



# LAKE GENEVA PROPERTY OWNER'S ASSOCIATION

## 2003-2004 Board Members

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## PRESIDENT'S MESSAGE

I am pleased to announce that the state of the Association is good. Our weed problems are, finally, under control with the help of a new lake management company. Our parks and beaches are being updated and groomed, and are being used extensively by our children. Financially, we are slightly over budget, but within reason.

This fall, the Board has been working on a number of issues including disposal of the river pump, working with the City to redefine zoning definitions for R100, R90, and R80, and, of course, the normal issues, including the review of building/remodeling plans, and member complaints.

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.

See you at the annual meeting!

Stu Shafer  
President

## NOTICE OF ANNUAL MEETING

The Annual meeting will be held in the Media Center at the DeWitt Junior High School on Wednesday, March 10, 2004. The meeting will run from 7:00 until 9:00. We will be discussing a number of issues and electing three new directors to the Board.

The Board represents all members of the Association and it is essential that you attend so we know what issues matter to *YOU*. Hope to see you there.

Our Association dues are only \$100.00 per year, which is extremely low. In order for us to stay within budget, we need to receive all of our membership dues. Our Building and Use Restrictions provide that annual dues not paid by June 15<sup>th</sup> each year become a lien on the property recorded with the Register of Deeds, and may be enforced as any real estate mortgage by foreclosure. Please be sure that your dues are paid timely in order to avoid a lien filed against your property. If a lien has been filed, you will owe our costs and legal fees in addition to your dues.

## LAKE ECOLOGY – Jim Rhoads

Now that we have our weeds and algae in check it is time to direct our attention to the overall quality and ecology of our lake. One of the steps we are taking toward that end is ensuring that our fish population and species distribution is properly balanced. Many of you who regularly wet a worm in Lake Geneva have probably noticed that there has been an abundance of stunted bluegill the past few years. We are trying to increase the predator species ratio by stocking northern pike. We released 40 adult pike in June, which should thin out the little gills and give us the opportunity to catch a really nice one now and then.

Our largemouth bass population suffered a setback after the significant fish kill last year, but with adherence to our catch and release policy, they should bounce back without additional stocking. Please do the right thing and immediately release any pike, walleye or largemouth bass you catch. Other species present in Lake Geneva include crappie, yellow perch, channel cat and carp.

I would love to hear about any significant catches, especially if you hook into a northern. The feedback would be very valuable. Please feel free to give me a call at 669-0152.

We have a great fishery in Lake Geneva. Your conservation efforts can help make it one we can all enjoy for years to come.



**“Wintertime weather can cause additional traffic concerns which include piled snow banks limiting visibility, around driveways and corners, snow covered or icy patches in the roadway, and snowy conditions, which greatly reduce visibility”**

- Chief Jerue, DPD

## WEED CONTROL

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, Professional Lake Management had assured us that it would apply for our DEQ permit application at the earliest allowable time, which it did. Our permit has already been issued. PLM assured us that it would apply the season's first treatment prior to Memorial Day, which, we are hoping, will result in a great weed controlled year.

## THIS AND THAT . . .

- Doggy doo-doo should be a doggy don't-don't. Please remember it is important to clean up after your pets when they do their business in our roads and neighborhood yards.
- Twinkle-Twinkle is better in the night sky. As a courtesy, you may want to turn your lakeside lights off when they are not needed so that your neighbors can enjoy the moon, stars, and the night time environment of the lake.
- Things that go bump in the night. Just a reminder that our speed limit is 25 mph in the neighborhoods and 15 around the curves. A number of our younger drivers, as well as our adult drivers, need to remember that many of our streets do not have sidewalks. Speeding is dangerous to our children and other inhabitants of our neighborhoods.

## Water Quality - High Phosphorus

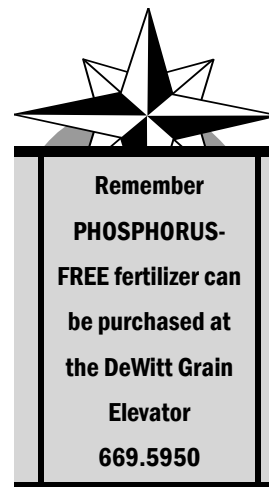
PLM conducted a detailed water quality test. While our water quality is good, we have high phosphorus levels. High Phosphorus levels cause rapid and dense weed growth, which results in higher costs for weed control, and, in the long term, could result in the death of our lake. It is essential that we 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 (the middle number on your fertilizer bag); OTHERWISE YOU ARE CONTRIBUTING TO THE DEATH OF OUR LAKE.

### 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.

\*\*\*\*\*  
 \* Flowers— Terry Gartside \*  
 \* There's an old saying, "April \*  
 \* showers bring May flowers." \*  
 \* Last November 113 Daffodil \*  
 \* bulbs were planted along the \*  
 \* front of the west beach and 108 \*  
 \* assorted bulbs along the front \*  
 \* of the east beach. \*  
 \* With any luck, the dazzling ar- \*  
 \* ray of colors will spring forth \*  
 \* and truly be a sight to behold! \*  
 \*\*\*\*\*



### Lake Level —Tim Walter

As a result of the drought this summer, our lake level was about two feet lower than normal. Our two pumps were running 24/7, but we lose about an inch per day from evaporation when there is no rain.

Rain dances were encouraged, and, apparently, with some late season success. With a wet winter and spring, we may start the season off with higher than normal levels.

## INTRODUCING THE NEW GUY ON *YOUR* BLOCK

It gives me great pleasure to have recently received the appointment to serve as your Chief of Police. Chief Bob McClean has proudly served this community for over 6 years and I will continue to follow in the high level of professional police service that you've come to expect. I come to DeWitt after having served the Ann Arbor Police Department for 25 years with the last 6 years of my career as the Deputy Chief in charge of the Operations Section.

Quality of life issues will remain my number one concern. Traffic issues and noise violations are certainly the top two areas affect both quality of life as well as pose serious safety issues. The most frequent complaint received in the Lake Geneva area is that of speeding vehicles. The residential speed limit is 25 mph. It should be noted that the limit of 25 mph is established when the road and weather conditions are ideal, which we all know can change during winter driving.

It has been a long standing policy of the DeWitt City Police Department to first gain traffic law compliance by warning the violators and educating those individuals of the risks that are associated with traffic violations. If for any reason the warnings do not gain the compliance desired I stand prepared to begin strict enforcement of all traffic law violations. Please take the time to discuss with each licensed driver within your household the importance of safely operating any and all motorized vehicles. Traffic citations are very expensive and can have dramatic effect on insurance rates, but of even greater concern should be for the safety of all neighborhood residents. This is an issue that we all must take ownership of in order meet the desired results.

Again I'm honored to be your Police Chief and look forward to proudly serving this community.

Chief Larry Jerue  
 DeWitt Police Department  
 414 E. Main  
 DeWitt, MI 48820  
 1-517-669-9131  
 ljerue@dewittmi.org

## PARK BEAUTY TREATMENT— Teresa Patterson

We continue to make improvement in both of our parks. Terry Gartside worked hard all summer to keep our parks spruced up. *Thanks Terry for all of your efforts!* We have purchases and install new swing sets in the spring. We responded to several homeowners' requests at the annual meeting to moving the porta-john at the west beach. In August we moved it into an alcove of existing bushes and it could no longer be seen from the road or members' homes.

We are aware of the need for more wood chips and weed control at the east beach. We were attempting to try to hire a landscaper to take care of some of these issues, but Terry's efforts have been paying off. We will be attempting to make this a priority in the Spring. If you have any questions or concerns, please contact me at 669-7309 or by email at [tpatter-son@peoplepc.com](mailto:tpatter-son@peoplepc.com). I hope you all enjoyed a wonderful summer at our parks.

## HARVESTING ISSUE PUT TO REST STU SHAFER

We have entered into a long term agreement with Professional Lake Management Co. ("PLM") to control our weeds, test our water, and provide us advice in long term lake management. PLM is the largest lake weed harvester in Michigan. After completing an assessment of our lake, PLM confirmed that harvesting weeds would cause serious long term damage to our lake. Their opinion confirms the results of a previous study done several years ago and all of the research done by the Board. In fact, PLM indicated that the harvesting done last year by individual members created a severe problem in the channel and on the north end requiring additional and more expensive treatment. The bottom line, **"HARVESTING IS BAD."**

Thank you to Terry Gartside for recommending PLM, and thank you to PLM for accommodating our needs this year on an expedited basis.

## COMMITTEE MEMBERS:

Lake Level:  
Bruce Wojcik, Jim Rhoads, Tim Walter, Dan Norberg

Water Quality:  
Bruce Wojcik, Jim Rhoads, Bob McLean, Dan Norberg

Building Control:  
Dave Hunsaker, Dan Norberg, Theresa Patterson

City Liaison:  
Dave Hunsaker, Terry Gartside

Beach / Parks:  
Teresa Patterson, Dan Bamberg, Terry Gartside,  
Yvonne Lantz

Compliance:  
Stu Shafer, Bruce Wojcik

Welcoming:  
Terry Gartside, Bob McLean

Newsletter: Melissa M. DeMong

Hello,

I once again put together this newsletter. Thank you to everyone who contributed articles and ideas for articles.

Just as a reminder, your board or directors and all the committee members devote a considerable amount of their free time. Please bear this in mind during your interactions with them.

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)

Thank you!

Melissa M. DeMong

## A WONDERFUL WORK IN PROGRESS—Terry Gartside

The updated Lake Geneva Property Owner's Handbook is near completion. The handbook is chock-full of information such as the history of Lake Geneva, beach, parks and lake info, lists of the directors, anything and everything you always wanted to know about dues, board meetings, building and construction, and much more!

