

The Columbian

September 2008



Lake Columbia P.O.A.
11281 Hewitt Rd., Brooklyn, MI 49230



Phone: (517) 592-2361

Fax: 517-592-3710

E-mail: lcpoa@lakecolumbia.net

www.lakecolumbia.net

Office Hours:

M,W,Th,F 12:30-4:30

Closed on Tuesday

STATE of the LAKE MESSAGE

Dear Members,

The new board and its officers are now into their fifth month of handling the associations business. The transition from one administration to the next which occurs every May at our Annual Meeting was seamless as you would expect. At this point in time however, we felt it would be appropriate to bring you up to date on what we have accomplished up to this point and some problems that need to be addressed in the future. The board embraced four very important initiatives to be accomplished in this administration and carried forward by future boards [1] Review and amend our outdated **By-Laws** [2] Establish a standing **Code Enforcement Committee** [3] Establish a standing **Finance Committee** and [4] Conduct the LCPOA business as effectively and efficiently as possible.

First and foremost, from past membership input and concerns, it was clear that we needed to overhaul our By-Laws that have been written 45 years ago and explore our ability to revise our Deed of Restrictions. Our By-Laws are the roadmap of how the Association runs as a corporation and how it is managed by the board members. The Deed of Restrictions regulates what we as members can and can not do and are key to maintaining our property values. It is all of our objective to keep our Lake Community a desirable place to live and play. Although the current By-Laws document served this association well for all these years, it is clear that we need to bring it up to date and take into account changes in laws and make it a user friendly document without changing the original intent and spirit of creating this Private Lake Community.

To that end, the board created an ad-hoc **By-Laws Review Committee** which is in its final stages of being fully staffed. The mandate for the By-Laws Review Committee is to have an updated set of By-Laws by May of 2009 for distribution to the general membership. The president appointed a chairman approved by the board to manage this task and asked each board member to recommend an individual from his or her shore to be represented on this very important committee.

The first task of the Committee will be to retain an attorney with experience in community association law. The attorney will prepare a draft of our By-Laws to bring them in conformance with all applicable laws and will make recommendations on matters that are missing or not adequately addressed. The attorney will continue to work, as requested, with the Committee as it reviews each of the By-Laws and prepares changes. These changes will be reviewed with the attorney to be sure they are legal and stated properly. As the Committee prepares changes, they will be posted on the Association's web site for your information and comment. Again, it is the board's plan to approve all changes to the By-Laws in time to announce them to the General Membership at our meeting in May of 2009.

The attorney will also advise us on our ability to make revisions to the individual Deeds of Restrictions for our 12 sub-divisions and maybe combine them into one common document. This task could be daunting; nevertheless, it would be worth it to eliminate restrictions that are no longer enforced and to update the other restrictions to meet our present needs and preserve our community standards.

The other two areas of concern expressed by the membership was the state of our finances and code enforcement. In order to properly address these two concerns, the board established a standing committee for each – **Finance Committee** and **Code Enforcement Committee**. First, let us bring you up to date on where we stand regarding our financial health. In order to establish a good baseline or starting point and assure the membership that our finances and how we manage them are in good standing, the board engaged an independent Certified Public Accounting firm (Robertson, Eaton & Owen, in Adrian, Michigan) to conduct a certified audit for the years 2005, 2006 and 2007. The 2005 and 2006 audits are completed with no irregularities reported and the 2007 scheduled to be completed in the very near future and will be available for membership review. The finance committee will use the audit as well as an in depth analysis of how we manage the association finances to provide oversight that will assure this associations financial health for the near term and well into the future. This committee is in the early stages of being formed and could use interested members with finance or business backgrounds to join and help us manage the associations finances.

The Code Enforcement Committee has been established with a Chairman approved by the board ready to act on enforcing our established codes and recorded deed restrictions. This committee could also use additional interested committee volunteers to help with the task of making our community a place we all are proud to live in and call our home. To accomplish these objectives, we need you the membership to support your board and join in where you believe you can make a difference in the quality of life on Lake Columbia.

Respectfully,

Al Hetke President, Holiday Shores II

Trish O'Shea, Vice President & Secretary, Royal Shores **Phil Gritmaker**, Treasurer, Sherwood / Hill n Shore Shores
Chris Bowman Holiday I Shores **Harry Breniser** Cambridge / Imperial / Fletcher Shores **Pete Kolb** Southern Shores
Steve McLear Grand Pointe / Blakeley Shores **Al Moore** Riviera Shores **Larry Rygiel**, Bayview Shores

COMMITTEES

By-Laws Review Committee

The By-Laws Review Committee has as its charter mission to review and update our current By-Laws Document as necessary. In order to assure a broad range of membership input, each board member representing one of the nine shores was asked to appoint a representative from his or her shore to be on this committee. The membership of the committee can be expanded to a total of eleven members – two additional members to the nine from each shore.

The By-Laws Review Committee welcomes input from all members of the LCPOA. Please address your comments in the form of a letter to:

LCPOA By-Laws Committee
11281 Hewitt Road
Brooklyn, MI 49230

All letters must be signed by an LCPOA member in good standing and include contact information. The By-Laws Committee will accept letters until October 31, 2008.

Code Enforcement Committee

To ensure that our property values are maintained, neighbor's rights and privileges are honored and our beautiful lake living lifestyle is appropriately respected, the Board of Directors has approved and established the Code Enforcement Committee. It is that committee's responsibility to monitor and enforce the long standing recorded Deed of Restrictions as published when Lake Columbia was first developed. The Deed Restrictions are a legal enforceable document filed with the Jackson County.

In a cooperative effort, a letter will be mailed to owners in violation of recorded restriction noting the specific violation and the required remedy. In addition, non-compliance fines, penalties and legal action if necessary will be noted. The code enforcement is not intended to harass or restrict residents, only to maintain compliance to the rules on the books and make our Lake Columbia community one to be proud of.

If you would like to become a member of this committee or if you have a noted violation in your subdivision, please call the association office and someone from the Code Enforcement committee will contact you. You should also call your shore representative to detail your complaint.

Please be supportive of the Committee and its objectives, your cooperation and pride in our community is appreciated.

Finance Committee

This association and the elected board members have a fiduciary responsibility to its membership regarding the financial health of the LCPOA. In order to exercise this responsibility more effectively, the board created the Finance Committee to review and oversee our financial activity and make recommendations to the board on how we should manage our cash flow and reserve funds to ensure their preservation while achieving an adequate interest rate. The committee has been established with a chairman that was appointed at the August 25, 2008 board meeting. Any member with financial business experience and willing to give of his or her time is welcome to join the finance committee.

REMINDERS

Fish Donation

If you have not yet donated to the fish stocking for 2008 please do so before the end of November. Also, please remember that the Board voted to match fish donations dollar for dollar up to \$5000.

Member Directory

If you have not done so and would like to be a part of the membership directory that will be available in the fall or winter then please fill out the form on the website or contact the office

Website

The LCPOA web site is a great place to keep informed of current happenings, updates, events, board member information, maps, past and current newsletters, forms, park information, lost and found, photo album, trash information, By-laws and Deeded Restrictions, building control requirements and much more.

2009 Election of Shore Directors

The following shore director positions will be up for election at the 2009 annual meeting to be held on May 3, 2009:

Riviera I & II Shores
Royal Shores
Southern Shores

UPDATES

New Board Member

We would like to welcome our newest Board Member Pete Kolb as the new Southern Shores Director!

Park Update

Due to the request of majority of owners that live on Castlewood Drive and are affected by certain conditions of the Castlewood Park parking lot, the Board voted to remove a couple inches of stone, replace that with top soil and apply seed to return the parking area to a grassy surface.

LCPOA Concerns Update

Shore Identity Signs – We have solicited and received quotes to replace all shore signs. The process of replacement will be underway as soon as possible.

Dead Trees in Parks – All the dead trees in our parks will be cut down this winter by our own maintenance personnel.

Park Equipment Status – We are taking an inventory of the condition of all park equipment in order to bring them up to standards we expect in our parks.

Weed Control – We will continue with the Sonar treatment of our lake to control Eurasian Watermilfoil growth. The next shock treatment is scheduled for the 2009 season and requires DNR / DEQ approvals. The approval process is lengthy and needs to be initiated sometime this year. In the meantime, we are looking at alternative weed control options that might be less expensive but as effective as the Sonar Treatment has been.

Picnic in the Park-Parade-Fireworks

We couldn't have asked for a better day than the one we received on **Saturday, July 5th**- Our 4th of July Celebration. The weather was perfect (no rain and plenty of sunshine) and Hawthorne Park was the place to be, sometime during the day. **DJ Productions** provided us with the good "Tunes" throughout the day, the "**Moonwalk**" was used and enjoyed by a lot of children and **T & T Concessions** issued our "delicious lunch" of hot dogs, chips, and soda or water along with elephant ears and other tasty treats. We hope for those of you who took the time to stop into Hawthorne Park that you were pleased and enjoyed yourself and we Thank You. This year we had 11 Pontoon boats registered through the office for the parade however, I believe I counted over 26 who joined in. For those boats who just joined in we hope you will register next year and make the competition a little harder. Even though every boat was great and we thank everyone for their participation and hope to see them again next year we did issue the following 3 cash prizes by votes to.

1st Place Winner \$100.00: Pat Olender **2nd Place Winner** \$50.00: Edward Pulter **3rd Place Winner** \$25.00: Jane Foust

Thank you to the Columbia Township Police Department for providing us with a Marine Unit to assist us during the parade. To end "A Perfect Day" the fireworks were well received and viewed by not only the many boats on the water, but by the family and friends who walked down to view the show at one of our many parks. Lake Columbia is the Place to be! We hope everyone had a fun and safe weekend and we look forward to seeing you at the next Lake Columbia Activity. **Please check out the next "Columbian" for more information on Trunk-N- Treat on Halloween Night! Thank you, Trish O'Shea**

Lake Columbia

Property Owners Association

11281 Hewitt Road
Brooklyn, MI 49230

Phone: 517-592-2361

Fax: 517-592-3710

Email: lcpoa@frontiernet.net

Web: www.lakecolumbia.net

THIS IS AN INVITATION TO ALL OF OUR PROPERTY

LAKE COLUMBIA NEIGHBORLINK is set up as an email program by two members of the association, Karen Jones and Pat Breniser. It is designed for everyone on the lake to share their interests and talents, sell unwanted items or just notify neighbors of happenings on the lake

For example: Advertise items to sell or also "wanted-to-buy".

- Offer services such as babysitting or grass cutting (Lake Columbia residents only).
- Messages regarding existing clubs or to start-up a club such as bridge, sailing, kayaking, golf leagues, etc.
- Notifications such as thefts, power outages, etc.

Neighborlink WILL NOT accept political or controversial issues.

For privacy purposes all of the recipient members' email addresses will not be shown on any outgoing messages.

The Link will be updated 2 or 3 times a week, so there will not be multiple emails piling up in your inbox everyday

If you would like to be included as a member of LCNeighborlink, please send an email to

LCNeighborlink@comcast.net. You will then be added to the list of members and will receive all emails and also will be able to send out emails to all members.

If you have a message to be sent to everyone on Neighborlink, please do the following:

1. Email the message to LCNeighborlink@comcast.net (not our personal address) exactly as you wish to have it sent.
2. Make your message short and to the point.
3. We will not correct spelling or punctuation, but will send it exactly as written.
4. Sign each message with your name (first and last) and your email address. Anonymous messages will not be accepted.

If you wish to reply to a message you received:

1. Reply directly to the sender (not us).
2. Remember if you hit the "reply" button, the message will come back to us.
3. Instead, Click on "new" message and type in the email address you are replying to.



If you received this newsletter and you are no longer a property owner or you are a property owner that has recently sold or bought association property please notify the office.