

## 2004 State of the Lake Address

Welcome to the 2004 Annual Meeting of the Lake Columbia Property Owners Association. My name is Doreen Ruede. I am the secretary of the Association, and a Board member representing the Royal Shores subdivision.

It is my privilege to give you the State of the Lake. This is a recap of the events of 2003, and that we are planning for 2004. Your current Board has worked very hard on several major issues that dramatically affect every member of our Association. Here is a brief of accomplishments in 2003:

1. Insuring the Dam:

The dam is our Association's "greatest asset" - without the dam, we have no lake. The dam was uninsured for 40 years. That is a scary thought. The replacement cost is estimated at two and a half million dollars. It is now insured and the Board has set up an endowment so that the premium will always be paid.

2. Security:

Last year, security of the lake was altered to locking the ramp gates rather than having security personnel stationed at the ramps. This saved a tremendous amount of money and was very effective. We want to thank all the members for their support. The key system and decals are working to keep outsiders off Lake Columbia.

3. Lake management - Weed control:

Weed control is the single most expensive item of our Lake Columbia budget. The Association spends approximately \$70,000.00 in weed control per year. Last year, we experienced delays in applying the weed control from the company were hired. The Board sought new applicators and we hired a firm that applied to the State for the permit on time. Thus, the weeds application will be completed much earlier this year.

4. Parks and Improvements:

We began improving the parks in 2003 and we will continue this process in 2004. We added a new swing set, picnic tables, and painting. This year we will install a rock sea wall along Castlewood and a sea wall around the Island.

5. Garbage service:

The Association has a fantastic deal for garbage service. The price for twice per week service and the other special pick-up services is incredible. It is important that the Association members participate in this service and do not contract with an outside service.

6. Sewers:

The board has no authority in dealing with the Township regarding the sewers. Thus, the Board has no opinion for or against. This is a personal issue of each property owner. Thus, we will not have any discussion regarding the sewer issue at this Association meeting.

We believe one of the goals of your Association is to create a vibrant, friendly lake community. We have a great lifestyle here at Lake Columbia and we want to make it even better.

We have formed the Lake Columbia Activities Committee. This group, headed by Trish O'Shea, is planning several new activities for this summer. Our first event will be held on June 27<sup>th</sup> - the First Annual Lake Columbia Car Show and Cruise. It will be a great time for all ages. There will be children activities and prizes for the participants.

I would like to close by re-stating some of my comments from last year. We believe the "State of the Lake" is very good. The future looms as bright as ever for increasing property values and creating a wholesome lake by improving facilities and conditions of the lake, which are both visible and useful to our members and their families.

Keeping the “State of the Lake” in good condition, however, means thoughtful foresight and vigilance to secure privacy of our lake, control the weeds, assure water quality and purity, maintaining our parks, improving facilities, and preserve and insure the dam.

Your Association Board is committed to these responsibilities, but satisfying them comes at an ever-increasing cost. Your Association is a “Big Business,” and we must all understand the efforts that are necessary to operate this Association.

We have a wonderful, private lake community. We hope you all will become involved in its future. Stop by the Association any time and go online for updates involving your Association.

On behalf of the entire Board of Directors of your Association, we thank you for coming this afternoon.