



# Rush Lake News



## Fall 2016

Rush Lake Property  
Owners Association

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### MEMBERS' SUPPORT NEEDED FOR UPCOMING VOTE ON BY-LAW CHANGES & DUES INCREASE

The Rush Lake Property Owners Board has identified several areas of needed changes that will be addressed at the October 5<sup>th</sup> semi-annual general membership meeting. The proposed changes include a requested dues increase, and some by-law changes which address the Board's concerns regarding association property and members use of our parks.

Be sure to attend this important semi-annual meeting!

Here is a recap of the proposed by-law changes and dues increase that will be voted upon:

#### Proposed new by-law:

##### Article III Section 1 Rules

**(h) Reimbursement to the association for destroyed or damaged property. The board has the jurisdiction to advise a property owner that repairs or reimbursement is due the association in the event that the property owner or a family member or guest associated with that property owner has damaged or destroyed association property.**

**Examples could be damage to: seawall, fences, gates, picnic tables, benches, etc.**



**When this destruction or damage has occurred, the board will either contact the property owner in person or by letter advising them of the destruction and or damage. Property owner has option to replace or repair at a schedule that is approved by the board.**

**Should the property owner fail to repair or replace, the board has the authorization to have the work done and to add the bill as an assessment to the property owner's annual dues.**

**Property owner has option to appeal by appearing at a regular scheduled board meeting.**

#### Current by-law reads:

Article III Section 1-Rules  
Amended 5/4/2005

**Park #1 - Lakeview Park** No vehicle shall be permitted within the fenced area. No boat shall be stored or moored within the fenced area, or chained to fence.

### Snow Plow

### Markers

Winter will be here soon and with it will come the snow! To help the plow drivers see where the edges of the roads are, they have asked if Association members would please place 3 – 4 foot long sticks or stakes along the edges of the roads. This not only enables them to tell at a glance the location of the edge of the road but it also keeps them from plowing across the edges of our grass. If we all place a few sticks along our section of the road, it will make it easier for them to plow our roads.



### 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 5, 2016, to vote on the dues increase.

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No boats shall be anchored in the swimming area. No boat shall be launched from this park. Only swimming and picnicking are allowed. No water skiing in swim area.

**Park #2 - Sunset Park** No vehicle shall be permitted within the fenced area. No boat shall be stored or moored within the fenced area, or chained to fence. No boat shall be anchored in the swimming area. No boat shall be launched from this park. Only swimming and picnicking are allowed. No water skiing in swim area.

**Park #3 - Hillside Park** No vehicle shall be permitted to park within the fenced area. Vehicles launching or retrieving boats may be permitted within the fenced area, but must be removed from park upon completion of operation. Vehicles are allowed to park on upper level outside the fence. No boat shall be stored or moored within the fenced area or chained to fence. No boat shall be anchored in the swimming area. Only swimming, picnicking and launching of boats are permitted at this park. No water skiing is permitted in the swim area.

**Proposed bylaw changes read:**

**Park #1 - Lakeview Park:** No **motorized** vehicle **of any type**, shall be permitted within the fenced area. **Association has the right to have vehicle towed at owner's expense.** No boat shall be stored or moored within the fenced area, or chained to fence. No boats shall be anchored in the swimming area. No boat shall be launched from this park. **Boats in violation will be removed at owners expense.** **Boats are defined as watercraft, jet skis, canoes, paddle boats, kayaks.** Only swimming and picnicking are allowed. No water skiing in swim area.

**Park #2 - Sunset Park:** No **motorized** vehicle **of any type**, shall be permitted within the fenced area. **Association has the right to have vehicle towed at owner's expense.** No boat shall be stored or moored within the fenced area, or chained to fence. No boat shall be anchored in the swimming area. No boat shall be launched from this park. **Boats in violation will be removed at owners expense.** **Boats are defined as watercraft, jet skis, canoes, paddle boats, kayaks.** Only swimming and picnicking are allowed. No water skiing in swim area.

**Park #3: - Hillside Park** No **motorized** vehicle **of any type**, shall be permitted to park within the fenced area. **Association has the right to have vehicle towed at owner's expense.** Vehicles launching or retrieving boats may be permitted within the fenced area, but must be removed from park upon completion of operation. Vehicles are allowed to park on upper level outside the fence. No boat shall be stored or moored within the fenced area or chained to fence. No boat shall be anchored in the swimming area. **Boats in violation will be removed at owners expense.** **Boats are defined as watercraft, jet skis, canoes, paddle boats, kayaks.** Only swimming, picnicking and launching of boats are permitted at this park. No water skiing in swim area.

**Current by-law reads:**

**Article VII Section 1 - Membership Fees Amended 10/6/2010**

We the members of the Rush Lake Property Owners Association hereby authorize that each Taxed parcel in the boundaries of the Corporation be assessed annual dues in the amount of \$55.00 for general operation of the Corporation, an additional \$108.00 will be assessed for the road maintenance and dust control for those properties serviced by a gravel road. Those properties serviced by black top roads (Rush Lake Road, Pettysville Road and M-36) or the development known as MOON SHADOWS will not be charged the road maintenance fee. If any one parcel owner owns more than one taxed lot, the annual dues for each additional parcel shall be charged \$2.00 provided no dwellings are constructed on the additional lots. Each property owner who has lake front property (either their own property or ownership in a common use marina) will be assessed \$113.00 annually for lake improvements and maintenance. Each off lake property owner (who does not have ownership in a common use marina) will be Assessed \$38.00 for lake improvements and maintenance. Each canal front property owner (who lives on Scotia or Baudine) will be assessed \$75.00 for lake improvement and maintenance. Each member shall be assessed \$15.00 for the purpose of park maintenance and improvements. Dues assessed shall be due and payable on January 1 of each year and shall be deemed delinquent if not paid by June 30

**Continued on next page.**

of each year. Any unpaid balance as of July 1 shall have a penalty added thereto on July 1 of each year in the amount of 10% of any unpaid balance per year. All dues, assessments and penalties shall constitute a lien against the lot or lots so assessed, which lien be foreclosed by any legal means. Any costs or fees incurred by the association in enforcing these bylaws shall be assessed against the non-complying member.

**Proposed by-law changes read:**

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 \$55.00 per taxed parcel for general operation of the Corporation. If a member owns an adjacent taxed parcel, an additional \$2.00 per taxed parcel will be assessed, provided no dwellings are constructed on the adjacent parcel.

Each member with property serviced by a gravel road will be assessed an annual fee of **\$128.00 in 2017, \$138.00 in 2018, and \$148.00 in 2019** per taxed parcel for road maintenance and dust control. 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 **\$118.00 in 2017, \$123.00 in 2018 and \$128.00 in 2019** per taxed parcel for lake improvements and maintenance. Each member with off lake property will be assessed an annual fee of **\$40.00 in 2017, \$42.00 in 2018 and \$44.00 in 2019** 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 **\$80.00 in 2017, \$85 in 2018 and \$90.00 in 2019** per taxed parcel for lake improvements and maintenance.

Each member will be assessed an annual fee of \$15.00 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 1<sup>st</sup>. 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.

## Please Slow Down!

School is back in session and many children are now on our streets waiting for the school bus.

Winter is coming and drivers will have to deal with more darkness and snowy conditions.

Let's slow down and keep our children safe!



## HELP WITH ICY ROADS

As the Board of Trustees are all volunteers with families and jobs, they cannot be expected to be out patrolling the roads to determine their daily condition. As members of the Rush Lake Property Owners Association, everyone needs to keep an eye on their own road and contact the hotline when it is snow or ice covered. By everyone contributing just a few minutes of time, it will greatly help the Board to stay on top of the wintry conditions.



Also, please remember not to park on the road after a snowfall which requires snowplowing, and, after the snowplowing is finished, only park on the road when your car will not create a hazard for others.

**The current and proposed fee structure is below. Your current total is in the left column.**

CURRENT	2017	2018	2019
\$108.00	\$110.00	\$112.00	\$114.00
\$110.00	\$112.00	\$114.00	\$116.00
\$114.00	\$116.00	\$118.00	\$120.00
\$145.00	\$150.00	\$155.00	\$160.00
\$183.00	\$188.00	\$193.00	\$198.00
\$185.00	\$190.00	\$195.00	\$200.00
\$201.00	\$206.00	\$211.00	\$216.00
\$216.00	\$238.00	\$240.00	\$252.00
\$218.00	\$240.00	\$252.00	\$264.00
\$253.00	\$278.00	\$293.00	\$308.00
\$255.00	\$280.00	\$295.00	\$310.00
\$257.00	\$282.00	\$297.00	\$312.00
\$291.00	\$316.00	\$331.00	\$346.00
\$293.00	\$318.00	\$333.00	\$348.00
\$295.00	\$320.00	\$335.00	\$350.00

# **Upcoming Meeting Dates**

**Semiannual meeting  
Wednesday  
October 5, 2016  
7:00 p.m.**

Monthly Board Meeting  
Wednesday, November 2, 2016  
6:30 p.m.

Monthly Board Meeting  
Wednesday, December 7, 2016  
6:30 pm (if needed ).

Monthly Board Meeting  
Wednesday, January 4, 2017  
6:30 p.m. (if needed ).

Monthly Board Meeting  
Wednesday, February 1, 2017  
6:30 p.m.

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

## **2016 - 2017 Officers**

President Lois Pescia  
Vice President Eric Schaufele  
Treasurer Lex Kinter  
Secretary Joe Grech

## **Board Members**

Fred Clough  
Christina Letzring  
Peggy Pietras  
Pam Sevonty

## **Association Clerk**

Teresa Kinter  
734-878-0340

## **2016 Lake treatment plans have been completed**

The spring and summer of 2016 offered a variety of challenges to treat the canals and lake of nuisance weeds. As everyone knows, we had a very mild winter and minimal ice cover resulting in early and aggressive spring growth of weeds. By mid-May, the canals and large areas of the main body of the lake were choking from the growth of a variety of invasive weeds.

With this challenge in hand, our plans were modified and we instituted a significant treatment prior to the Memorial Day holiday. By the first week of June, we had seen significant reductions in these weeds.

For the third summer, we hired a weed harvester contractor to come and harvest about 40 acres in the main body of the lake. This was completed in late June and the lake was in excellent shape for the 4<sup>th</sup> of July holiday.

A very hot July and August resulted in dropping lake levels and the emergence of weeds in the canals and main body of the lake. To address these needs, we scheduled a second treatment for mid-August.

Property owners should be aware that there are strict DEQ regulations that have to be followed when treating the lake. These regulations keep us from treating certain areas of the lake, so we will always have some areas that have weeds.

A complete report including expenses for the two herbicide and one harvesting treatment will be given to the members attending the fall meeting on October 5th. Members are also asked to support a by-law dues increase for future treatments on our lake.

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## **Communication through our website and email blasts**

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



Our website (rushlakepoa.com) has been up and running for almost two years. To date we have had over 4,500 sessions, which indicates excellent usage and time spent on the site. Updates to content are done on the home page with important updates and news as a result of monthly board meetings, project announcements, etc. Members are encouraged to bookmark the site, and return for monthly updates.

The second tool we use is email blasts. We send out emails to 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:  
[rushlakepoa@yahoo.com](mailto:rushlakepoa@yahoo.com)

## ***Burning Permitted Soon!***

According to the Hamburg Township burning ordinance, we are allowed to burn any yard waste during the autumn months of October and November. After that we will not be able to burn again until April 1st.

Permitted burning is only for leaves and organic yard waste. Yard waste may consist of leaves, twigs, sticks, limbs or other similar organic yard waste.

Burning must begin after 8:00 a.m. and be completely extinguished by 9:00 p.m. on designated days.

All such burning must be contained and shall not extend beyond the property owner's parcel onto adjacent parcels or roads. Fires shall be located no less than 25 feet from any building or less than 10 feet from the property line.

All such burnings must be supervised by an adult and never left unattended. For this type of burning, no burning of garbage, refuse, trash, rubbish, building or household materials is allowed.

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## **Don't Dump Your Leaves....**

...in the lake, in or near storm drains. For some this seems like a simple solution of what to do with their leaves each year, but this can have a lasting impact on the lake. Yard waste is one biggest contributors of pollution in a lake.



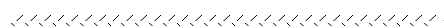
## **A Swan's Tale, -updated-**

Mr. Macho, the longtime Rush Lake resident male swan who lost his mate last year, has passed the summer alone on the lake. Since he didn't find a new wife over the winter, this spring he returned to Rush Lake without a new mate. He has been seen sometimes exerting his "macho" temperament chasing other swans, trying retain some control over "his" lake.



This year two other pairs of swans have raised their signets here, but soon the snow will fly and they'll all have to move to warmer climes for the winter.

We can only hope the Mr. Macho will have better luck this winter finding a new mate, and return to our lake in the spring with a new "bride" to again raise a brood of adorable babies for all of us to enjoy.



## **Keep Your Dog Under Control**



In accordance with the Michigan State Leash Law, dogs are not allowed to run free. Please respect your neighbors and their property by keeping your dogs on a leash. And also consider the safety of your dog by not allowing him to run free. For further information or enforcement of this law, please contact the Livingston County Animal Control 517-546-2154.

## **Don't Block The Road**



During the winter months, if at all possible please don't park your vehicle in the roadway. If your vehicle is in the roadway when the plow comes by, that area will not be plowed and eventually the road will get narrower and narrower making it difficult to get by as the season progresses. Members are also asked to keep their trash cans out of the roadway. Oftentimes the trash company will just dump the cans back into the roadway. So please pick them up as soon as possible.

## **Shaping the Future**

The Board of Trustees currently has a Board member position open. Board members meet nine times each year and occasionally volunteer an additional hour or two each month. Being a Board member gives you the chance to not only handle the day-to-day business of the Association. but an opportunity to help shape the future of Rush Lake.

Consider volunteering for this important opportunity.

If you are be interested in filling this position, please email us [rushlakepoa@yahoo.com](mailto:rushlakepoa@yahoo.com) or call the Association hotline 734-878-0340.

## **Snails can sleep for three years without eating.**



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

**Stamp**

**Mailing Label**

**Rush Lake Property Owners  
Association  
Semiannual Meeting**

**October 5, 2016      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**

<b>By Law changes</b>		<b>Dues increase</b>
<b>Parks</b>	<b>Lake</b>	<b>Roads</b>
<b>Budget 2017</b>		<b>Any Additions To The Agenda</b>

***Pizza Will  
Be Served***

Please be sure to stay after the semiannual meeting on October 5th, as pizza will be served. Don't miss this opportunity to become acquainted with your neighbors.

