



# LAKE GENEVA PROPERTY OWNERS ASSOCIATION

## 2004-2005 Board Members

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## President's Message - Stu Shafer

Generally, the state of our association is good; however, we have financial problems. Our lake is in good shape. PLM has been doing a great job controlling our weeds and testing our water. The quality of our lake water is excellent, except that the phosphorus levels are too high. Fish are abundant. Complaints are down. Although we had some initial complications with the Wild Flower Development as it began in the Spring, it seems to be running smoothly now.

Our most immediate problem is that we have been operating at a deficit for the last several years, which we had been able to absorb with our cash reserves. Our costs continue to increase. Given our 2005 budget and projected income from dues, we will again be operating in the red. As a result, the Board will be asking the membership to approve a dues increase from \$100.00 to \$150.00 per year, which will permit us to operate in the black, replenish our cash reserves, and to allow for cost increases and unexpected expenses.

This year's Annual Meeting is scheduled for Wednesday, March 9, 2005,

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## NOTICE OF ANNUAL MEETING

The Annual Membership meeting for the Lake Geneva Property Owners Association is scheduled for Wednesday, March 9, 2005, at the DeWitt Junior High School, 2957 Herbison Road, Media Center, which is located on the north side of the building closest to Herbison Road. The meeting will run from 7:00 until 9:00.

This is *your* Association, *your* Board, and *your* meeting. Please plan on attending.

Most of our members pay their dues on time. Unfortunately, we have had to file liens against the property of several members whose dues were late, which results in added cost to the membership and the member whose dues are late. We have been operating at a deficit, and have no "wobble room" in our budget. Our expenses are funded entirely by our membership dues. Please help us operate in the black by paying your dues on time.

Dues are to be paid no later than June 15. Should you have any questions about your dues, please contact the association president.

### West Beach Pump Ready for the Summer - Tim Walter

For the past two years we had been experiencing problems with the West Beach pump which has made it difficult to keep the water level up in the lake. Over the years, some parts have been replaced but the main components had not. After failed attempts to maintain the pump, we had no choice but to replace the system, which we did in November.

Our oldest records indicate that the well pump was over 20 years old. With life expectancy of 12 to 15 years, we certainly got our money out of it. The cost to replace the pump was almost \$13,000.00 It was estimated that the operating efficiency rate of the old pump was less than 50%. Considering the electric bill for the operation of the pump at \$15,000 per year, with the savings in electricity the pump will pay for itself in three to four years! We can also look forward to future savings in electricity and maintenance.

I feel this has been a wise investment and will prove to be beneficial to the LGPOA for many years to come!



**A REMINDER:**

**Boats are the only motorized vehicles permitted to operate on Lake Geneva. The operation of all other motorized, including snowmobiles, is prohibited.**

### Angler's Update - Jim Rhoads

This past year we have enjoyed improved water quality in general thanks to our contractual program with Professional Lake Management. Throughout the year, PLM monitors water quality and weed growth to determine the most effective treatment options. With the rebuilt West Beach pump working at optimum efficiency we should enjoy a consistently higher lake level. This, in turn, will keep oxygen levels higher and overall lake quality better for the coming year. This is all good news for our fishery.

This past year our largemouth bass population continued to thrive and we have had several reports of pike being caught in open water. A few good bluegills have been caught, but most are still stunted. Each year I continue to catch at least one perch through the ice, so I know they are still here. If everyone has been practicing catch and release, we should begin to see some walleye again as they were restocked two years ago. Lake Geneva also is the home to some nice channel catfish and a lot of big carp.

Enjoy our fine fishery, but please be good stewards of the resource and return all bass, walleye, and pike to the water immediately.

## AND SOME FRIENDLY REMINDERS . . .

- **Salt sprinkled on your driveway ends up in our lake.** According to recent studies, not only does the salt from our roads and driveways end up in the lake, but also in our wells. It can affect small animals as well as the vegetation in our yards. Please consider using an alternative. Sawdust, sand, gravel, and cat litter won't melt ice...but they are environmentally friendly ways to improve traction on slippery surfaces.
- **Please keep an eye on your pets on the lake path.** We have received a number of complaints of doo-doo on children's shoes. Please remember that it is important to clean up after your pets on the path to the north of the lake. Just because you do not walk in the grass doesn't mean that children and others will not. And in the winter, just because your animal goes on top of the snow does not mean there's not grass underneath...please be courteous of others and clean up after your pets.

President's Message (Continued from page 1)

7:00 p.m. We will be voting on the requested dues increase and voting for three board of director's positions. Please be there. Should you have any issue you want on the agenda, please call me at 669.4484.

Our Board has been working on a number of serious issues this year, including runoff from Wild Flower Development, rebuilding and maintaining the West Beach pump, Park Maintenance, as well as dealing with the normal issues of reviewing and approving building and remodeling plans, working with the City on zoning , the impact of the Wild Flower Development, member complaints, and other issues.

Again, I would like to thank our Board for their contribution of so much of their personal time and hard work in helping to run our Association, solving our various problems, and making our lives a little better.

Stu Shafer, President

**BUILDING APPROVAL  
REQUIRED**

The Building Control Committee must pre-approve plans for all construction of buildings, structures, additions, fences, and seawalls. Approval is based upon our Building and Use Restrictions. Additionally, pre-approval from the City of DeWitt is required of construction, additions, and fences, and a permit is required from the Department of Environmental Quality ("DEQ") for the construction or replacement of seawalls.

Just because you build does not mean that your plans will be approved by either the Building Committee, the City of DeWitt, or the DEQ. It is expensive to build, and more expensive to re-build. Normally, the Building Committee and the City of DeWitt can review plans and make a decision within 30 days; however, the DEQ may take 60-90 days.

**Beach and Parks - Terry Gartside**

Our lake and parks are a window to our association. We try to keep up their appearance to make our homes look even better. At the West Beach we installed new swings, bike racks, some 6 x 6 timbers around the playground area to prevent runoff, replenished the sand, repaired the pump that feeds our lake, spread new gravel in the parking lot, re-situated the port-o-john to make it less conspicuous, and replaced the trash barrels. At the East Beach, we installed new swings and bike racks, planted 180 perennials, replaced the trash barrels, and replenished the sand. We continue to deal with some serious grub problems, tree trimming, and normal mowing and other maintenance.

If you have extra flowers, please call me to see if we can use them at the parks. If you have some extra time to help with cleanup or maintenance of the parks, please call me. We look forward to the blooming of all of the perennials in May.



**A Special Thank You!**

Last year our signs at the East and West Beach Parks were spray painted. Bob McClean and one of our new association members, Chad Smith, spent considerable time and effort cleaning these signs. No one asked, but we appreciate all their hard work. A big thank you to you both.

**WATER QUALITY - Stu Shafer**  
PLM conducted a detailed water quality test of our lake last fall. Although the we have good water quality with no E-Coli, we continue to have high phosphorus levels, which causes rapid and dense weed growth, and which result in higher costs for weed control. It is essential that we keep our phosphorus levels as low as possible. The largest source of phosphorus is run off from lawns using a phosphorus based fertilizer. **ONLY USE PHOSPHORUS FREE FERTILIZER; OTHERWISE YOU ARE CONTRIBUTING TO THE DEATH OF OUR LAKE.**

Check out [LGPOA.com](http://LGPOA.com) - Heidi Fernandez

Have you visited our new website yet this year? The official Lake Geneva Property Owners Association website has been up and running for quite some time now. The website includes areas of interest such as "Summary and Highlights of Building Use & Restrictions" and "Construction Criteria," rules and regulations for the beaches and parks, and boating and fishing guidelines on the lake. There is a page dedicated to the Board of Directors which includes Board and Committee Member Descriptions and current phone and e-mail listings of board members. You will also find monthly and annual Board Meeting schedules, information on Association Dues, and current and past Newsletters. In addition, there are links to DeWitt schools and other local links of interest. For current, accurate information concerning Lake Geneva, please use the website address listed above and be sure to visit the website often to keep up to date on issues concerning our neighborhood and lake.

WEED CONTROL- Stu Shafer  
Professional Lake Management ("PLM") has developed a long terms action plan for our lake treatment. PLM has submitted our application for weed control to the Michigan DEQ. Although the plan is to treat the lake early, there must be some weed growth for the chemicals to be effective.  
Remember, we need your help in controlling weeds. First, it is essential that you fertilize your lawns only with phosphorus free fertilizers. Phosphorus run off into the lake is the number one cause of rapid weed growth.  
Second, it is essential that we do not bring weeds into our lake from other lakes. Be sure that you wash off your trailer, boat, and motor and check for weeds before putting them into our lake.  
Third, do not harvest weeds in front of your property. For every weed that you cut, you create 10 more. Let us know if you are having a problem with weeds so that we can have our Lake Management company deal with it appropriately.  
Finally, PLM assured us that it would apply for our DEQ permit application at the earliest allowable time, which it did. Our permit is currently under review by the DEQ. PLM is hopeful that they will be applying the season's first treatment prior to Memorial Day, which we are hoping will result in a great weed-controlled year.

**Please Give Some Thought to Safety**

Our speeding limits are generally 25 mph, and 15 mph around the curves. A number of our younger drivers, as well as our adult drivers, seem to be driving significantly faster than the speed limits. Most of our streets do not have sidewalks so it is especially important to drive slowly. Speeding in our neighborhoods is dangerous to our children and all of us who walk, jog, and bike on our streets. It also disturbs the serene nature of our environment. **PLEASE SLOW DOWN!**

**COMMITTEE MEMBERS:**

- Lake Level and Water Quality:  
Jim Rhoads (Chair), Tim Walter, Dan Norberg, Dan Bambery
- Building Control:  
Stu Shafer (Chair), Dan Norberg, Bob McClean, Dan Skorich
- City Liaison:  
Dan Skorich (Chair), Dave Hunsaker, Terry Gartside
- Beaches / Parks:  
Dan Bambery (Chair), Terry Gartside, Kathy Dominguez, Yvonne Lantz
- Compliance:  
Dan Norbert (Chair), Heidi Fernandez, Bob McClean, Doug Earle
- Welcoming:  
Barb Hamm (Chair), Terry Gartside, Deneene Benham
- Newsletter and Information:  
Heidi Fernandez (Chair), Melissa DeMong, Kathy Dominguez, Terry Gartside
- Treasurer: Dan Bambery:  
Assistant Treasurer: Michael E. Lacharite

Hello,  
A big thank you to everyone who contributed articles for this newsletter. If you have anything you would like to see covered in a future newsletter, something you would like to add, or any comment about this one, please feel free to get in touch with me.

My phone number is 669.4484.  
My E-mail address is [MelissaDeMong@yahoo.com](mailto:MelissaDeMong@yahoo.com)

Also, just as a reminder, all the members of the Board of Directors, as well as the committee members, donate their time. If you would like to volunteer, please contact any of the Board members.

Thank you! Melissa DeMong

