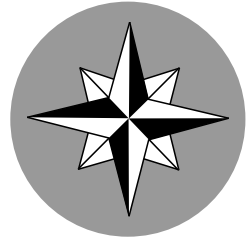


# LAKE GENEVA PROPERTY OWNERS ASSOCIATION



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

**March 2009**

## President's Message

Dear LGPOA members:

As you know, the Annual Meeting of the LGPOA will take place on Wednesday, March 11, from 7 p.m. to 9 p.m. at the Dewitt Junior High School Auditorium. I hope that you will make every effort to attend, as issues of importance to all of us are discussed at the annual meetings. Each one of us needs to make certain that our interests as property owners and neighbors are effectively communicated, and one way to ensure that is to attend the Annual Meeting.

The Annual Meeting is important to all of us because our bylaws provide a method for issues to be decided by a majority vote of the members attending the meeting. So if you are not at the meeting other members can make changes to your neighborhood without any input from you. And if there are items you would like to discuss or offer, you cannot do so if you are not at the meeting.

At this Annual Meeting there will be three open Board positions up for a vote. My term is expiring, as is Terry Gartside's and Kathy Thelen's. Terry and I would be pleased to run again if nominated. If you are interested in running for one of the open positions, please forward a resume or paragraph or two about yourself and why you would like to serve on the Board. Those resumes will be posted on the Association website ([www.lgpoa.com](http://www.lgpoa.com)) so that members can have the opportunity to review them before the Annual Meeting.

To serve on the Board, a member of the LGPOA must be in good standing. This means that your dues have to be paid current. Additionally, you cannot have a conflict of interest with the LGPOA. Conflict of interest is defined in the bylaws as "directly or in any manner convey(ing) the appearance of participating in deliberation upon or the determination of any matter affecting his/her financial interest...." The Board meets on the 3rd Wednesday of every month (though the December meeting is sometimes adjourned), typically at 7:00 pm.

*(Continued on page 3)*

## 2008-2009 Board Members

- **Dave Zyble - President**  
668.2085 [zybled@comcast.net](mailto:zybled@comcast.net)
- **Kathy Thelen - Vice President**  
668.6180 [spartanmom3@comcast.net](mailto:spartanmom3@comcast.net)
- **Chadd Smith - Treasurer**  
669.5609 [lansingcamera@sbqglobal.net](mailto:lansingcamera@sbqglobal.net)
- **Stu Shafer - Secretary**  
669.4484 [stu@stushafer.com](mailto:stu@stushafer.com)
- **Julie DeRose** 281.7645  
[jderose81@aol.com](mailto:jderose81@aol.com)
- **Doug Earle** 669.3248  
[dougearle@power-net.net](mailto:dougearle@power-net.net)
- **Craig Benham** 669.5790  
[craigbenham@briarwoodrealty.com](mailto:craigbenham@briarwoodrealty.com)
- **Terry Gartside** 669.3272  
[dgartside@comcast.net](mailto:dgartside@comcast.net)
- **Ken Fields** 290.4970  
[kenfields@mtchelp.com](mailto:kenfields@mtchelp.com)

## BREAKING NEWS (Coming to a Backyard Near You)

It has been reported that a small group of people who were unhappy with their deed restrictions secured enough signatures from the members of the Geneva Shores, Chateau Shores 2, and Riverwood subdivisions to change each of their Building and Use Restrictions. These changes will affect all of our property values. The changes provide that the City of DeWitt ordinances will govern all construction and removes the authority of the Board to approve construction plans to houses, garages, fences, or set backs. This means that more than one shed may be located on the property, pole barns may be constructed, and unattached garages and carports would be permissible.

Additionally, the prohibition of running businesses out of the home has been removed. You may wish to get a copy of the new restrictions so that you will know what you and your neighbors may do within your property lines. Some residents in both Geneva Shores and Riverwood have indicated that they were not contacted to offer their opinion on these changes, and other residents indicated that they signed a

*(Continued on page 3)*

## Jake the Rake



Managing one's lawn is a combination of inspiration and perspiration. Here are some helpful hints and suggestions for a great upcoming growing season:

- ☼ With a bucket of bleach and water (10 parts water and one part bleach) clean all your garden and hand tools.
- ☼ Buy Clorox disinfectant wipes for cleaning hand tools after use.
- ☼ Tune up the lawn mower and replace the blades.
- ☼ Check your garden hoses for leaks and your wheelbarrow tire for inflation.
- ☼ Assemble your outdoor accoutrements such as your straw hat (you all have one already, right?!), clippers, watering cans, and rakes.
- ☼ Find an old piece of carpet to save wear and tear on your knees.
- ☼ Check your stock of lawn bags.
- ☼ Time to locate your bulbs if you dug them up last season!
- ☼ Begin accumulating coffee grounds to add a zip to your shrubs and roses.

To start your summer spruce up, when the ground is dry use a bamboo rake to remove all accumulated winter debris, thatch, old grass, and dead leaves. This first time hand raking allows you to see problem areas such as moss, algae, and slime mold (yuck!) Eliminate these three minor problems without chemicals by raking out and reseeding the bare spots. This will also allow you to see and deal with any critters or insects that may have taken up residence in your lawn.

Plan ahead by giving some thought to your method of watering your lawn - will you use rotary or an oscillating sprinkler attachment? Will you let nature take its course and allow your lawn to go dormant during the hot summer months? Don't automatically think watering your yard at the first sign of spring is best. If you let your lawn begin to go under mild drought stress, you will actually increase rooting, making for a healthier turf. Remember that early morning watering is the most healthy and efficient method of watering your lawn. A very informative website can be found at [www.American-lawns.com/lawns/watering.html](http://www.American-lawns.com/lawns/watering.html) Happy Spring!

## THE BUILDING AND USE RESTRICTIONS ADVISORY COMMITTEE

The Building and Use Restrictions Review Advisory Committee ("BURRAC") has been meeting since the Spring of 2008 to review the Building and Use Restrictions and develop recommendations regarding possible modifications to be presented to the Association membership. As you may recall, this committee was formed as a result of a request by the Association membership at the 2008 annual meeting. Membership felt that our existing Building and Use Restrictions might be outdated and should be looked at to see whether there was room for improvement.

The Committee has been meeting monthly (and sometimes more often) and has reviewed and compared the Building and Use Restrictions of the nine LGPOA subdivisions, highlighting the differences and similarities. The BURRAC has also reviewed the City of Dewitt zoning ordinances and how they compare to our various Building and Use Restrictions. One thing that we have seen is that we, as members of the LGPOA, have a much better ability to maintain the character of our neighborhood under the Building and Use Restrictions than under the city ordinances. We have made very good progress, considering the busy schedules of all involved, and were about ready to start forming our recommendations at the time of the vote by the three subdivisions.

The next step in the formation of recommendations is to involve the Association membership. To assist in this, the BURRAC will be holding open forums in May and June to discuss what we have discovered so far and to take input from everyone (who is interested) in the Association. Once we get input at the forums, we plan to hire a third party firm to conduct a survey of the full membership to develop the final recommendation to the Association. Our Building and Use Restrictions are a very important part of the property that we purchased when we decided to buy in the Lake Geneva neighborhoods, and we have to make certain that they remain of value to all of us. By incorporating these steps, we feel that we should be able to present a very well-reasoned document to the Association for your consideration. If you are interested in attending the forums and having input in this process, they are tentatively scheduled for May 21, 2009, and June 25, 2009. The time and location will be announced as we get closer to the dates, and will be posted in advance at [www.lgpoa.com](http://www.lgpoa.com). Please try to attend.

## COMMITTEE MEMBERS

- ★ Lake Level and Water Quality: Craig Benham (Chair), Stu Shafer, Tim Walter
- ★ Beach / Parks: Terry Gartside (Chair), Craig Benham, Chadd Smith
- ★ Building & Use Restrictions Revision Advisory: Dan Skorch, Doug Earle, David Zyble, Dan Norberg, Eric Olson, John W a u g h , J o h n Donohue, Scott Wall, Stu Shafer
- ★ Building Control: Stu Shafer (Chair) Doug Earle,
- ★ City Liaison: (Vacant)
- ★ Compliance: Doug Earle (Chair), Chadd Smith
- ★ Newsletter: Melissa DeMong and Kathy Thelen (Co-chairs), Terry Gartside
- ★ Welcoming: Barb Hamm (Chair), Deneen Benham, Jackie Fields, Kathy Thelen

### New Boat Launch Key and Boat Stickers

New numbered keys for the boat launch will be available this year.

Old key holders will be contacted according to the Association's list.

If you are not contacted by mid-May, please contact Terry Gartside

P l e a s e Remember all boats must display the new LGPOA boat stickers.



## PROTECT OUR NATURAL RESOURCES



Phosphorus leaching into our lake stimulates weed growth. It is unhealthy for both the lake and the people swimming in the lake as it requires chemicals to control the weed population.

Healthy lawns call for little or no fertilizer until the late spring or early summer. Established lawns DO NOT NEED PHOSPHORUS, which is the middle number on the fertilizer bag.

The DeWitt Elevator, along with a growing number of gardening centers, carry this no phosphorus product. The best choice, when available, is a slow-release fertilizer with zero (as in -0-) phosphates. Slow release products also provide a greater margin of safety for your lawn should a misapplication occur.

Remember that all lawn fertilizer, including off-shore lawns, contribute to both our lake and our rivers being polluted by phosphorus. Fertilizers from all areas have begun to take their toll on our lake as well as the Looking Glass River. There will most likely soon be a ban on fertilizers—so get ahead of the curve and GO GREEN NOW!

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

The primary duty of Board members is to take "all measures necessary for the interest of the Association." Often that is an easy and enjoyable task, but there are also times when it is difficult. For example, Board members are required by the Bylaws to bring proceedings to enforce covenant restrictions when necessary. That type of action is almost never easy, but Board members represent everyone in the Association, and are expected to take action to protect the property interests of the members within this Association.

Recently, Judge Tahvonen, in a hearing regarding owners of sheds in the LGPOA, said that "Building restrictions add value to the lots, and the theory is that if people can do whatever they want with their property -- which sounds very American -- the fact of the matter is, everybody suffers who owns lots." He also pointed out that "If you have a restriction, you're entitled to -- and I suggest probably as part of your duty, required to -- enforce that restriction for the benefit of everyone. [T]hat's part of [the Association's] right under the restrictions, its duty to owners of the lots in the affected properties" Something to think about.

See you at the meeting. - Dave Zyble

*(Breaking News, Continued from page 1)*

document not being told that they were authorizing these changes.

One of the benefits of owning property in the Lake Geneva Property Owners Association neighborhoods was that we, as property owners, had a little more control over the character of the neighborhoods than other areas of the city that did not have the benefit of our Building and Use Restrictions.

### Parks Report - Terry Gartside

Both of the parks will be trimmed, raked of winter debris, and spruced up for your summer enjoyment. Porta Potti service is scheduled to begin in mid-May. The playground equipment will be inspected for safety purpose. Also on track for mid-May is cleaning of the grills in the park and the rearing of the horseshoe pits. There will be one set available for check out by calling Terry Gartside (669.3272). The volleyball net is already there, so jump on over there as the weather warms up and get your game in gear! Ten yards or more of sand will be delivered to both parks by Memorial Day.

Family picnics are always welcome. For larger gatherings the Parks Committee would appreciate a call to Terry indicating a time and place, although the parks do operate on a first-come/first-serve basis.

As always there will be a rake visible at both parks with the addition of a sign requesting your help in raking the shoreline weeds off to the sides of the beach and away from the swimming area. Every Wednesday the debris left from the rakings will be cleared away.

Beach tags will follow your dues payment. This year someone will be checking for them intermittently. As a suggestion, place the beach tag in a protected plastic sandwich bag. As many of you bring a book to the beach to read, you now have a built in bookmark. If you see someone you believe is not from the area, simply ask them for their beach tag or their address. People not in the Association are considered trespassers.

This year a container will be present next to the Porta Potti to store left behind towels, goggles, water toys, et cetera. On the first Wednesday of each month the container will be emptied and items will either be donated to Goodwill or discarded into the trash.

The second park improvement project will begin (hopefully) in May and continue through the summer months. Any disruptions should be minimal and improvements maximal.



A reminder that Board meetings are held the third Wednesday of each month from 7:00 to 9:00.

Please check the website or call a board member ahead of time to confirm the time and location.

### "WHAT'S IN YOUR LAKE?"

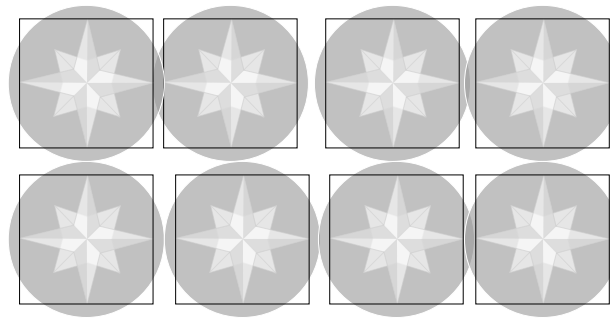
Winter sometimes doesn't end soon enough for some of us and neither do these pollutants. Here's how long they visit the water when you toss them out:

- ◆ One Paper towel -1 month
- ◆ Apple core-2 months
- ◆ Paper diaper-1 year
- ◆ Plywood-3 years
- ◆ Cigarette butt-5 years
- ◆ Tin can-50 years
- ◆ Styrofoam cup-60 years
- ◆ Plastic water bottle-450 years
- ◆ Monofilament line-600 years (watch that cast!)
- ◆ Glass bottle-indefinite/never

## ENSURING GOOD INSURANCE - DOUG EARLE

THE LAKE GENEVA BOARD OF DIRECTORS IS ENGAGED IN A REVIEW OF THE INSURANCE COVERAGE THAT THE ASSOCIATION PURCHASES. WHILE WE BELIEVE WE HAVE BEEN SERVED WELL BY OUR PAST POLICIES, IT IS IMPORTANT TO PERIODICALLY REVIEW THE POLICIES. IF YOU HAVE NOT DONE SO YOU MAY WISH TO REVIEW YOUR HOMEOWNERS POLICY WITH YOUR AGENT TO DETERMINE IF YOU NEED TO ACQUIRE A "LOSS ASSESSMENTS ENDORSEMENT" ON YOUR HOMEOWNERS POLICY FOR YOUR PROTECTION. MANY ALREADY HAVE THIS ADDED PROTECTION, HOWEVER, A REVIEW OF YOUR POLICY IS ALWAYS A GOOD IDEA. IT MAY SAVE YOU MONEY IN THE SHORT, AS WELL AS, THE LONG RUN.

**Lake Geneva Property Owners Association**  
**P. O. Box 356**  
**DeWitt, MI 48820**



## THE LAKE IS SHIP-SHAPE - Stu Shafer

We are pleased to report that the Lake continues to be in good condition. Professional Lake Management ("PLM") has timely obtained this year's permit for weed treatment, and is prepared to begin treatment this Spring when the weather permits.

Our latest Water Quality Analysis report indicates that our water quality is very good, except for high phosphorus, which mostly results from lawn runoff of fertilizer. It is essential for the health of our lake to use 0-0- phosphorus fertilizer. It would also be helpful to have a vegetative barrier between the lawn and the lake, which would help to filter out the phosphorus from the runoff.

We are looking forward to another great year of lake and park activities.

## JUST A NOTE TO REMIND YOU OF THE ANNUAL MEETING

The Annual meeting will be held on Wednesday, March 11, at the Dewitt Junior High School Auditorium. The meeting will run from 7 p.m. until 9 p.m. We will be discussing a number of issues and electing three new directors to the Board.

Issues occurring within the Association affect you *and* your property values. Please mark your calendar and plan to attend.

See you there!