



JULY 2007

LAKE GENEVA PROPERTY OWNERS ASSOCIATION

Visit us on the web at:
<http://www.lgpoa.com>

2007-2008 BOARD MEMBERS

- **Stu Shafer** - President
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- **Dan Skorich** - Vice President
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- **Dave Zyble** - Secretary
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- **Doug Earle** - Treasurer
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- **Terry Gartside** - 669.3272
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- **Chadd Smith** - 669.5609
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- **Liz Rhoads** - 669.0152
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- **Craig Benham** 669.5790
craigbenham@briarwoodrealty.com
- Vacant Board Position (Please volunteer!!)

PRESIDENT'S MESSAGE

On March 14, 2007, the LGPOA held its 41st Annual Meeting. Our Association consists of five subdivisions that have grown over the years to 486 households. The LGPOA owns and maintains Lake Geneva and the two parks on the lake.

Financially, we are in good shape. Last year, our expenses were within our budget. While most members pay their dues timely, we have about 15 members whose dues are delinquent, owing about \$10,000.

Lake Geneva is fed by two pumps, one at the West Beach and the other on the North end. Both pumps were over 20 years old and were replaced in the last few years. While the cost was high, the result is pumps that are more efficient with a significant cost savings.

Since hiring Professional Lake Management our lake has been in much better shape, with good weed control, a growing fish population, and excellent water quality. Our major weed issues result from Milfoil and Curly Leaf, neither of which is native to our lake, and phosphorus run-

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A LITTLE LAKE TRIVIA - Yvonne Lantz

Some people look for the first robin as an indication spring is near, but for me, I know spring is on its way is when the lake thaws. For the past ten years, I have made a notation of the date when all the ice is absolutely, totally, completely gone — no lingering patch anywhere in sight.

Below is a listing when that magic day occurred. It's kind of hard to imagine that it actually was in February a couple of times, but my birthday is in early March and I do remember grilling and eating outdoors one year, which is definitely a novelty in Michigan.

As you can see, it's usually mid to late March, and a couple of years ago it was as late as April! All I know is, whatever sign you look for to announce the coming of spring, it's never too soon after a Michigan winter.

1997 March 21	2001 March 30	2005 April 2
1998 February 26	2002 March 10	2006 March 13
1999 March 22	2003 March 29	2007 March 21
2000 February 27	2004 March 22	



The board is attempting to put together a compilation of all of the LGPOA minutes from the beginning (1966 to present).

While we need to fill in some missing minutes for some years, we have very few minutes from 1994 through 1998. If anyone has copies of minutes prior to 2001, please contact Stu Shafer: Office 487.6603; Home 669.4484, email Stu@StuShafer.com.

CONTROVERSIAL SHED ISSUE

A house and attached garage are the only buildings permitted on members' property. All building and construction are required to be pre-approved by the Board of Directors. These restrictions are found in the Building and Use Restrictions that were created by the developers, filed with each deed in the Register of Deeds, and they run with the land. The Board is required to enforce the Building and Use Restrictions, and has no authority to amend them.

The shed issue was last litigated in 1982, and the Court order provides that the Building and Use Restrictions are valid and enforceable and that sheds are prohibited. If the Board fails to enforce the Building and Use Restrictions, then the LGPOA could be deemed to have waived the ability to enforce any building restriction, which means that your neighbor could build a pole barn next door.

Based upon a number of complaints made to the board by members of the Association, the Board has discovered that about 25 members have sheds in violation of the Building and Use Restrictions. After meeting with most of the shed owners, much discussion, consultation with legal counsel, and a review of the past action of the Board, the Board has authorized its attorney to notify each member identified as having a shed that the Building and Use Restrictions will be enforced and that their sheds must be removed no later than August 31, 2010, if it abuts to the garage or home.

COME JOIN IN THE FUN

Recently the board has lost two members. First, due to his family relocation decision, the board lost Ray Drægger, who was replaced by Dave Zyble.

Following that, Board member Jay Roorbach decided to move to Buffalo to take a new job and, consequently, resigned from the board.

If you are interested or know of anyone who is interested in filling the balance of Jay's term on the board, please contact Stu Shafer at 669.4484 or Stu@StuShafer.com.



JAKE THE RAKE

Weeds! Weeds! Weeds! Is there no victory in the war on weeds? Professional Lake Management completed their first week application in April. You have been seeing them make their way to the shoreline in clumps and blobs, and our two beaches have been no exception.

You can help! There is a rake leaning against nearby trees at both parks. Please rake the weeds to either side in a pile. Our park committee will finish the task.

A water faucet is located above the west park pump near the park entrance. Maybe one of the youngsters in the family wants to start the green thumb early, if so, the flowers would sure appreciate a few minutes of your time if you would give them a drink. There is a water pitcher there just for that purpose.

Also, as you tend your gardens this year and find that you have extras, we are requesting flowers and plants to be donated to the park. You may have an excess of meadow sage, daylilies, black-eyed Susan, tickseed, sedum and hostas, just to name a few. These hardy perennials will add real color to our parks. Or maybe you were planting some annuals and had a few leftovers or dividing your perennials and have some to spare. We'd be happy to take them off your hands.

If you are interested in donating any flowers or plants or helping with the landscaping and planting, please call Terry Gartside at 669.3272.

President's Message *(Continued from page 1)*

off from fertilizing lawns. This year, PLM is using a new treatment, Sonar, which is intended to nearly eradicate Milfoil and to control the Curly Leaf. Our first treatment was in April with a second treatment in May. The weeds slowly die, and should be nearly gone by the end of June or the middle of July. You will see some floating weed remnants and some algae growth, which is the result of the weeds dying and decaying. It is anticipated that this new treatment will provide much better weed control and reduce our costs over the next few years. The Phosphorus used in fertilizer is one of the biggest contributors to the weed problem. Please do your share in helping control weeds and reduce costs by using phosphorus-free fertilizer.

Kathi Dominguez decided not to run for another term on the Board because of other extensive time commitments. Kathi was chair of the Parks Committee, and has done an incredible job. We will miss her.

Dan Skorich and Doug Earle offered to run again, and were re-elected. Both are incredibly devoted and hard workers. The Board welcomes them back. The Board also welcomes newly elected Craig Benham and newly appointed Dave Zyble, who is replacing Ray Draeger. Jay Roorbach is taking a job in Buffalo and has consequently resigned from the board. If you are interested in filling the remainder of his term, please call or contact me.

Our Board tries to be responsive to everyone's concerns. If you have any questions, complaints, or wish to discuss any Association issue, you may call or email me or any other member of the Board, or attend our monthly Board meeting.

Enjoy the Summer! -Stu Shafer



IT WAS A BEACH PARTY! - Liz Rhoads

On May 23rd the beach committee spread * yards of sand on the west beach. I'd like to thank the following people for volunteering their time:

- Yvonne Lantz,**
- Phyllis Wojcik,**
- Terry Gartside,**
- Craig Benham, Sue Erickson, and Melissa DeMong**
- And Jim (last name unknown) who was at the park with his family and volunteered**

Lake Geneva Property Owners Association Meeting Schedule

DeWitt Public Library
7:00 p.m.

Third Wednesday of every month

They are open to everyone. If you are planning to attend, please check with any board member just to verify the date. If you would like to get on the agenda, please contact Stu Shafer.

Annual meeting Wednesday, March 12, 2008

Look for the notice in your mail the beginning of the year.

Lake Q&A

- Q :** **What does phosphorus do for my lawn?**
- A:** Much of the phosphorus (phosphate) you apply actually runs off the lawn before penetrating the soil. That means it gets into the lake causing problems. What's more, increased boating traffic keeps phosphorus stirred, preventing natural elimination. Just one pound of **phosphorus** can produce 10,000 pounds of wet **weeds** and algae!
- Q:** **How do I know there's no phosphorus in my fertilizer?**
- A:** Check the second number on the package formula. **15-0--10**, for example, means zero phosphate. These are always listed in this order. Nitrogen is the first number, so **15-0-10** would mean 15 percent nitrogen content.
- Q:** **Does my lawn need phosphorus?**
- A:** No. Most soil provides all the phosphorus your established lawn needs. Actually, adding nitrogen promotes a thick, health lawn and decreases run-off because it decreases soil erosion. Two benefits in one.
- Q:** **What causes the foam on my shoreline?**
- A:** In most instances the "foam" we see on the surface of our lakes and streams is natural. It's created by a combination of natural organic compounds (such as decomposing plants and animals) in the water and mixing air with these compounds.
- Q:** **What does speeding on the lake do besides disturb the shoreline?**
- A:** A Wisconsin study titled "Impacts of Motor Boats on Water Quality" found, among other things, boat traffic may stimulate algae growth. And shallow lakes and near-shore areas are more affected than deeper lakes. Wakes stir up sediment, which can cloud the water and stir up seed pods from the weeds. Depending on the stage of weed growth, churning water disturbs the weeds and breaks them off, allowing them to propagate.

