

LAKE COLUMBIA
PROPERTY OWNER'S ASSOCIATION
11281 Hewitt Road
Brooklyn, Michigan 49230
517-592-2361 • Fax 517-592-3710
Email: lcpoa@frontiernet.net
www.lakecolumbia.net
Office Hours: M, W, Th, F 12:30-4:30
Closed on Tuesday



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The Columbian

MAY • 2010



4th of July Celebration!

Picnic in the Park • Boat Parade • Fireworks • Details Inside this Issue



4th of July Celebration!

SATURDAY, JULY 3rd
Fireworks display at dusk - Shot off from the dam.

PICNIC IN THE PARK
Hawthorne / Waverly Park
Food, fun activities, music, a boat parade and fireworks.
A "fun filled day and evening" for all lake Columbia residents and their families.
Join us throughout the day at **Hawthorne / Waverly Park** where we will have the **Moonwalk** for the kids to enjoy!
(Parents, please supervise your children).



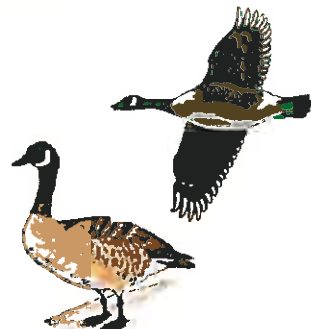
DJ Productions will provide music from 2:00 pm to 8:00 pm.
We will have **Hot Dogs and Pop** available from 11:00 am to 2:00 pm along with a few other surprises.

BOAT PARADE
Parade will begin at 6:00 pm from the island.

If you are interested in participating in the parade, with the possibilities of winning 1st, 2nd or 3rd cash prizes, please contact the office to register and receive "your" personal number. Numbers **MUST** be displayed **SOMEHOW** on your watercraft so that people on shore, and in the parks can decipher them. Prizes will be awarded a half hour after the parade ends (approx. @ 7:15 pm). Spectators, please come to Hawthorne / Waverly Park to register your vote for your favorite team. **NO THEME** - The judging will be on "how much fun you are having" and "how decorated" you are. **Be creative...Be safe...Have a good time** and remember...**DISPLAY THOSE NUMBERS LARGELY AND READABLE!**

PLEASE KEEP THE ISLAND CLEAN

Owners have informed the office that litter of all kinds is left on the island each summer. There is a small handful of owners who clean up the trash and debris that others leave behind. We are asking that anyone who uses the island to do their part to keep the island clean by cleaning up their mess. Most owners are respectful and appreciative of this wonderful lake treasure but, it only takes a few to make it less desirable. Thank you so much to all the owners that do clean up after themselves and to those who go above and beyond to clean up after others. We need to do what we can to keep the island beautiful and safe.



2010 GOOSE ROUND UP VOLUNTEERS NEEDED

We are planning for our 4th year of goose round up. A very small percentage if any of the geese collected last year are likely to return but, new ones come in their place. It does take a few volunteers and their watercraft to be willing to meet at Hawthorne / Waverly Park at 5:30 am on Sunday, June 20. If you are interested in signing up, please contact the office. Doughnuts, coffee and bagels will be provided.



MAY 2010 DUES COLLECTION STATUS

As of 4/29/10, there were 262 members delinquent in paying their dues for 2010 (\$115,620) and another 56 members who are delinquent for 2010 and prior years (\$58,396). The accounts of those who fail to pay by June 15 will be referred to the Association Dues Assurance Corporation (ADAC) to begin collection efforts. Almost all costs incurred by ADAC are added on to the member's debt and the cost increase dramatically as the collection process gets more serious.

For instance:

- Letter informing member of intent to file lien: \$85.
- Recording of Lien: \$365
- Notice of Foreclosure/Legal News ads run 4 consecutive weeks/Sheriff's Sale: \$2055.

Last fall the Board selected the six members owing the most and began foreclosure by advertisement on them. Based on the overall results with those six, the Board recently selected the next eight members owing the most to begin foreclosure by advertisement. It is unfortunate that such severe actions are necessary but, the Board has a fiduciary responsibility to use all legal means to collect the annual dues.

To those who have paid their dues, the Board appreciates your promptness and financial support of the Association. If you have not yet paid your dues, the Board encourages you to do so as quickly as possible and certainly before June 15 to avoid incurring much greater costs.

Annual Meeting Open Session Comments

For those who were unable to attend the Annual Meeting on May 2, the following are some of the comments made by members during open discussion at the end of the meeting:

1. Use of phosphorus free fertilizer: members on the water need to buy phosphorus free fertilizer or talk to their lawn service companies to be sure they are using that kind of fertilizer. The Association should contact the local lawn service companies who offer fertilizer service and inform them of the Association's preference for such fertilizer.
2. The Shore signs look great.
3. Many of the roads throughout the Association are littered with trash. The Association should organize the individual Shores to clean up their roads. Note – One Shore recently organized a group effort that collected 18 bags of trash and there have been individual efforts in other Shores.
4. The Association was asked to use its influence to persuade Jackson County to repair some of the roads throughout the Association.
5. Improve the parks by replacing the swings and slides with safer playscapes like at Hawthorne Park. Note – Last Fall the Board visited all but two parks to review the condition of the park play equipment, bathhouses, shore erosion and ramps. Initial drafts of the 2010 budget contained funds to install new playscapes at two parks. However, the Board believed there was a more pressing need to use those funds to address the serious erosion problems at the parks. It will again be considered when the 2011 budget is developed.

As appropriate, the Board will look into these issues and report back on any action that is taken or planned.

A Letter from the General Manager Regarding the 2010 Annual Meeting

This was my 13th annual meeting that I have been involved in and attended. This year's 2010 meeting was just awesome and rated #1 in my book. It had all the perfect elements of a great meeting.

Following are some highlights that made this year's meeting the best one yet.


1. There was a slide show presentation of community events, weed clean up efforts, seawalls, etc. in which Board Members were greatly involved.
2. Slide show presentation of reports given by the Board, Officers and Committee Members.
3. Very informative such as the open financial information, legal issues, collection issues, etc.
4. Questions and comments were answered properly during open discussion and every owner that had questions or comments or wanted their voice heard had the opportunity to do so. At past meetings we sometimes ran out of time before everyone had a chance to speak.
5. 2009 accomplishments and 2010 planned projects were presented.
6. Voting is now done appropriately and professionally.
7. Reports came from every officer and three committee members all in a very timely manner to ensure that owners received quality time for open discussion. It was not just one voice from one or two Board Members.
8. Very informative committee reports regarding lake issues such as dredging, fish stocking, weed control, etc.
9. Open discussion was pleasant with questions, concerns and comments that were addressed appropriately by different Board Members.
10. The attendance level was just above a quorum, although would love and hope to see more members attend future meetings to support the Association. In the past if we had a huge turnout it would be because of owners having dislikes such as controversial matters or complaints about how the Board runs and/or operates. My experience has been that when the Board is well liked and doing a great job that the owners are not compelled to attend the meeting. Therefore, the attendance remains low.
11. The meeting ended 15 minutes before the scheduled time due to the fact that the vast majority of owners were happy and had no further questions, comments or complaints. The President took great effort to ensure everyone had a fair chance to speak and presided well over the meeting.
12. The Board received many compliments. One owner even stated that the Board Members should all have sore backs for all the "good pat on the backs" they were receiving.
13. It was an all around, well thought out, planned meeting and was a great success.

We have a dedicated team of Board Members which work very hard for their Association and should be commended and appreciated. They all work on a volunteer basis and are not compensated financially for all the effort that they give. A special thank you to Larry Bergman, President, who prepared a very professional slide show and his side kick Bob Callison helped in the set up of this project. Harry Breniser, Treasurer, and Hal Whiteford, Vice President, put in a lot of time and effort in assisting with the other preparations for the meeting as well as presenting very informative information regarding the financial status of the Association (Harry) and with important up to date information on important Board business (Hal). A special kudos to Trish O'Shea, Secretary, for chairing the community events for the 4th of July and Halloween Trunk-N-Treat. John Gosinski has done a great job in organizing and overseeing several seawall projects. Ralph Damato has strongly educated himself in the weed control program and greatly assisted in this area. Dennis Blain, Al Hetke, Bob Callison, Harry Breniser and Ralph Damato sit on committees and have been involved in a lot of the progress that took place last year. Each Board Member put in more time than just once a month meeting throughout the year and I have only mentioned a few highlights of what each Board Member accomplished.

Thank you Board and thank you to a great staff, Chris Bowman and Andrea Taylor that without your assistance throughout the year would have made a few projects much harder tasks. Also, a special thank you to Jan Bergman whose help and support in many different areas is greatly appreciated.

Sincerely,

June VanBuskirk
General Manager



**ANNUAL
ELECTION RESULTS
for SHORE
DIRECTORS**

3 year term for the following shores:
 Robin Schoeck - Holiday I
 Al Hetke (Incumbent) - Holiday II
 Hal Whiteford (Incumbent) - Sherwood/Hill-n-Shore

REMINDERS!

Any size ATV's (children or adult), motorcycles, dirt bikes, etc. are not allowed to be driven on any LCPOA vacant or occupied property due to that all property is for residential purposes only. We thank all owners for their cooperation. Please report any violators to the association office.

Please remember that the parks are not a bathroom for your pets. Please clean up after your dog in the parks.

All vacant lot owners are required to seasonally maintain their lots from high weeds and debris as well as homes. Owners may report violators to the office. All we need is a correct address and/or lot number to take action.

Weed treatment is scheduled for the 1st week of June.

Lasting Image

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LCPOA 2010 Board of Directors Officers

Trish O'Shea
Hal Whiteford
Harry Breniser
Bob Callison

President
Vice President
Treasurer
Secretary



A BIG THANK YOU



Thank you to Larry Bergman who served as our President beginning last year and through the election of the 2010 new officers. He did an awesome job and put in many hours of volunteer time and should be commended by all! Larry's expertise and support in many areas such as computer hardware and software knowledge, website enhancement as well as many other areas was very much needed and welcomed. He truly is a great leader!



Lot for Sale

Owned by LCPOA

SHERWOOD SHORES LOT #079

Ambler Drive
Can be built upon
Asking \$7,000

Please submit offer in writing by mail, fax, email or in person.