



2021 SUMMER LOCH ERIN NEWSLETTER

Loch Erin News is published by the Loch Erin Property Owners Association.

A housing Association P.O. Box 302, Onsted Michigan 49265 (517) 467-4834

Email: locherinproperty@gmail.com Website: www.locherinpropertyownersassociation.com

Regular Meetings: 2nd Monday of every month (Except holidays - 3rd Monday) 7:pm at the
Cambridge Township Hall M-50 and Onsted Hwy. Onsted MI

Annual Meeting is the 3rd Sunday in May at 2:pm

2021 SUMMER MESSAGE FROM LEPOA PRESIDENT CHRISTIAN MALCOLM

The summer season has arrived! Coming off of a holiday weekend, I have to say that I enjoy seeing our community so active; even with cooler temperatures, it seemed like everybody was enjoying their time on the lake. The boat parade and food truck were a success (special thanks to the Hagan Family, Kathy Kanable, Jim and Lisa Nagypal, Matt Lathrop and Sara LeBlanc)! Look for announcements on our website for future boat parades and events.

At the Annual Meeting on May 16, 2021, the Loch Erin Board of Directors was reelected. On behalf of our entire community, I'd like to thank them for continuing to serve our community and for contributing their time and effort to make Loch Erin such a great place to live. Thank you, Lee Prettymen, Phil Kittridge, Rod Kurowski, Joe Richard, Don Deneweth and Eric Cullum!

As most are likely aware by now, the rezoning requests for the 20-acre lakefront parcel off of Springville Highway (between Castlebar and Irish Mist) were not recommended by the Cambridge Township Planning Commission. This is a step in the right direction, however, it's not the end of the road. On June 17th at 6:30 PM, the zoning requests will go in front of the Lenawee County Region 2 Planning Commission, before coming back for final approval or denial by the Cambridge Township Board.

The gate at the launch has been installed, but is not currently operational. We expect to have everything up and running before the end of the summer season. Access cards will be supplied to residents before the gate is turned on, so be sure to mail in the key form request if you haven't already. Last, but not least, enjoy the lake this summer! Be safe and courteous when on the water (and land). Be sure that visitors are aware of all rules that apply when operating watercraft. I know I'm stating the obvious, but safety on the lake is something we're all responsible for and is of the

utmost importance. Check out the Handbook of Michigan Boating Laws and Responsibilities for a quick reference.

A quick reminder of upcoming events:

- Fireworks for the Fourth of July will be held on Sunday, July 4, with a rain date of Monday, July 5.
- The Annual Loch Erin Garage Sales will be held on August 20-21.

See you on the water!

Christian Malcolm
LEPOA President

SPRINGVILLE DEVELOPEMENT UPDATE:

The Cambridge Township and Lenawee County Planning Commissions have denied both re-zoning requests submitted by Baloor Development. The issue returns to the full Cambridge Township Board on July 14th for a final decision. Additional information can be found on the home page of our website.

ANNUAL DUES, LAUNCH KEY CARDS AND STICKERS

Loch Erin Annual dues are \$175.00 (per lot owned). **Members can pay anytime between January 1st through May 1st each year and not be delinquent.** After May 1st unpaid dues become delinquent, you are no longer a member in good standing and may lose your member benefits and privileges until payment is received. Website member accounts will automatically be suspended and you will be required to re-join before your access will be reinstated. It could take up to 2-3 weeks to have your account reinstated. Key Cards and Launch Privileges will also be suspended and you will be denied access to the launch facility.

Launch Key Cards are distributed to members in good standing who are current on their dues and have completed and returned the ["key card form"](#) provided on the home page of the website to Jordin @ P.O. Box 302 Onsted MI 49265 or emailed to her at locherinproperty@gmail.com. If you fall out of good standing for any reason, your card will be de-activated. If you share or lose your card, your old card will be de-activated and a \$100.00 fee will be required to obtain a new card.

Annual Stickers - Watercraft stickers will no longer be required or issued once the launch gate is operational and the key cards have been distributed. **However, Vehicle stickers WILL be required to all members who expect to use our common area parks.** Members parked without a sticker will be considered trespassers and your vehicle may be towed at your own expense. Please do not call the office if your vehicle is towed. Signs are posted in all parks indicating who to contact in the event that your non-stickered vehicle has been towed. Members are reminded that **ORV's**

including Golf Carts are prohibited in our parks and on all Loch Erin roadways. Stickers will not be issued or valid for these vehicles. This is not a LEPOA issue. Please Contact the Cambridge Township Police Department to either report a violation or seek additional information on this law. 517-467-4737 or the Sheriff at 517-263-0524.

LEPOA BOAT DOCKS

The Loch Erin Property Owners Association makes every effort to provide our back lot property owners with dock access to our lake. Docks are assigned on a first come first serve bases. If you are interested in securing dock space at one of the Association Parks, all association dues and sub dues (if applicable) must be paid and you must also be a member of our website. **The dock lease program process begins January 2nd of each year.** Lease agreements and instructions are posted on our website in December of each year. Forms can be download, completed and **Mailed** to Jordin - P.O. Box 302, Onsted MI 49265. We do not except email submissions. Lease packages that are not postmarked AFTER January 1st will be returned. When completing your lease agreement, please do not submit "same space as last year" in the space preference section as that may also cause your package to be returned.

PROPOSED CHANGES TO THE LEPOA BYLAWS:

The LEPOA Board is currently proposing the following changes to our General Bylaws. The complete General Bylaws document can be viewed on our website under the Bd Documents/Minutes link.

The following Section 8 to be added to Article 11:

Section 8. Penalties: In addition to the aforementioned remedies, a system of monetary penalties may be assessed to any member who fails to comply with these bylaws, building and use restrictions, Loch Erin Park-Water Rules and Regulations, and other Loch Erin published rules and policies as established by the Board of Directors.

1. Citations

a) Citations approved by the Board of Directors and will specify the Regulation violated and shall clearly define the offense.

b) Recipients of Citations have fourteen (14) calendar days to pay the fine or file an appeal with the Appeals Review Committee. Appeals can be sent to the LEPOA office via US mail or email.

c) Copies of the Citation and supporting documentation shall be filed in the Administration office.

2. The categories and associated fines are:

Category Fine

1 \$ 10

2 \$ 25

3 \$ 50

4 \$100

3. Failure to pay the fine or file an appeal within 14 days may result in the loss of voting rights and loss of use of Loch Erin common areas and facilities.

4. Failure to correct the infraction within 30 days, and every 30 days thereafter will result in the issuance of additional citations.

5. Examples of potential citations. Final citation determination will be made by the Board of Directors and published as needed.

a) Parking in Loch Erin Parks without a current Loch Erin vehicle sticker applied to the corner of the windshield – Category 1 - \$10. (vehicle may also be towed at owners expense)

b) Violation of LEPOA or sub association building restrictions – Category 3 - \$50.

c) Docking or mooring a non-member watercraft at a LEPOA shoreline or dock – Category 4 - \$100. (Watercraft may also be ticketed and towed/impounded at the owner,s expense).

The following to be added to Article 16 Miscellaneous, Section 1:

“Residence and Residential Purposes” does not include activities that generate commercial traffic other than normal delivery of services related to mail, UPS, Federal Express, garbage removal, lawn maintenance or activities, and home improvement. The Board of Directors shall have the right, at it’s sole discretion, to allow limited commercial activities such as (but not limited to) kitchen utensil and wine tasting parties, and home offices without non-resident employees, that do not result in regular occurrences of external traffic or congestion. The outdoor parking of class 3 (or higher) commercial vehicles and trailers is prohibited. The delivery of materials such as building supplies, appliances, and construction equipment not intended for use on the property owner’s structure or property is prohibited.

The following Section 3 to be added to Article 16 Miscellaneous:

Section 3. No border, including fences shall be closer than thirty-five (35) feet from the shore line. This includes fences along lot lines between properties. Fences include visual or physical barriers of metal, masonry, wood, vinyl, trees, or a growing hedge. The purpose of this policy is to maintain a reasonably clear range of view of the lake for all owners with lakefront property. The determination of what constitutes a violation of this section is the sole discretion of the Board of Directors.

The following section 5 of Exhibit A, Restrictions to be changed to read as follows:

5. No noxious or offensive home occupations or activity shall be permitted on any lot, nor shall anything be done thereon which shall be or, become an annoyance or nuisance to the neighborhood, and Loch Erin, Inc. . A nuisance may be described as, but is not limited to the following: motorized vehicles (boats, cars, campers, motorcycles) parked anywhere on the home owners property, which have not been registered or licensed or have been in a state of disrepair, for longer than three weeks; any other non-operational equipment such as lawnmowers, trailers, golf carts, four wheelers, etc. Its successors or assigns The LEPOA Board of Directors shall determine what constitutes noxious or offensive activity and said determination shall be complete and final. No animal or fowl shall be kept or maintained on said lots except customary household pets in reasonable numbers. No signs of any kind shall be displayed on any lot without written permission of LEPOA , or its successors or assigns. No commercial signs (except real estate listings) shall be posted on any road or lake side lot. A new home under construction may post the builders sign for up to nine months. Political signs are under the jurisdiction of

Cambridge and Franklin townships. Failure to maintain lots in a tidy manner will result in maintenance of the lots by the Property Owners Association for which a reasonable charge will be levied against the property owner.

The following Section 6 of Restrictions to be removed:

6. No boat docks, floats or other structures extending into the lake shall be constructed or placed into or on said lake without prior written approval of Loch Erin, Inc., its successors or assigns. Use of the lake is limited to members of Loch Erin Association, and such use shall be in compliance with the rules and regulations of LEPOA, LEPOA shall have the use of the lake for its corporate purposes.

BYLAWS CHANGE MEMBER BALLOT

I _____ (Loch Erin member in good standing)

Loch Erin

Address: _____

Hereby cast the following vote to (check one only) _____ approve; _____ not approve the proposed changes to the Loch Erin Property Owners Association bylaws as detailed in the Proposed Loch Erin Property Owners Association Bylaw Changes document dated July 12, 2021. This ballot must be received at P.O. Box 302, Onsted MI 49265 on or before by 3:00 PM (EDT), July 12, 2021; or brought to the July 12th regular LEPOA meeting.

(Ballots will also be available at the meeting)

Signed: _____ Date: _____

BOAT SAFETY

Loch Erin Lake and Safety Rules are posted on our website. It's your responsibility to know them and to insure that your guests are not only also aware but adhere to them. They echo the State of Michigan, County and Township laws. No wake means NO WAKE. It's not a negotiable speed. It's the slowest speed possible as to NOT create a wake. Traffic around the lake is counter-clockwise and swimmers, skiers, docks, islands or any other obstruction/obstacle in the water requires the same 100 ft distance.

2021-2022 ELECTION AND BUDGET

The 2021-2022 Election was held at the May 16th Annual Meeting this year. All current members were re-elected for another term. The [2021-2022 Annual budget](#) below was also adopted. Additional information is available for members on our website under [Board Documents and Minutes](#).

LEPOA 2021 Budget

BUDGET Income

40106 Docks 9,600.00

40109 Guest Fees 225.00

40111 Income Dues - current year 154,350.00

40112 Income Dues - Lien fee 500.00

40113 Income Dues - past due 2,000.00

40120 Unapplied Cash Payment Income

40124 _IntInc 200.00

Total Income \$ 166,875.00

Gross Profit \$ 166,875.00

Expenses

50100 Charity

50101 Cash Contrib. 1,150.00

Total 50100 Charity \$ 1,150.00

50200 Fish Comm.

50201 Lake Stocking 5,000.00

Total 50200 Fish Comm. \$ 5,000.00

50300 Insurance

50301 Board Liability - D & O 800.00

50302 Fidelity Insurance 300.00

50303 Liability 2,140.00

Total 50300 Insurance \$ 3,240.00

50400 L&P Fees

50401 Attorney 8,000.00

50402 C.P.A. 300.00

50403 Mich. Non-profit Licensing 40.00

50404 Reg. of Deeds 700.00

Total 50400 L&P Fees \$ 9,040.00

50500 LEPOA Activity

50501 Christmas Party 1,300.00

50502 LEPOA - Other/Fireworks 10,000.00

50504 Yard sale 150.00

Total 50500 LEPOA Activity \$ 11,450.00

50600 Newsletter

50601 Postage 400.00

50602 Printing 800.00

Total 50600 Newsletter \$ 1,200.00

50700 Office

50701 Computer Service & Repair 800.00

50702 Internet 780.00

50703 Office Supplies 650.00

50704 Other Printing

50705 Postage 1,060.00

50706 Secretarial 16,900.00

50707 web hosting 1,200.00

Total 50700 Office \$ 21,390.00

50800 Parks

50801 Dock Installation/Removal 6,000.00

50802 Entrance 0.00

50803 MISC/ Island/ski course 500.00

50804 Mowing 15,240.00

50805 New Docks 2,500.00

50806 Porta John 5,000.00

50807 Privite Dr 'A' 600.00

50808 Repair & Maintenance 11,000.00
 50810 Security 8,000.00
 Total 50800 Parks \$ 48,840.00
 50900 Tax
 50903 Prop 185.00
 Total 50900 Tax \$ 185.00
 51000 Water Quality
 51001 Algae 1,000.00
 51002 Equipment 0.00
 51003 Goose Round up 1,900.00
 51004 Permits 1,100.00
 51005 Water Testing 23,830.00
 51006 Weed Control 9,000.00
 51007 MLSA Membership 600.00
 51008 Travel Expenses 1,351.00
 New Account - Watershed MGT plan 9,250.00
 Total 51000 Water Quality \$ 48,031.00
 59002 Banking Fee 120.00
 59004 Capitol Improve 35,700.00
 59012 Room Rental
 59013 Stickers-Boats 1,125.00
 59014 Telephone 1,010.00
 59017 Utilities 700.00
 Total Expenses \$ 188,181.00
 Net Operating Income(Loss)
 (\$21,306.00)
 Net Income(Loss) (\$21,306.00)

2021 ANNUAL EVENTS:

Memorial Day Pontoon Parade was held on Sunday, May 30th at 2:pm. It was the 2nd year for this event. First Prize Winner was Randy and Juli Humphreys, 2nd Prize went to Christian and Jennifer Malcolm and 3rd Prize to Ryan Hagan. Our thanks to everyone that participated. Special thanks to our donors and judges Jim and Lisa Nagypal, Matt Lathrop and Sara LeBlanc and of course to our Parade Hosts Mark and Kathleen Hagen.

Goose RoundUp - Occurred on Thursday, June 17th this year. The Egg and Nest destruction completed in May destroyed 45 nests and 221 eggs. The round up was the 2nd step in reducing the Geese population on our lake. Many Thanks to all our Round Up volunteers. It was truly a record turn out this year.

Fireworks - the Loch Erin Fireworks display is scheduled for Sunday July 4th with a rain date of Monday July 5th.

Lake Wide Annual Garage Sale - this year the decision to schedule the sale on the 2nd MIS Race Day weekend was approved. The new dates are for Friday, August 20th and Saturday August 21st from 9-5 both days. Members should remember that signage for the sale is provided by LEPOA. Member signs are not permitted in the LEPOA Entrance(s) parks or common areas of our community at any time.

Labor Day Extravaganza Preliminary plans to close the holiday season on Loch Erin are in the works for the 2021 Labor Day weekend. If you've not already, please join our website to get the latest news and information on everything Loch Erin!

LAKE WEED TREATMENT AND WATER QUALITY

WAVES! Yes, the water quality team wants to talk about waves. Recall we have a shoreline planting group starting to add vegetation to the shoreline to both absorb nutrients Blue Green Algae consume and better stabilize the shoreline with native aquatic plants. Our lake has very little vegetation currently, and almost no shoreline plants. Wave action at the shoreline will harm the plant's ability to establish themselves effectively. Remember, NO watercraft should operate at speeds that produce a wake when within 100 feet of any shoreline or island. This is not a Loch Erin "thing", it is State of Michigan Law. It applies to all powered watercraft, ski boats, fishing boats, jet skis, pontoons etc.

Loch Erin has been fortunate the last few years to have had minimal Harmful Algae Blooms. This year may be different. Unlike the last few years, we did not have multiple heavy spring rains to move more water thru the lake system. Several of the local ponds already have significant amounts of algae growth. It would not be a surprise to see Blue Green Algae (cyanobacteria) later in the season. Remember, if you see it, stay away from it. Cyanobacteria can produce toxins that may be harmful to humans and pets, usually affecting the digestive system.

Cyanobacteria is usually visible early in the morning when the water is still and disappears as the day progresses. However, toxins may still be present in the water for some time after the Blue Green color disappears so avoid contact for at least a day.

How can YOU help? Do you have a turfgrass that goes all the way to the water's edge? Do you have a BIG sandy beach? Do you use fertilizers containing phosphorus? Consider some changes. Take a look at the shoreline brochures posted in the Water Quality section of the LEPOA website. Read the blogs that our shoreline planting committee member, Jan Hall has been posting. Conduct your own internet searches, there are many websites that display attractive native vegetation shoreline plantings. While these improvements may seem small – every little bit can be helpful. Enjoy your summer!

CHILDREN AND PETS

A reminder to all members that Children and Pets are out and about in our lake, our parks, common areas and roadways. Unless otherwise posted the speed limit **on all Loch Erin roads is 25 MPH**. Please be mindful that especially the smaller children on our beaches and lakefront may not be able to overcome the wake you create. Please don't 'run up' on the swimmer, skier, or no wake sign before you decided to power down. In some situations and areas, that could be too late.

Pets are required to be on a lease at all times once you leave your property. Pet waste is your responsibility and should never be left on someone else's property or disposed of on a vacant lot or in one of our porta potties.

ADMINISTRATION CONTACT INFORMATION

Jordin Stark is the LEPOA part-time Secretary. Her main job is to support the LEPOA board and to help members with the responsibilities and programs as dictated by our board. There is not physical office for the LEPOA. The mailing address is: P.O. Box 302, Onsted, Mi 49265. You may also leave a message on the LEPOA answering machine at 517-467-4834 or email her at locherinproperty@gmail.com and she will respond as her schedule allows.

Eric Cullum is a Board member and the LEPOA Compliance Officer. Matters of Bylaw or Rules compliance should be emailed to him at dsgtcullum@yahoo.com, AFTER you have completely filled out the Compliance form offered on the Home Page of the website. Alternatively, you can fill out the "Contact Us" form on the website and your question or compliance issue will be forwarded to him.

Kathy Kanable is our webmaster. If you have a website issue, need to join or re-join after being suspended **please do not call or email the office.** Contact Kathy direct at kakanable@aol.com

MEMBERS WITH GUESTS

Sharing the use of our lake, community facilities or common areas with friends and family? Understand that you MUST accompany your guests at all times while they are using our membership benefits. There are no exceptions to this rule. In order to protect our lake and our private community all members have a responsibility to insure that watercraft entering our lake, anyone fishing with live or cut bait, or practicing catch and release fishing are required to take all precautions to limit the movement of invasive species and fish diseases. Members are also responsible for making sure guests are aware and adhere to all Bylaws, rules and restrictions while visiting our community.

ON-GOING VOLUNTEER OPPORTUNITIES TO CONSIDER

Shoreline Invasive Plantings Program: The first plantings to aid the health of our lake are beginning soon. If you can volunteer some time to help please contact Jan Hall at Jans.homes@live.com

Ski Course in/out volunteers: Please contact Mike Klein (michaelgklein40021@yahoo.com) or 517-467-5759 as soon as possible if you can help put in or take the ski course this season.

LOCH ERIN GAMES

Pickleball Players are always accepting new players and all skill levels. If you're interested in learning or playing, please contact Tom Sollars 517.712.2578 email: tasollars@comcast.net

Mens and Womens Golf Leagues Golf Leagues typically start up in the Spring but accept members of all levels throughout the season. For information about the Mens League please contact Dave Figg dcfigg@aol.com For information about the Women's League Diana Hellenga diana.hellenga@yahoo.com or Sandra Lewine sandralewine@frontier.com

IMPORTANT NUMBERS: EMERGENCY CALL 911

LEPOA General Office 517-467-4834 Lenawee County Sheriff 517-263-0524 Cambridge Township Police 517-467-4737

Boating/Hunting Law Questions 517-373-1230 Lenawee County Road Commission
Snow Removal and overgrown right-off-way grass complaints 517-265-6971

Drain Commission 517-264-4696 DNR/DEQ - Andy Monnich 517-610-1370 or 517-648-5847.

Taxes, Ordinance Violations, Permits, Zoning, Dogs or Overgrown Lawns are handled by the Township. Cambridge Twsp. 9990 W. M50 Onsted 517-467-2104
or <http://cambridgetownship.net/> Franklin Twsp. 3922 Monroe Rd, Tipton 517-431-2320
or <http://www.franklintownship.net/>

LEPOA <https://www.locherinpropertyownersassociation.com/>

