



## Lake Columbia

### Property Owners Association

11281 Hewitt Road, Brooklyn, Mi 49230  
Phone: (517) 592-2361 Fax: (517) 592-3710

Email: [lcpoa@comcast.net](mailto:lcpoa@comcast.net) \* [www.lakecolumbia.net](http://www.lakecolumbia.net)



Office Hours:  
Monday—Friday  
9am—5pm

December 2017

# The Columbian



## Merry Christmas

### 2018 Membership Dues Increase

As you know, assessments have not been raised since 2006, although the Association's operation costs have continued to increase. Costs for Trash removal, insurance, legal fees and basically everything else has increased, thus the Board of Directors found it necessary to increase next year's annual assessment. Since 2006, the Midwest CPI has had an increase in all but 2 of those years. If we had approved all of these increases since 2006, we have calculated that the single lot owner would be paying a total of \$420.53 in 2018.

Please take note that when you receive your invoice in 2018, the new amount owing for a person owning one lot will be \$364.80. This represents an increase of 1.5% on the \$320 annual assessment. So the increase will only be an additional \$4.80. This increase is based upon the increase in the Midwest Consumer Price Index as provided for in Article II, section 2 of the Association Bylaws. All additional lot fees of \$40 will remain the same.

### Lake Weed Treatment Plan for 2018

Due to mild winters and other environmental factors, the association received an increase in weed related complaints in 2017. The board had a special meeting to address the weed treatment in 2018. Traditional and non-traditional methods of treatment were discussed and the board voted to use of combination of methods in 2018. The 2018 treatment plan will continue to utilize spot treatment as in years past, in addition to a different technology called DASH (Diver Assisted Suction Harvesting). DASH will be utilized in several trial bays and channels in 2018 to measure it's effectiveness for future use as it is seen as a more sustainable solution for Lake Columbia if found effective.

### Future Credit Card Use

Due to higher bank fees and lower use by our members, the association will no longer be accepting credit cards at the office. The past couple of years the members who have used this service has been getting lower. In 2017 there were only 84 members who used this service. In order to recoup our costs for this service we would have to be charging as much as \$25/swipe. At the November meeting, the board of directors voted to not accept credit cards in the office. You can pay your 2018 dues with your credit card online through the Mutual of Omaha site, they charge a \$15 fee. There is currently no fee to pay with an e-check through Mutual of Omaha site. As always you can bring cash or check to the office to pay. If you need help making a payment on-line, the office staff will help walk you through the process to use a credit card on a computer in the office if you don't have internet access.

Inside this newsletter is your **2018 Calendar** with all the important dates to remember about your trash service. Save it for your future reference. You can always get one on our website or in the office or just call the office and we will send you another.



**2017 LABOR DAY FISHING TOURNAMENT RESULTS**

- Largemouth Bass 3 fish total weight of 9.33 lbs **Team Subject** won
- Smallmouth Bass 3 fish total weight of 6.16 lbs **Steve Ward** won
- Walleye total weight of 5.93 lbs **Todd Hammond-Troy Stewart**
- Largest Kids Fish Largemouth Bass 2.64 lbs! **Bode Corbin**
- Kids Fishing Pole Winner - **Ana Boccarossa!** (She's the cutie with the big smile holding her new pole in the adjacent photo)

This years Ice Fishing Tournament Is currently set up for Saturday, February 10TH! At Big Bedford Park. It is open to all LCPOA Members & their guests. The date is not etched in stone because we have to make sure there is safe ice. Keep watching NextDoor for up to date information. Depending on weather we may have to hold it earlier or later. You can always contact the office or Todd Wanty at 517-204-8330 to make sure it is still on and to get tournament fees etc.

ATTENTION ALL ICE FISHERMAN! IF YOU HAVEN'T ALREADY, PLEASE COME TO THE OFFICE FOR YOUR 2017 GOLD CAR DECAL TO AVOID A WARNING TICKET OR TOWING.  
2017 DECALS ARE GOOD TILL 4-1-18

**Fish Stocking Donations** are welcome anytime of the year. Just use this form to mail a check or bring check or cash into the office.

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Mail or drop off to the Office at:  
Lake Columbia Property Owners Association  
11281 Hewitt Road  
Brooklyn, MI 49230

If you have questions contact the office at: 517-592-3710



**THANK YOU** to everyone that donated towards the Fish Stocking in 2017, we raised \$2,888.10 from your generous donations.

**\*Contributions over \$49    \*\*Contributions over \$99  
\*\*\*Contributions over \$199**

PAM ANDERSON*	EDWARD GRESKOWIAK	THOMAS PAWLOWSKI
ASHLI ARTHUR	AUTUMN HEATON	RENEE PETHTEL**
JAMES BADGE	JIM HERMANN	ROBERT RICHARDSON**
SHAWN BURNS	TIMOTHY HOLASKI**	JOSEPH SCHEMBRI
JOSEPH CIRCOLOFF	DAVID HORTHROP	GARY SKINNER***
JOHN COCKE	JAMES HUTCHINSON	WILLIAM SLAT***
BERNARD COLE	GARY JOHNSON	WILLIAM SNOOK
MICHAEL COUGHLIN	MICHAEL KELLEY**	JERRY STEGENGA**
RALPH DAMATO	REBECCA KIELHORN**	TIMOTHY STELLER
WAYNE DARR	MICHAEL LEFERE**	FRED TAKAVITZ*
RONALD DEREN	MARK LIVESAY*	JOAN TETREULT
JOHN EPEL	MATTHEW LOGAN**	NANCYANNE TRUBAK*
CHARLES FALAHEE	JOSEPH LONGO	MICHAEL BOCCAROSSA
RICHARD FETCHIET*	JEFF LONGSTRETH	DEBORAH UMLAUF*
NANCY FIELDER	PATRICK LYDON	WILLIAM VANDAM**
JAMES FLAKE	MARK MATSON*	BONNIE WY SOCKI
ROBERT FOSTER*	JOYCE MERRIMAN	KIRK WY SOCKI
GUY FREYSINGER**	MICHAEL MYERS	JOHN ZOOK
ARMANDO GALANTI	LEONARD PAWLOSKI	



The following was added to your By-Laws 4/7/2009 by the Board of Directors at that time:

#### **MANDATORY BASIC STANDARDS OF CONDUCT OF MEMBERSHIP**

In order to secure and maintain the residential subdivisions for the property owners of Lake Columbia, the following constitute the mandatory, bare minimum standard of conduct, care and concern by the membership and its families, guests, contractors and invitees toward the well being of the Lake Columbia community

1. Membership shall cooperate in providing information leading to the arrest and conviction of person or persons involved in the destruction of Association property or property of the membership of the Association.
2. Property owners shall take the necessary steps to contact proper law enforcement agencies, be it the sheriff, state police or Columbia Township, to report persons breaking the law either on the common properties of the Property Owners Association, including the lake and parks, as well as all such conduct which constitutes a breaking of the law effecting the safety and general welfare of the membership.
3. The membership, recognizing their duty and responsibility to be responsible for the well being of the subdivisions and the community of Lake Columbia, shall promptly report to the Property Owners Association office all violations of restriction which come to their attention.
4. Lot owners shall be sensitive to the needs of adjoining lot owners so that the location of boats, docks and rafts of the membership will not cause undue or unreasonable interference with adjoining lot owners who own waterfront property on Lake Columbia. It is further recognized by the membership that the right to place objects permanently or temporarily in, on or under said waters of Lake Columbia is at all times subject to the underlying right and control reserved to the Board of Directors and the Building Control Committee as provided for in the restrictions. This shall include, but not be limited to any and all devices, structures or other things designed or intended to prevent naturally occurring conditions (such as ice).
5. The membership shall further recognize that the maintenance and location of garbage and trash receptacles have a direct bearing upon the health, welfare and beauty of the subdivision and, therefore, recognize that no garbage receptacle shall be placed along the roadside of any property at Lake Columbia except during the day of pickup or the evening prior.
6. Assessments shall be promptly paid when due as otherwise the Association will not be able to function and carry out the mandates provided for in the Restated and Amended Articles of Incorporation, Bylaws and restriction of record.

#### **Complaint Procedure**

When making a formal complaint to the office, you should keep in mind that we can only deal with the Deeded Restrictions and the above Conduct of Membership. The association does not wish to get involved in neighbor disputes. We would like to suggest that before coming into the office to file a complaint that you talk to the neighbor you have the issue with. Sometimes your neighbor has an issue that you weren't aware of & just needs a little help. Whether it is right or wrong for you to complain, it will make living with this neighbor much easier in the future. When complaints are filed we do keep it confidential but you should keep in mind that sometimes it is pretty obvious who the complaining neighbor is.

An example of a common complaint last year revolved around #4 from the above Standards of Conduct. Members should be getting dock permits from the BCC but in the past, if neighbors could work together to place their docks, there was no need to involve the association. Having said that, dock placements should be placed a minimum of 10' from your property lines extended, but with boats & boat lifts getting bigger, that 10' distance may need to be bigger. We ask that you be respectful of your neighbors property. If you wouldn't want them to place it in front of your property, don't expect them to be happy that you placed yours in front of their property.

We also ask that when making the complaint you give us correct detailed information with correct addresses or lot numbers. The office staff is not always able to go out & check on your complaints before forwarding it to your shore director. The shore director's are all volunteers & most have other jobs they are responsible for. The more info they have, the less time it will take & the easier it will be for all of us to deal with the complaint.

#### **REMINDERS**

- Please watch your speed around the lake and obey the posted speed limit signs for the safety of our members.
- If you have a problem with the pot holes/roads all around the lake call Jackson county dept of transportation to complain 517-788-4230
- Clean up after your pet and please keep them on a leash. Trash bins were removed from parks so plan accordingly.
- If you are not here for the winter please let us know so we can save money on trash expenses in the off season.
- If you plan on Ice fishing please come to the office for a GOLD 2017 vehicle decal to avoid a warning ticket or towing. 2017 Gold decals are good until 4-1-18.
- If you would like to receive this newsletter by email instead of mail, please call the office to update our information so the association can save on postage & printing.
- Please use caution when using the ice this winter check stability for safety before entering.
- The shores up for election in 2018 are Riviera, Southern, Royal and Sherwood/Hill N Shores.
- The election will take place at the 54th Annual Meeting at Columbia Central High on May 6th at 1:00 pm.
- In the spring and summer months remember to use phosphate free fertilizer on your lakefront lawns.



Lake Columbia

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New Office Hours: M—F 9 to 5

PRESORTED  
STANDARD  
US POSTAGE PAID  
BROOKLYN, MI 49230  
PERMIT NO. 14



Here are a couple of great summer photos of the lake to help keep you warm this winter.

**Happy Holidays!**



**Stump Bay Island Summer 2017**



Cool Picture of Castlewood Park from above during the Picnic this year which as you can see had great weather and an Awesome turnout. Dominick's did a great job with the cheeseburgers and hotdogs. We would like to Thank Ralph and Tina Smith for storing everything and delivering all of the water and ice and other extras, it's a huge job and they help every year!



# 2018

Lake Columbia Property Owners Association  
517-592-2361  
lcpoa@comcast.net

Visit us online at:

[www.lakecolumbia.net](http://www.lakecolumbia.net)

GRANGER 517-787-3699

## January

Su	Mo	Tu	We	Th	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

## July

Sun	Mo	Tue	We	Thu	Fri	Sat
		3	4	5	6	7
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

## February

Su	Mo	Tu	We	Th	Fri	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

## August

Su	Mo	Tue	We	Th	Fri	Sat
			1	2	3	4
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
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## March

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18	19	20	21	22	23	24
25	26	27	28	29	30	31

## September

Su	Mo	Tue	We	Thu	Fri	Sat
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16	17	18	19	20	21	22
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30						

## April

Su	Mo	Tu	We	Th	Fri	Sat
						7
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

## October

Sun	Mo	Tu	We	Th	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

## May

Su	Mo	Tu	We	Th	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
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20	21	22	23	24	25	26
27	28	29	30	31		

## November

Su	Mo	Tue	We	Th	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

## June

Su	Mo	Tu	We	Th	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

## December

Su	Mo	Tue	We	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

## ROUTINE TRASH SCHEDULE

Trash pick up is weekly on **MONDAY & FRIDAY**. If the pick up day falls on a holiday then pick up will be moved to the following day for the entire week. Please put out night before.

**90 gallon limit per pick up and includes HOUSEHOLD TRASH ONLY.**

If you have over the allowed 90 gallon limit per pick-up there is an **additional cost of \$2 per 30 gallon bag**. Call the association office to make arrangements.

If you have irregular trash there is an **additional charge** for bulk items such as appliances, carpet, large items, etc. Call the association office for cost, pick up dates and to make arrangements.

**If yard waste is needed before April 1 or after November 25** call the association office to make arrangements. The cost for this service **before April 1 is \$1.00 per bag**, beginning April 1 it is included in your service at no additional charge.

## SPECIAL UPDATED DATES

**All LCPOA Meetings are held the 4th Monday of each Month at 7 pm at the Association Office.**

(For more information check our Website)

**JANUARY 3. Recycling pick-up starts.** Continues every other Tuesday all year.

**JANUARY 20. Sat. Christmas tree pick-up**

**APRIL 7. Saturday Yard Waste pick-up begins**

**MAY 4. Summer Trash plan begins**

**MAY 6. Sunday Annual Meeting 1pm High School**

**MAY 28. Monday Memorial Holiday NO trash pick-up.**

Moved to Tuesday May 29th and to Saturday June 2.

**JUNE 9. Saturday Annual Neighborhood Garage Sale**

**JUNE 16. Saturday Spring Clean-Up**

**JUNE 30. Saturday Fireworks**

**JULY 7. Friday trash pickup moved to Saturday**

**SEPTEMBER 3. Monday Labor Day Holiday NO trash pickup moved to Tuesday, Sept 4 and Saturday Sept 8.**

**OCTOBER 29. Summer Trash plan ends**

**NOVEMBER 22. Thanksgiving, Friday Trash Pick-Up moved to Saturday November 24 with Last Yard Waste Pickup for the year.**

**NOVEMBER 24. Saturday Last Day Yard Waste pick-up**

**DEC 25. Christmas falls on a Tuesday, trash pickup Moved to Saturday Dec 29.**

## KEY CODE

- = Holiday, Pick-up Moved to Next Day
- = Recycling every other Tuesday
- = Christmas Tree Pick-up
- = Summer Trash Begins
- = Summer Trash Ends
- = Yard Waste / Compost Begins
- = Yard Waste / Compost Ends
- = Spring Clean-up
- = Annual LCPOA Meeting
- = Garage Sale
- = Fireworks
- = Fishing Tournaments

# **2018 TRASH SERVICE BULLETIN**

TRASH SERVICE WITH L.C.P.O.A. (517) 592-2361 / GRANGER, 2600 LANSING AVENUE, JACKSON, MI 49202 (517) 372-2800

**\*ALL COMPLAINTS and/or COMMENTS MUST GO DIRECTLY TO THE LCPOA OFFICE.\***

**\*PLEASE HAVE ANYTHING GRANGER PICKS UP CURBSIDE BY 5 AM THE DAY OF PICKUP OR THE NIGHT BEFORE\***

## **Lake Columbian POA Trash Services include...**

- |  |  |
|--|--|
| 1 Twice a week <b>Trash</b> Pick-Up:   | Monday & Friday, See Calendar & Info on reverse side ( <i>put out night before</i> ) |
| 2) Christmas <b>Tree</b> Pick-Up:      | Saturday, January 20 ( <i>put out night before</i> )                                 |
| 3) Voluntary <b>Recycling</b> Pick-Up: | Every Other Tuesday, See Calendar on reverse side ( <i>put out night before</i> )    |
| 4) Yard <b>Waste</b> Pick-Up:          | Saturday, April 7 – November 24 ( <i>put out night before</i> )                      |
| 5) Spring <b>Clean Up</b> :            | Saturday, June 16 ( <i>put items out night before</i> )                              |

**\*Please DO NOT put live Ammunition out for Granger to pick-up. It is dangerous.  
Please call the Police for your safest disposal procedures.**

Your **RECYCLING COLLECTION** is referred to as “single-stream” or “comingled” recycling. This means that all recyclables go into your recycling tub together and do not need to be sorted. Materials are sorted at a single-stream sorting facility after collection.

- **MIXED PAPER:** Place newspaper, magazines, direct “junk” mail, first class mail, other printing and writing papers, phone books and envelopes loose in tub. **NOT ACCEPTED: plastic bags, string, twine, stickers, coins or plastic stuck on papers**
- **TIN CANS & ALUMINUM:** Rinse clean and flatten. **NOT ACCEPTED: paint cans, appliances, hangers, fencing, scrap metal, aerosol cans or containers with food residue**
- **BOXBOARD:** Boxboard includes items like tissue boxes, cereal boxes and paper towel rolls. Break down and remove any contaminants (food, plastic or foil packaging). **NOT ACCEPTED: plastic, Styrofoam, wax- or foil-coated boxes, refrigerator or freezer boxes, including 6-, 12- or 24-pack beverage cases**
- **CORRUGATED CARDBOARD:** Break down, remove any contaminants (Styrofoam, wood or food) and stack cardboard beside or under tub. **NOT ACCEPTED: shiny cardboard, wax-coated boxes, 6-, 12- or 24-pack beverage cases**
- **PLASTIC BOTTLES & JUGS:** Household items with #1-#7 accepted, including bottles and jugs with narrow, threaded neck; plastic tubs (margarine, sour cream, etc.); microwave trays; and yogurt containers. **NOT ACCEPTED: plastic bags, paper- or wax-coated milk or juice cartons, Styrofoam containers/packaging, syringes, garden hoses/rubber, furniture, pools, toys, buckets, barrels, free-flowing liquids**
- **FOOD & BEVERAGE GLASS\*:** Accepted items include clear and glass jars and bottles. Rinse clean and remove lids and metal rings. Metal lids may be placed in the tub, but must be removed from the jar or bottle. Labels may be left on containers.  
**GLASS NOT ACCEPTED: Window panes, light bulbs, Pyrex, plate glass or automobile glass**

\*Although we accept glass in street-side collections in your area, due to potential injury to associates during the collection and sorting process, we would prefer that glass be recycled at one of our drop-off centers. If you miss the every-other Tuesday Recycling Pick-up for any reason, you can drop off your recycling at:

Granger's Jackson office, 2600 Lansing Ave., Jackson, MI 49202 24/7 for no fee  
Here is a link to the Granger Website where you can get more info: <http://www.grangernet.com/>

**YARD WASTE:** Must be in biodegradable 30 gallon yard waste bags or loose in containers clearly labeled “Yard Waste or Compost”.

**ACCEPTED ITEMS:** Weeds, Grass, Leaves, Garden Debris, Walnuts, Pinecones, Twigs and Branches. Brush and tree trimmings should be no longer than 4' and less than 2" in diameter. Tie with string or twine into 12" bundles.

**SPRING CLEAN UP:** Loose items must be in containers, bagged, bundled or boxed

**ACCEPTED ITEMS:** Furniture, Wood, Metal Scrapes, Mattress, Box Springs, Rolls of Carpet, Water Softeners, Appliances, Auto Batteries, Furnace Parts, Construction material, Paint (must be solidified by kitty litter) Fencing, Auto Parts, Misc. Junk

**EXCLUDED ITEMS:** Stones, Cement, Bricks, Tires, Compost, Large Machinery, Demolition Material, Automobiles, Hazardous Waste, House Batteries, Motor Oil, Misc. Chemicals, Ammunition.

**SPECIAL SERVICE** Pick-ups: Curbside pick-up for bulky items offered on Monday, Thursday or Fridays at an additional cost per item upon request and prepaid payment of check or cash. Call LCPOA office for details.

**ACCEPTED ITEMS:** Appliances (Freon needs to be removed from any appliance they pick up), Furniture, Heavy Yard Equipment, Jet Ski, Snowmobile, Small Trailer, Paddle Boat, Water Softeners, Furnace. Any other items in question call the LCPOA office to check if item is accepted. Tires are accepted at \$8 each & they need to be cut in half.

**CURBY CARTS:** Are optional and may be ordered through GRANGER. Cost is \$36.00 per year, per household.

Call Granger to make arrangements at 517-372-2800 and ask for a Customer Service Representative.