



Rush Lake News



Fall 2019

Rush Lake Property
Owners Association

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

COLLECTIONS UPDATE REPORT

As of Monday, September 9th, 28 delinquent property owners fully paid their balance on their RLPOA homeowners' association dues.

All of these property owners had to be turned over to our new collection agency, which in turn contacted these property owners and pursued payment options.

While the board feels that we have made significant progress in reducing our delinquent property collections, there are still close to 70 properties in the association that are delinquent.

The collection agency has now identified ten of these properties that will now be taken to court and a lawsuit will be filed in an effort to collect the past due amount.



The Rush Lake Property Owners Association, under the State of Michigan Public Act 137 (written in 1929 and amended), gives the association the legal authority to assess dues with the funds used for the benefit of the association.

The addresses of the delinquent property owners can be found on our Rush Lake website at:

<https://www.rushlakepoa.com/annual-dues---delinquent-collection-policy.html>

The board will keep the membership apprised of updates on our delinquent collection efforts.

IMPORTANT MOON SHADOWS VOTE ON BYLAW CHANGE

An important Bylaw change vote affecting some forty-nine Moon Shadows members will be held at the upcoming semiannual meeting on Oct. 2nd.

There is a need for additional treatments in the north and south canals adjacent to Moon Shadows. Our contractor who manages the lake recommends additional treatments of the Moon Shadows canal areas. The proposed Bylaw change would attempt to meet this need by providing more funds for additional canal treatments.

This Bylaw change will only affect the forty-nine members owning a lot in Moon Shadows with a canal, or lake front property, or who owns a marina dock lot in the canal area. Only they will be eligible to vote, and no absentee ballots will be permitted.

Under this change, they will be assessed an additional annual fee of \$200 which specifically will finance more treatments of these canals.

The proposed Bylaw change states:

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. These lake treatment funds will go into a separate RLPOA account for specific MSHOA canal area treatments and will supplement the RLPOA treatments that take place.

The entire proposal, including the specific properties affected, **follows on the next page:**

2019 LAKE REPORT

(continued from Page 1)

PROPOSED BYLAW CHANGE

The 2019 summer season at Rush Lake provided some new challenges in our efforts to improve the lake and canal water quality.

As all members are aware, we had an exceptionally rainy late spring and early summer season. This affected the lake by adding additional nutrients coupled with substantially less use.

The net result was a great concentration of algae blooms in the lake, shorelines and canals.

Once we had our contractor, Lake Pro, treat the lake in mid-June, we saw significant improvements.

Overall, the enjoyment, usability, and quality of the main part of the lake remained at a very high level throughout the balance of the summer.

Members should be advised that any time Lake Pro treats a portion of the lake that affects water restrictions; they must post those restrictions on the property. If you see treatments being done, and you do not have any postings, then you should not be concerned about restrictions.

Lake Pro works hard to complete these type of

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Rush Lake Homeowners Association Bylaws would be amended by adding the following language to Article VII, Section 1, within the third paragraph.

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. These lake treatment funds will go into a separate RLPOA account for specific MSHOA canal area treatments and will supplement the RLPOA treatments that take place.

Note: Vote will take place on October 2nd, 2019 at the semiannual meeting. Only the members listed below are eligible to participate in the vote: (Owner lot number in parentheses and dock lot letter noted)

2836 Dana Pointe Drive(040)A	3075 Dana Pointe Drive(050)
2814 Dana Pointe Drive(041)C	3077 Dana Pointe Drive(045)
2888 Dana Pointe Dr(038)E	3081 Sand Pebble Cove(059)
2821 Shadow Brook Ln(032)J	3092 Dana Pointe Drive(049)
9076 Sea Breeze(036)B	3093 Dana Pointe Dr.(046)
Lot Moonlight Bay – York(071)D	3097 Sand Pebble Cove(060)
2862 Dana Pointe Drive(039)F	3108 Dana Pointe Drive(048)
9120 Anacapa Bay Dr.(121)G	3111 Dana Pointe Drive(047)
9046 Sea Breeze(037)H	3129 Sand Pebble Cove(062)
3167 Shadow Brook Ln(023)I	8765 Bayview Court(004)
2760 Bayview(003)	8775 Bayview Court(005)
2770 Bayview(002)	8785 Bayview Ct(006)
2823 Dana Pointe Dr(009)	8790 Bayview Court(007)
2847 Dana Pointe Drive(010)	9026 Moonlight Bay(066)
2875 Dana Pointe Drive(011)	9044 Moonlight Bay(064)
2901 Dana Pointe Drive(012)	9052 Moonlight Bay(063)
2939 Dana Pointe Drive(013)	Lot Dana Pointe Dr. – Powell(042)
2963 Dana Pointe Drive(014)	Lot Moonlight Bay- Galloway(065)
2985 Dana Pointe Drive(015)	Lot Moonlight Bay – Schmidt(067)
2990 Dana Pointe Drive(053)	Sand Pebble Cove – Bischoff(061)
3001 Sand Pebble Cove(054)	3040 Dana Pointe Drive(052)
3017 Sand Pebble Cove Dr(055)	3049 Sand Pebble Cove(057)
3033 Sand Pebble Cove Dr.(056)	3051 Dana Pointe Drive(044)
3035 Dana Pointe Drive(043)	3058 Dana Pointe Drive(051)
3065 Sand Pebble Cove Dr.(058)	

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treatments on a Monday, Tuesday or Wednesday basis to insure that the lake is accessible on the weekends.

Our budget for lake improvement in 2019 was \$41,000 and we will be spending pretty much all of that amount.

UPCOMING MEETING DATES



**Semiannual Meeting
Wednesday,
October 2, 2019
7:00 p.m.**

Monthly Board Meeting
Wednesday, November 6, 2019
6:30 pm

Monthly Board Meeting
Wednesday, December 4, 2019
6:30 p.m. (if needed)

Monthly Board Meeting
Wednesday, January 8, 2020
6:30 p.m. (if needed)

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

2019 – 2020 Officers

President Lois Pesca
Vice Pres. Christina Letzring
Treasurer Peggy Pietras
Secretary Joe Grech

Board Members

Fred Clough
Gerry Lasecki
Cindy Oesterle
Jack Partridge
Pam Sevonty

Association Clerk

Teresa Kinter
734-878-0340

WEED AND BRANCH PROBLEMS!

RPLOA Bylaws require each property owner to maintain their property in such a way that the weeds, brush, and tree branches, not encroach onto our roadways. Simply put, each homeowner must make sure that growth on his property does not impair drivers who use adjacent roads.



All trees, bushes, flowers, weeds - all plants need to be cut down and back from our roads to allow safe passage for all vehicles. Violations of these requirements can result in assessments by the RLPOA.

There have been several members who have violated these requirements lately, and the board has been working with various homeowners to solve these problems.

Please keep in mind that the safety of drivers – including various large trucks, such as plows, graders, garbage trucks, UPS and FEDEX, who use our roads is of utmost importance. Each property owner has a responsibility to maintain their property by keeping any plants from impacting safe movement on our roads.

The board appreciates your cooperation.

CONTACTING THE CLERK

Often members need to, 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.

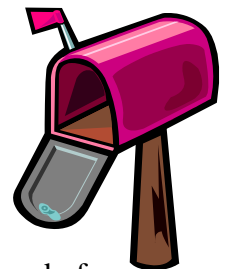
Simply send a concise email to:

clerk@rushlakepoa.com

Mailbox Areas Need To Be Cleared

Just a reminder:

It is the homeowner's responsibility 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 property owner must maintain the area directly in front of their mailbox. Mail delivery will be terminated if the boxes are not kept accessible.



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 of the biggest contributors of pollution in a lake.



SIGN UP TODAY!

Just send an email to the Association at

clerk@rushlakepoa.com

if you are interested in receiving your newsletter electronically. Some members prefer this method as it is more convenient to them to read it online.



ATTENDING BOARD MEETINGS

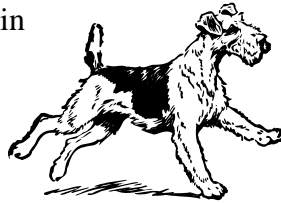
The board urges members to attend meetings. Meetings are held on the first Wednesday of each month, throughout the year.

You will learn a great deal about how our Association works, how the board deals with the many issues that come before it, and you will become a better member for having attended!

Please Take Care of 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. Please take care of your dog and don't allow him to run free, not only for other people's sake, but for the safety of your dog. For information or enforcement of this law, please contact the Livingston County Animal Control 517-546-2154

MISSING ADDRESS SIGNS

A reminder that the homes of some of our members do not have house numbers clearly displayed by the street or on their house.

It is very important, especially for first responders –law enforcement, firemen, and medics -that your address numbers be clearly displayed on your property.

Please see to it that your address numbers can be easily seen by anyone coming to your home, especially at night.

SWAN UPDATE

This has been a very bad year for our beautiful swans.

The perennial swan "alpha" male, Macho, came, and then disappeared. He has been coming to Rush Lake for many years, has fathered dozens of signets, and has been a visible force among the swans each summer season.

Also, there have been very few swan nests this year, and only about 2-3 signets were born. None of them survived the summer.

One early spring, a couple of years ago, we were swamped with swans, about 50-60, and suddenly almost all have disappeared before this summer was finished.

Hopefully, next summer we can look forward to many more of these beautiful creatures on our lake, and many more baby signets by their side!

Flashing Red Lights Mean Stop



According to state law, when a school bus is stopped, and its red lights are flashing, drivers must stop no closer than 20 feet from the bus. Please help protect our children and if you see a stopped school bus with its red lights flashing – **stop!**

RLPOA WEBSITE

A wealth of local information is at your fingertips by simply visiting the RLPOA website at:

rushlakepoa.com

This site includes:  photos, area news, maps, bylaws, minutes of past meetings, past Newsletters, boating and fishing guides, info about our parks and roads, , and much, much more.

Try a visit, you will be glad you did!

UNWANTED DUMPING

The property on south side of Higgins Dr. where there's a path running between Higgins Dr. and Junior, is owned by Hamburg Township. They have just finished cleaning up this area after the recent storm.

However, since then, members have been dumping yard waste – grass, leaves, and branches- onto this property.

Members are asked to not dump anything on this property. Please find a different area to dispose of your yard waste!

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 and you are parked in the road, he will not be able to clear the road completely. As the season progresses the road will get narrower and narrower making it difficult for people to safely get by. Also, as much as possible, please keep trash cans out of the road. If a trash company dumps a trash can onto the roadway, please try to retrieve it as soon as possible to keep our roads clear.

Road Markers Appreciated

Our snowplow drivers really appreciate everyone who place markers along the sides of the road this winter. The markers help the drivers easily locate the edges of the roads. If you simply place markers- 3 – 4 foot long sticks of some kind - along the edges of the road by your property, the snowplow driver's life is much easier.

These can be purchased from any hardware store, or you could even make them yourself out of branches or stakes.

It only requires a small effort on your part, and clearly it helps the snowplow drivers do their job, and helps you and your lawns at the same time!

SAND FOR ICY ROADS

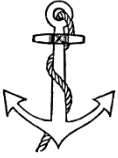


As we head in the winter months, the RLPOA board will be setting up locations where sand will be available for property owners. It has not yet been determined where the exact locations will be, and whether the sand will be in barrels or on the ground.

Once this has been finalized, an email notification will go out to members, and the information will be put on our website:

Rushlakepoa.com

Be Aware That The Gate At Hillside Park Doesn't. Work When The Power Is Out!



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

Mailing Label

**Association
Semiannual Meeting
October 2, 2019 - 7:00 p.m.**

**Hamburg Township
Community Center
10405 Merrill Road**

Agenda Items To Be Discussed

Roads

Parks

Lake

Budget 2020

Vote on Proposed Bylaw Change

Any Additions To The Agenda

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

***Pizza Will Be
Served***

Please be sure to stay after the semiannual meeting on October 2nd because pizza will be served for everyone at the end of the meeting. Don't miss this opportunity to become acquainted with your neighbors.

