



Rush Lake News



Fall - Winter 2021

Rush Lake Property
Owners Association

Phone: 734-878-0340
email: clerk@rushlakepoa.com
Website: rushlakepoa.com

VOTE ON PROPOSED BYLAW CHANGE

A very important vote will take place at the upcoming semiannual meeting on October 6 regarding a proposed Bylaw change. This Bylaw change will increase the dues of all members because of the substantial increases in the costs of running the association

It is especially important that the lake itself be maintained and taken care of in a professional way. The cost of herbicides, and other expenses to maintain our lake, have continually risen, putting a strain of the association budget.

Please attend and help all members continue to have a lake that we can continue to use and enjoy!

The proposed bylaw wording appears on PAGE #2

Note: there will be two ballots to approve the following increases:

Ballot #1 will be issued to all members.

	PRESENT		NEW
Current Membership Operations	\$55	New amount	\$69
Current Park	\$15	New amount	\$20
Lakefront Owners	\$128	New amount	\$160
Scotia/Baudine Canal	\$90	New amount	\$113
Off Lake	\$44	New amount	\$55

Ballot #2 will be issued to members residing on a dirt road:

Current road	\$148	New amount	\$185
Adjacent lot with separate tax id	\$2	New amount	\$150
Current Membership Operations	\$55	New amount	\$69
Current Park	\$15	New amount	\$20
Lakefront Owners	\$128	New amount	\$160
Scotia/Baudine Canal	\$90	New amount	\$113
Off Lake	\$44	New amount	\$55

MEETING ALERT!

The Covid-19 crisis situation is constantly changing – virtually every day. Because of this, there is a possibility that the upcoming October 6th semiannual meeting may have to be postponed at the last minute.

If a postponement is necessary, an email “blast” will go out to all members signed up to receive emails from the Clerk informing them of this fact.

Also, a notice of the postponement will be placed on the RLPOA website: rushlakepoa.com.

Be on the alert for a possible postponement!

Absentee Ballots

Just a reminder that absentee ballots are not available for the upcoming vote on the dues increase. According to the bylaws, absentee ballots are only available for voting on special assessments. Members must be at the meeting on October 6, 2021, to vote on the proposed dues increase.

The October 6, 2021 proposed Bylaw change:

Article VII Section 1 - Membership Fees: We, the members of the Rush Lake Property Owners Association, hereby authorize that each taxed parcel in the boundaries of the Corporation be assessed an annual fee of \$69.00 per taxed parcel for general operation of the Corporation,

Each member with property serviced by a gravel road will be assessed an annual fee of \$185.00 per taxed parcel for road maintenance and dust control. If a member owns an adjacent taxed parcel, an additional \$150.00 per taxed parcel will be assessed, provided no dwellings are constructed on the adjacent parcel.

Properties serviced by asphalt roads: Rush Lake Rd., Pettysville Rd., and M-36, or the development known as Moon Shadows, will not be charged this fee.

Each member with lake front property, either their own property or ownership in a common use marina, will be assessed an annual fee of \$160.00 per taxed parcel for lake improvements and maintenance. Each member with off lake property will be assessed an annual fee of \$55.00 per taxed parcel for lake improvements and maintenance. Each member with canal front property on Scotia Rd. or Baudine Rd. will be assessed an annual fee of \$113.00 per taxed parcel for lake improvements and maintenance.

Each member of Moon Shadows on Rush Lake Condominium Association (MSHOA) who owns property with canal or lake front property or who owns a marina dock lot in the canal area will be assessed an additional annual fee of \$200.00.

Each member will be assessed an annual fee of \$20.00 per taxed parcel for park maintenance and improvements.

Membership fees are assessed and due on January 1st of each year and shall be deemed delinquent if not paid by April 30th of each year. Any unpaid balance as of April 30th shall have a 10% penalty added to the unpaid balance on May 1st. All fees, assessments and penalties shall constitute a lien against the property so assessed. This lien will be foreclosed by any legal means and any costs or fees incurred by the association in enforcing these bylaws will be assessed against the non-complying member. All property addresses, once delinquent in dues payments, will be listed on the Rush Lake Property Owners website: RushlakePOA.com. Listing will include the property address and the amount delinquent.

Upcoming Meeting Dates



Semiannual Meeting Wednesday October 6, 2021 7:00 p.m.

Monthly Board Meeting
Wednesday, -November 3, 2021
6:30 p.m.

Monthly Board Meeting
Wednesday, December 1, 2021
6:30 p.m. (if needed)

Monthly Board Meeting
Wednesday, January 5, 2022
6:30 p.m. (if needed)

All meetings are held at the
Hamburg Community Center on
Merrill Road

2021 - 2022 Officers

President: Christina Letzring
Vice President: Jerry Lasecki
Treasurer Peggy Pietras
Secretary Joe Grech

Board Members

Sue Holcomb
Mike Marsh
Cindy Oesterle
Jack Partridge
Pam Sevonty

Association Clerk
Teresa Kinter 734-878-0340

TRIM THAT BUSH & TREE!

There have been reports of several problems of trees and shrubs overhanging the roads and impeding traffic. This issue is the responsibility of the member homeowner. The roads need to be free of overhanging trees and of shrubs which impede traffic. This responsibility even goes to homeowners of empty lots.



Be sure to keep the road in front of your property free of any impediment caused by your trees and shrubs!

DON'T FORCE THE GATE

While it is inconvenient if your boat launch key won't open the gate, the answer is not to force the gate open.



Recently the gate needed numerous repairs which appeared to be caused by someone forcing the gate to get it open. If you encounter a problem with the gate, please call the Association hotline (734-878-0340). Someone will contact you as soon as possible. The Board realizes it can be a real problem when you have made plans to use the boat launch but forcing the gate will only result in costly repairs and more inconvenience for everyone.

CONTACTING THE CLERK

Often members need, for a variety of reasons, to contact the RLPOA Clerk.

The simplest, and most effective way to reach the Clerk, which is also the most efficient way she can deal with any issue, is for you to simply send her an email. This way, she has a clear written picture of your concern, and can, therefore, most efficiently deal with it.



Simply send a concise email to:

clerk@rushlakepoa.com

REMINDER: LATE DUES PENALTY

In recent years the date for the imposition of a late dues penalty was changed to payments received after April 30th.

Be sure to remember to pay your dues before that date, or a 10% late charge will be imposed!

Do You Suffer From Blight?

Have you ever taken a look around your yard to see it from your neighbor's view?

Sometimes we get so used to seeing things laying around that we never consider what it looks just like to others.



...Or, on the other hand, does your neighbor's yard look like a junkyard? Is it covered with lots of junk piled everywhere?

The Board is constantly contacted by members about blight problems in our neighborhoods. The good news is that you can easily address these blight problems yourself.

Simply go to the RLPOA website: rushlakepoa.com, scroll down to the bottom of the home



page, and you will find all the information you need to file a blight complaint with the Township. This begins action by the correct authorities to resolve this problem, so there's no need to contact the hotline!

Or, you can contact Ted, the Hamburg Township Zoning Enforcement officer, directly by calling 810-222-1168, and he will help you.

We all need to take some action to keep our neighborhoods looking good!

ATTEND A BOARD MEETING?

Consider attending a RLPOA monthly Board meeting. The Board is working extremely hard behind the scenes for the benefit of all members.

In general, members really have no idea the amount and breadth of the problems which your Board faces on literally a daily basis.

Actually watching a meeting is guaranteed to be an eye-opening experience.

The Board welcomes thoughts and comments from the general membership.

You will be able to see the actually workings of the Board, and gain some appreciation for the hard work they do on our behalf.

Don't Forget Your Mailbox!



It is the responsibility of the homeowner to keep the area in front of their mailbox cleared of snow and ice. The Association is responsible for the maintenance of the area roads, but each homeowner must maintain a clear mailbox area. Mail delivery will be terminated if the boxes are not kept accessible.

EASILY PAY YOUR DUES ONLINE!

You may now conveniently pay your dues online by:

CREDIT CARD, or

DEBIT CARD, or

PAYPAL



Just email the Association Clerk for details at: clerk@rushlakepoa.com

Be Sure to Leash Your Dog!

According to the Michigan State Leash Law, it shall be unlawful for any owner to allow any dog to stray unless held properly in leash. This law has various exceptions, but basically, dogs are not allowed to run free. The Association members need to keep this law in mind and be sure that their dogs do not run free.



Please don't allow your dog to run free, not only for other people's sake, but for the safety of your dog.

For information of this law, please contact the Livingston County Animal Control at .-517-546-2400.

2021 FINAL LAKE REPORT

As



summer has drawn to a close, we can certainly appreciate

that “climate change” is affecting all of us in a variety of ways. There is no question that Mother Nature has a profound impact on our lake. Whether, it is the mild winters, heavy rain falls or excessive temperatures—all impact the water quality of the lake.

The winter of 2020-21 was again quite mild. The ice cover across the lake was minimal and with the warm 70-degree temps in March, the ice quickly melted and the weed and plant growth began.

After our initial surveys in late April, plans were put in place to treat a strong batch of pond weeds, milfoil, chara and algae in the main body of the lake and all of the canals. The treatment took place in late May prior to the Memorial Day Holiday.

In the main body of the lake, new restrictions from the DNR on the strength of the herbicides affected the overall results of the pondweed and so Lake Pro provided a second treatment in June at no charge and a third treatment in July at no charge.

We also faced several days of large algae blooms. There are a variety of factors that contribute to an algae bloom such as warm water, high levels of nutrients, etc. Herbicides are applied to neutralize and break up algae blooms and this was done extensively in June.

A third and final treatment was completed in the main body of the lake on July 12th. In addition to treating the remaining pond weeds, several areas were treated for the lily pad growth. (Please note we treat lily pads only in the main body of the lake and in navigation areas of the Moon Shadows canals. We do not treat around individual dock or swim areas.)

This successful July 12th treatment in combination with the heavy rainfall this summer have kept water levels high leading to the enjoyment of our waterways through the end of summer and into Fall. As we head into late September, there are signs of pond weeds growing and coming to the surface. It has been our practice to not spend additional funds after Labor Day since we are at the tail end of our recreational boating opportunities. Our board will be meeting with the Lake Pro team in the Spring to discuss plans for the Summer of 2022.

Microalgae control applications have been performed in the Moon Shadows canals on a regular basis throughout the summer

PLEASE DON'T FEED THE WATERFOWL

Waste produced by waterfowl can be a significant source of nutrients in the lake. Research has shown that one Canada Goose can contribute



approximately a half pound of phosphorus to a lake each year. When we feed geese regularly, and multiply that by the number of geese that are on the lake, a huge amount of phosphorus is added to the lake which causes a large increase in plant and algae growth in the lake.

ROAD SAND

There is sand available at Hillside Park on Junior Drive for member's use on icy roads. The cost of sanding all of the roads can be quite expensive, so sometimes just sanding a small area alleviates the road iciness. The sand is just to the left of the boat launch gate. If you find the supply of sand exhausted, email: clerk@rushlakepoa.com so additional sand may be ordered.

“To be wronged is nothing unless you continue to remember it.

Confucius

Is The Ice Safe?

A simple answer to this question would be “no”, the ice is never really safe”, but with care and caution, one can venture out on the ice without any mishaps.

❖ Wait to walk out on the ice until there is at least 4 inches of clear, solid ice. While thinner ice will usually hold one person, ice thickness can vary during the season so by using four inches as a guide, it will provide you with a margin of safety.



❖ Test the ice ahead of you with an ice spud.

❖ Children should always be supervised while on the ice.

❖ Snowmobiles and ATV's need at least 5 inches of good, clear ice, while cars and light trucks need at least 8 – 12 inches.

❖ Take a pair of wooden handled screwdrivers or ice picks with you while on the ice. Screwdrivers with wooden handles will float instead of sinking should you drop them, and they will aid you in pulling yourself up and onto the ice should you fall in.

Please remember that the cleared area next to the boat launch



gate at Hillside Park is for parents to park while waiting for the school bus. During the winter, the parents need a safe area to park and wait for their children. Please keep this area open for them.

PERMANENT DOCK?

Several members have asked if they can simply leave their docks in the water year- round, and not take them out each fall. The simple answer is “yes, but....”

Almost all members with docks have what are called “seasonal” docks. This kind of dock must be removed at the end of the fall season. However, one can have a “permanent” dock which does require a permit from Michigan Department of Environmental Quality (DEQ). The DEQ has told us that, in fact, obtaining a permit for a permanent dock is quite easy.

Anyone wishing to pursue obtaining a permit can simply contact the DEQ via their website.

RLPOA WEBSITE MORE VALUABLE THAN EVER!!!

Particularly during these difficult and changing times, access to current information is more important than ever.



and the RLPOA

Website is the best place for members to obtain this relevant information, quickly and easily.

Simply go to:

rushlakepoa.com

This website is chock full of news, photos, minutes of meetings, newsletters, updates about upcoming meetings, and other interesting info about our lake and our community

Please give it a try. You will be glad you did!.

DON'T FORGET!

Burning is only allowed during the months of April & May, and October & November!

EMAIL BLASTS

The association Board has worked over the past several years to improve communication to our membership.



An important tool we use is “email blasts”. We send out emails to all of our members for whom we have addresses whenever we need to communicate an important message (i.e. upcoming herbicide treatment, lost articles, police reports, water testing, etc.)

If you have not signed up to be on our email list, please send a request to:

clerk@rushlakepoa.com

BURNING NEAR THE LAKE

When you are tossing leaves, tree limbs, etc. on your brush pile to burn this fall, don't do it near the shoreline. Hamburg Township's burning ordinance specifies that the open burning of yard waste must not be within 25 feet of any lake, river or stream. Another option might be to look closely at what you intended to burn and see if some of it may be composted instead. While everyone enjoys a campfire, let's not burn unnecessarily because we certainly don't want to chance feeding the algae in our wonderful lake!

Hypothermia

When your body temperature falls below normal, hypothermia occurs, which can be serious. To avoid hypothermia:



- protect yourself from the wind
- keep yourself hydrated
- wear warm clothing, including a hat and gloves or mittens
- stay dry
- do not leave your skin exposed for long periods of time
- take care with areas most affected by hypothermia, nose, ears, fingers, cheeks and toes.

Symptoms include slurred speech, confusion, loss of coordination, apathy and irrational behavior.

Please Don't Block The Road!

If at all possible, please do not park in the roadway during the winter months. When the snowplow comes by, if you are parked in the road, he will not be able to clear the road completely. Also, trash cans need to be kept out of the road. Oftentimes the trash company will just dump the cans back into the roadway so please pick them up out of the roadway as soon as possible. And please, don't regularly store them in the roadway.

WALKING IN THE DARK

Some members, while driving while it's dark, – either at night or in the early morning hours,- have almost struck a walking pedestrian who was not wearing any reflective clothing. Not wearing such clothing makes it very difficult for drivers to see people walking along the street when its dark.

Please, when walking when it's dark, wear some reflective gear.



We all want to avoid a tragedy happening on any of our roads!

PARK GARBAGE BINS & POTTIES

All garbage bins and potties at the three parks have been removed for the winter, but will be back in the spring.

The Board has heard reports that private individuals



have been dumping their garbage in these bins.

If you see such an individual, please email the Clerk with the address of the offending property owner.



**Rush Lake Property Owners Association
P.O. Box 78
Pinckney, Michigan 48169**

Mailing Label

Association Semiannual Meeting

October 6, 2021 7:00 p.m.

**Registration and Social Time begins
at 6:30 p.m.**

**Hamburg Township Community
Center
10405 Merrill Road**

Agenda Items To Be Discussed

Parks	Lake
Roads	Budget 2022
Bylaw change	
Any Additions to The Agenda	



***A bylaw change will
be voted on at the
upcoming fall
semiannual
meeting. See
front page
for details.***