



## Trash Collection

**By Theresa Rago LSA Vice President**

Our Lake Shannon contract with Waste Management is expiring on December 31, 2022. We vetted four other trash companies, including Waste Management, and they were all between 60% to 85% higher than our current vendor with the exception of one company: Dougie's Disposal, a local Hartland based company. Dougie's provided a comparable service package that Lake Shannon residents are used to receiving without sacrificing services for price. We are looking forward to this new vendor relationship as their reputation is great and we have received glowing reviews from other local HOA's.

### What you need to Know:

- Pickup date is now on **Mondays starting January 2, 2023.**
- We will have weekly trash and recycling removal.
- 4 bulk items allowed per year and **MUST** be scheduled for pickup a week in advance. If you exceed 4, you must call a week in advance to schedule pickup and get a quote by weight and size. For example, a toilet is \$15, a large sectional is \$45.
- Yard waste pickup is from April-November and 10 bags per week maximum. If you exceed 10 bags the charge is \$1.00 per bag which will be billed to your house. I recommend waiting a week for the excess bags or ask your neighbors if you can use their area and stagger your bags.
- Service can be stopped for an extended period of time, 3 consecutive months providing credit back to the association. Contact Theresa for additional information.

### How we are rolling this new plan out:

- Continue to use WM trash and recycling carts until the last pickup on Wednesday, **December 28, 2022.** On that day, WM will pick up your trash and their trash and recyclable carts.
- A new 96-gallon trash cart will be delivered by Dougie's to your home by **December 9th.**
- Recycle carts are **NOT** provided under our new contract. Please use any other recycle cart (except Waste Managements), a Home Depot cart, or large bins.

Contact Information for Dougie's Disposal:

Website: [dougiesdisposal.com](http://dougiesdisposal.com)

Email address: [dougiesdisposal@yahoo.com](mailto:dougiesdisposal@yahoo.com)

Phone Number: 810-991-1579

Please contact Theresa Rago at 313-580-9022 or [lsa.vp@lake-shannon.com](mailto:lsa.vp@lake-shannon.com) with any questions or concerns. The Lake Shannon website will be updated with details in mid-December, plus additional communication will be distributed.

## 2023 Homeowner's Association Dues Schedule

By Linda Gibbs, LSA Treasurer Receivable

### INVOICE DELIVERY OPTIONS

In the first weeks of January 2023 invoices for the 2023 annual homeowner's dues will be sent out.

Many homeowners have opted for electronic email of their HOA dues. If you haven't done so, please consider opting-in to receive your invoice electronically by contacting Linda Gibbs at: [lsa.treasuryreceivable@lake-shannon.com](mailto:lsa.treasuryreceivable@lake-shannon.com) If you don't opt-in, your invoice will be mailed by USPS.

### INVOICE PAYMENT OPTIONS

We have the capability to receive online payments through QuickBooks accounting system. Online payment options are only available to those receiving emailed invoices. Your emailed invoice will have an option to either make a credit or debit card payment with a 2.9%, plus .25 cent processing fee. In addition to ACH payment (online payment through your checking account) with a 1% processing fee.

Payment rates are detailed below for traditional mail and online payments, including the \$50.00 discount if paid by March 31, 2023.

If dues are not paid by the final due date of June 30, 2023, boat launch, mosquito spraying and trash pick - up will be suspended. If dues are not paid by September 1, 2023, a lien will be filed at a 7% interest rate plus \$150.00 process fee.

Tyrone/Deerfield	2023 DUES MUST PAY BY 6/30/2023	2023 DUES DISCOUNTED PAY BEFORE 3/31/2023	ON-LINE * PAYMENT DEBIT/CREDIT 2.9% + .25 BY 6/30/2023	ON-LINE * PAYMENT DEBIT/CREDIT 2.9% +.25 BEFORE 3/31 2023	ON-LINE * PAYMENT ACH 1% BY 6/30/2023	ON-LINE * PAYMENT ACH 1% BEFORE 3/31/2023
Lake House	\$761.00	\$711.00	\$783.32	\$731.87	\$768.00	\$718.11
Pond House	\$761.00	\$711.00	\$783.32	\$731.87	\$768.00	\$718.11
Off lake house	\$662.00	\$612.00	\$681.45	\$630.00	\$668.62	\$618.12
Lake Lot	\$418.00	\$368.00	\$430.37	\$378.92	\$422.18	\$371.68
Off lake lot	\$368.00	\$318.00	\$378.92	\$327.47	\$371.68	\$321.18
1/2 Lake Lot	\$259.00	\$234.00	\$266.76	\$241.04	\$261.59	\$236.34
1/2 Off lake lot	\$235.00	\$210.00	\$242.07	\$216.34	\$237.35	\$212.10
1/3 Lake lot	\$206.00	\$189.00	\$212.22	\$194.73	\$208.06	\$190.89
1/3 Off lake lot	\$190.00	\$173.00	\$195.76	\$178.27	\$191.90	\$174.73
2/3 Lake Lot	\$313.00	\$279.00	\$322.33	\$287.34	\$316.13	\$281.79

\* The asterisk columns include the processing fee disclosed above under invoice payment options for credit or debit card payments and ACH payments.

If you need to make payment arrangements, please contact Linda Gibbs at (810) 348-0781 or email at: [lsa.treasuryreceivable@lake-shannon.com](mailto:lsa.treasuryreceivable@lake-shannon.com)

## **DAM Inspection**

**By Lynne Dodson LSA Corresponding Secretary on behalf of Jeff Coates LSA Dam, Lake Environmental & Weed Control**

Every 5 years the LSA Dam undergoes an inspection to evaluate the structural condition and hydraulic capacity of the dam as required by Part 315, Dam Safety of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. Jeff Coates led the inspection on September 16, 2022, that was completed by Wade Trim Associates, Inc. The Michigan Department of Environmental, Great Lakes, and Energy (EGLE) has classified the dam as having a low hazard potential as the dam does not present a threat to the area. Overall, the dam is in generally fair to good condition. The report has been submitted to EGLE for review and feedback regarding the recommendations per Wade Trim. The recommendations for repairs and maintenance provide protection to the embankment area, auxiliary spillway, electrical code, and safety concern. In the meantime, Jeff will be obtaining quotes for the recommended maintenance to be completed, and the board will establish a plan to address those items along with recommendations from EGLE. Additional communication will follow at a future date. Please note at the time of the inspection, there are **no** visually apparent deficiencies that may lead to imminent failure.

Please see the website for the full inspection report.

<https://www.lake-shannon.com/dam-inspection.html>

Best Regards

Lake Shannon Association Board