproved)

Continued from Page 7

New Business:

- Dick Collins made a motion to push all chairs closer to the Board dias to improve audible levels. Motion was seconded and approved. The chairs were pushed forward in compliance with the motion.
- Discussion of Gary Edwards' Condominiums, known as Ledgewood Ravine and Tanglewood Court.
 - Bruce Carr gave an overview of the plan that he also provided in the newsletter.
 - Bruce explained that the Condo's must comply with the LSA by-laws. And, as such must be single-family dwellings (not multi-unit).
 - Bruce talked of the letters he has received from members and how appreciative he was of everyone's concerns.
 - Multiple properties using a single septic system
 - Drainage and runoff
 - Thanked Charlie Anderson for working with the County Drain Commission and the Ledgewood Ravine / Tanglewood Court Developers.
 - Ken Recker, Livingston County Deputy Drain Commissioner, reviewed the history of the project. Talked about the road and ditch design work and the efforts to reduce soil erosion and sediment flow to the lake (check dams, sediment sumps, collection ponds).
 - Board needs to get a copy of the Road Maintenance agreement with Tanglewood Court. Are these private roads?
 - Natalie Pride expressed concern about future projects and how we will monitor compliance with county requirements.
 - Many questions to Ken about the road and the way it is to drain and the engineering. Many members are effected and concerned.
- Glen Burkhart reviewed the community septic field proposed for Gary's Condos.
 - 7' of sand to clay that slopes to the lake. Each of the six single-family homes will have a septic tank that gets pumps to a common advanced treatment field and then to a disposal field.
 - This type of system requires a "licensed operator" to monitor the system and a discharge permit.
 - Glen says this system is superior to what would go into a normal single family home.
 - Approval permits are in progress with township, county and state.

Next General Membership Meeting Date/Location:

7:30 PM Wednesday October 18, 2017 – Deerfield Township Hall

Meeting Adjourned: 9:50 pm

Minutes submitted by:
David Iden

Note: all Board Member reports and actions were moved, seconded and approved unless otherwise indicated.



Proposed 2018 Lake Shannon Association Budget Detail

<u>General Expenses</u>	2017 Budgeted Funds	2017 Actual Expenditures	Carry- over Funds	2018 Budgeted Funds	2018 Required Additional Funds
Bad Debt Write Off	1,000	0	1,000	1,000	\$0
Insurance (Board Liability)	4,000	3,904	96	4,000	\$3,904
Board Authorized Expenses	1,500	1,500	0	1,500	\$1,500
Postage and Printing	3,000	2,200	800	3,000	\$2,200
Computer / Consulting Services	4,000	3,000	1,000	4,000	\$3,000
Legal Fees	6,500	2,966	3,534	6,500	\$2,966
Parks & Islands	25,000	25,000	0.00	25,000	\$25,000
Dam Maintenance	5,000	5,000	0	3,500	\$3,500
Meeting Recognition	1,000	825	175	1,000	\$825
Property Taxes & Dues	1,100	700	400	800	\$400
Total General Expenses	52,100	45,095	7,005	50,300	\$43,295

<u>Special Assessments</u>					
Capital Improvements	63,000	7,000	56,000	100,000	\$44,000
Legal contingencies	70,000	0	70,000	70,000	\$0
Waste Removal	62,000	55,767	6,233	60,000	\$53,767
Weed Control	46,500	44,000	2,500	46,500	\$44,000
Water Testing	4,500	4,500	0	4,500	\$4,500
Fish Survey/Stocking	750	750	0	1,000	\$1,000
Mosquito Control	20,000	24,000	-4,000.00	20,000	\$24,000
Boat Launch	2,000	2,064	-64	2,000	\$2,064
Fireworks	14,000	14,350	-350	15,000	\$15,350
Total Special Assessments	282,750	152,431	130,319	319,000	\$188,681
Total Budget	334,850	197,526	137,324	369,300	231,976



Proposed 2018 Lake Shannon Association Dues Summary

Property Type	2018 Dues	2018 Discounted Dues **
Lake House (Tyrone twp.)	\$639	\$589
Lake House (Deerfield twp.)	\$639	\$589
Pond House (Deerfield twp.)	\$639	\$589
Off Lake House (Tyrone twp)	\$546	\$496
Off Lake House (Deerfield twp.)	\$546	\$496
Lake Lot (Tyrone twp.)	\$353	\$303
Lake Lot (Deerfield twp.)	\$353	\$303
Off Lake Lot (Tyrone twp)	\$307	\$257
Off Lake Lot (Deerfield twp)	\$307	\$257
1/2 Lake Lot (Tyrone twp)	\$177	\$152
1/2 Off Lake Lot (Deerfield twp.)	\$153	\$128
1/3 Lake Lot (Tyrone twp)	\$118	\$101
1/3 Off Lake Lot (Tyrone twp)	\$102	\$86
2/3 Lake Lot (Tyrone twp)	\$236	\$202
Total Budget	\$255,593	\$231,976

**** Discount applies to dues received no later than March 31st, 2018**



Proposed 2018 Breakdown of Dues by Property Type

Budget Line Item Description	Breakdown of Dues by Property Type								
	Lake House (Tyrone twp.)	Lake House (Deerfield twp.)	Pond House (Deerfield twp.)	Off Lake House (Tyrone twp)	Off Lake House (Deerfield twp.)	Lake Lot (Tyrone twp.)	Lake Lot (Deerfield twp.)	Off Lake Lot (Tyrone twp)	Off Lake Lot (Deerfield twp)
Property count	174	56	9	87	34	18	27	34	29
General Expenses	\$91.66	\$91.66	\$91.66	\$91.66	\$91.66	\$91.66	\$91.66	\$91.66	\$91.66
Legal Contingencies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital Improvement	\$93.15	\$93.15	\$93.15	\$93.15	\$93.15	\$93.15	\$93.15	\$93.15	\$93.15
Weeds	\$140.10	\$140.10	\$140.10	\$46.70	\$46.70	\$70.05	\$70.05	\$23.35	\$23.35
Water Testing	\$9.53	\$9.53	\$9.53	\$9.53	\$9.53	\$9.53	\$9.53	\$9.53	\$9.53
Fish Survey/Stocking	\$2.12	\$2.12	\$2.12	\$2.12	\$2.12	\$2.12	\$2.12	\$2.12	\$2.12
Mosquito	\$66.67	\$66.67	\$66.67	\$66.67	\$66.67	\$0.00	\$0.00	\$0.00	\$0.00
Boat Launch	\$4.37	\$4.37	\$4.37	\$4.37	\$4.37	\$4.37	\$4.37	\$4.37	\$4.37
Fireworks	\$32.50	\$32.50	\$32.50	\$32.50	\$32.50	\$32.50	\$32.50	\$32.50	\$32.50
Discount Adjustment	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Subtotal	\$490.10	\$490.10	\$490.10	\$396.70	\$396.70	\$353.38	\$353.38	\$306.68	\$306.68
Waste Removal Service	\$149.35	\$149.35	\$149.35	\$149.35	\$149.35	\$0.00	\$0.00	\$0.00	\$0.00
2018 Total Dues	\$639	\$639	\$639	\$546	\$546	\$353	\$353	\$307	\$307
2018 Discounted Dues**	\$589	\$589	\$589	\$496	\$496	\$303	\$303	\$257	\$257

**** Discount applies to dues received no later than March 31st, 2018**



**LAKE SHANNON ASSOCIATION GENERAL
MEMBERSHIP MEETING ANNOUNCEMENT**

DATE: WEDNESDAY, OCTOBER 18TH, 2017

TIME: 7:30 P.M.

PLACE: DEERFIELD TOWNSHIP HALL

4492 CENTER ROAD, LINDEN, MI

PLEASE ATTEND - YOUR PARTICIPATION IS IMPORTANT!

www.lake-shannon.com

If you would like to receive an electronic copy of this newsletter in the future, please send your e-mail address to us via the 'Contact Us' link on www.lake-shannon.com.