



# Rush Lake News



## Spring 2018

Rush Lake Property  
Owners Association

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

### VOTE ON PROPOSED BYLAW CHANGE AT SEMI-ANNUAL MEETING

Members will vote at the upcoming semi-annual meeting on May 2 on a proposed Bylaws change. Bylaws language in Article I, Section 2, relating to maintenance within Moon Shadows, would change from: “roads, parks, swimming, and boating areas” to “roads, parks and swimming areas”, thereby deleting any reference to any maintenance of the “boating areas” within Moon Shadows.

**PRESENTLY:** Article I, Section 2, Purpose states”:

*The purpose of the Rush Lake Property Owners Association shall be to protect the rights and liberties of all property owners of the Corporation. It shall provide a governing Board of Trustees to insure proper maintenance and upkeep of all roads, parks, swimming and boating areas in the boundaries of the Corporation. Maintenance of all roads, parks, swimming, and boating areas in the development known as “Moon Shadows” will not fall under the responsibility of the Rush Lake Property Owners Association.*

**PROPOSED CHANGE:** Article 1, Section 2, Purpose would be amended by replacing the above highlighted language with the following highlighted language:

*The purpose of the Rush Lake Property Owners Association shall be to protect the rights and liberties of all property owners of the Corporation. It shall provide a governing Board of Trustees to insure proper maintenance and upkeep of all roads, parks, swimming areas in the boundaries of the Corporation. Maintenance of all roads, parks, and swimming areas in the development known as “Moon Shadows” will not fall under the responsibility of the Rush Lake Property Owners Association.*

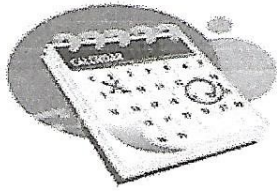
### While boating this season, let’s all remember the 100 foot rule!

According to the boating laws, one is not to operate their boat or personal watercraft at greater than slow-no wake speed if the vessel or persons being towed are within 100 feet of a shoreline (if operating in water less than 3 feet deep), any moored or anchored boat, any marked swimming area or person(s) in the water, or a dock or raft. Slow-no wake speed is the slowest speed at which it is still possible to maintain steering and does not create a wake. In addition, if a personal watercraft is operating at greater than slow no wake speed it must not cross within 150 feet behind another boat other than a personal watercraft.

Boats and personal watercraft are also supposed to operate in a counter-clockwise direction except in areas marked by well -defined channels.

These two laws are a couple of the most disregarded parts of the boating laws. Let’s be sure and keep all of the boating laws in mind during the upcoming boating season! By observing all of the boating laws, we can all work to keep Rush Lake accident free!

## **UPCOMING MEETING DATES**



**Semiannual Meeting  
Wednesday,  
May 2, 2018  
7:00 p.m.**

Monthly Board Meeting  
Wednesday, June 6, 2018  
6:30 pm

Monthly Board Meeting  
Wednesday, June 27, 2018  
6:30 p.m. (if needed)

Monthly Board Meeting  
Wednesday, August 1, 2018  
6:30 p.m.

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

## **2017 - 2018 Officers**

President Lois Pescia  
Vice President Eric Schaufele  
Treasurer Peggy Pietras  
Secretary Joe Grech

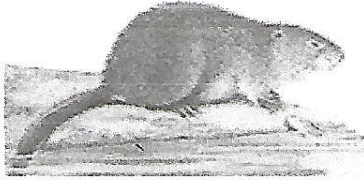
## **Board Members**

Fred Clough  
Lex Kinter  
Christina Letzring  
Pam Sevonty  
Steve Smith

**Association Clerk**  
Teresa Kinter  
734-878-0340

## **ANIMAL CORNER**

### **THE MUSKRAT**



Perhaps you have seen a tiny spot with a trailing tail moving gently across the lake – usually near the shore. This probably is one of the muskrats that inhabit our lake.

They are a medium-sized semi-aquatic rodent native to North America and are found throughout Michigan.

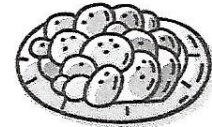
Their fur is short, thick brown or black, and is long been used for coats. They have a long rat-like tail which is covered with scales, rather than fur..

They burrow into a bank along the shore to create a nest with an underwater entrance. Like most rodents, they are prolific breeders. Females can have 2-3 litters a year of 6-8 young each. It takes about a year for the young to mature.

They mainly eat plants but can sometimes consume freshwater mussels, frogs, crayfish and small fish.

We are fortunate to have them on our lake where we can enjoy their interesting company!

## **MEET YOUR NEIGHBORS!**



Although the semiannual meeting begins at 7:00 p.m., Association members begin to gather at 6:30 to meet and greet friends and neighbors.

Following the meeting, pizza is served to give everyone another chance to get acquainted. These social times are great opportunities to discover how we are all interested in taking care of Rush Lake and making it a great place to live.

Please be sure and join us.

## **Sign Up Today!**

Nowadays, almost all of us use the internet and email. As you know, your Board relies on these services virtually every day. We are able to make your life easier by permitting you to receive both your newsletters and your annual dues statement by email. Also, if you wish, we will email important updates, reminders, and developments as they arise.

Also, members that use this paperless newsletter service are saving the Association mailing costs, which are substantial for such a large association.

If you wish any of these services, please contact the Clerk at 734-878-03450.

## **BOARD TAKES MORE AGGRESSIVE ACTION TO COLLECT DELINQUENT ACCOUNTS**

Our Board of Directors has dedicated a substantial amount of time and resources over the past several months addressing the financial condition of our association treasury. There are several factors being focused on.

- The first deals with overall expenses. As everyone is aware, we had a very difficult winter and snow removal expenses more than doubled from 2017 levels to the tune of a several thousand dollar increase.
- Contractor and vendor fees continue to increase, in particular with herbicide applications for the lake and canals.
- And most importantly, we are faced with 52 property owners who are delinquent in paying their annual fees.

With this in mind, the Board is undertaking the most aggressive stance legally possible to pursue payment of these delinquent accounts.

When Rush Lake Property Owners Association was formed, it was incorporated under the 1929 State of Michigan Law ACT 137. An important provision of that law states:

***455.219 Members; dues and assessments. Sec. 19. (1) The Board of Trustees may require that the members of a corporation pay annual dues and special assessments for any purpose authorized under this act. All of the following apply to an assessment of annual dues or a special assessment under this subsection:***

This law gives our association the legal authority to collect these dues and to use the courts or collection agencies in this process.

The lack of receipts from these 52 property owners is putting a substantial strain on the overall finances of our association forcing us to use our reserves in 2018 to maintain services. Looking ahead, we will be forced to increase dues to everyone to continue maintaining the roads, snow removal, lake treatments, park maintenance, etc.

Our board strongly encourages members to attend the May 2<sup>nd</sup> semi-annual meeting at Hamburg Community Center. At that meeting, we will be passing out a spreadsheet identifying delinquent accounts with their address and the amount owed.

There are several reasons we want to do this.

- First and foremost, it creates awareness to all members of the delinquent property owners.
- Secondly, when a neighbor approaches stating their boat launch key is not working—"can they borrow yours?"—we need your support to say "NO"! We know that many delinquent property owners use this means to get their boat on the water with the use of a valid key of a dues paying member. Access to the lake is for fully paid dues members and is one of the tools the Board needs to deprive a delinquent account of the lake if they are in arrears.

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**("DELINQUENT ACCOUNTS" Continued)**

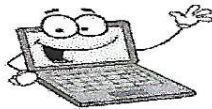
After the May 2nd meeting the Board will address all property owners who are now delinquent. 2018 fees are due April 30<sup>th</sup>. Anyone not paying will now face an additional 10% penalty. Everyone delinquent will either receive a letter from our attorney or will be contacted by a collection agency. Property owners going to collection will have that added to their credit rating which negatively affects their credit score increasing auto insurance rates, lines of credit, etc. All 52 homes have a lien filed against them which means they cannot sell their property until they have paid their full amount

Attorney fees, court costs, etc. will be added to their bill and will be payable by them.

In the past few months, our Board has sent two letters to the 52 members advising them of our planned efforts. We have had responses and seven members are now on a payment plan. The other 45 have ignored us and will now be addressed by the attorney or the collection agency.

## **CHECK IT OUT!**

As always, the RLPOA website is chock full of interesting information about our lake and our community, including:



- Association dues
- Newsletters for last 4 years
- Our lake: Boating Safety Handbook, riparian laws, fishing Guide
- Our roads and road maintenance
- Our parks and boat launching
- And more.....

Just go to:

[rushlake@rushlakepoa.com](mailto:rushlake@rushlakepoa.com)

You'll be glad you did!

## **TRASH BID VERY SUCCESSFUL!**

Thanks go to Al Sheffield for researching the issue of trash collection costs, and obtaining a bid from Advanced Disposal (see the Winter 2018 Newsletter for details). Over 100 customers have signed up for a total cost of \$42.00 a quarter, including the recycle collection. The normal quarterly costs for the exact same service costs \$70.00, so members save about \$18.00 a quarter by simply signing up.

If you are interested in obtaining this service for this rate just contact:

[barry.mcbride@advanceddisposal.com](mailto:barry.mcbride@advanceddisposal.com)

Include your name, address and phone number.

## **Check Your Gate Key!**



***Please be sure to check that your boat launch key is active before you are ready to launch your boat. Avoid the disappointment of being all ready for a day on the lake, only to discover that your key is not active.***

***If your account is paid in full, then your key should be active. However, if is not paid, your access key will not work and you won't have access to the boat launch.***

***Please make absolutely certain you dues are paid before you want access to the boat launch!***

## Yard Waste Burning

If you plan to burn yard waste at any time, according to the Hamburg Township burning ordinance, it must be done only in the spring months of April and May, and in the fall months of October and November. Burning hours are between sunrise and sunset, local time. All fires must be completely extinguished by sunset.

The material to be burned may consist only of yard waste, such as leaves, twigs, sticks, limbs and other similar organic yard waste. Fires must be supervised at all times and not located closer than 25 feet from any building or less than 10 feet from the property line. The ordinance clearly states penalties for violations.

If one has further questions about the burning ordinance, contact the Hamburg Township offices at 810-231-1000.

## Hold That Fertilizer!

Before you fertilize your lawn this year, think about where that fertilizer will eventually end up. Most of us are within the watershed for Rush Lake and consequently what we put on our lawns usually will end up in the lake. If you fertilize your lawn, consider that you also will be fertilizing the lake.

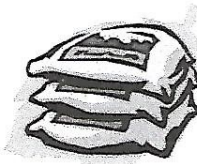
Those same nutrients that help your lawn to be lush and green will also help the plants in the lake to grow. If you feel the need to fertilize, have your soil tested first to determine what, if anything, that you really need. You might also consider planting native species as they are suited to this area without needing fertilizers. Just remember any fertilizers that you put on the lawn will also feed the aquatic plants in the lake.

When planning to use fertilizer in your yard, be sure to look for the "zero". On all fertilizers there are three numbers, and to help protect our lake you need to make sure the middle number is a zero. This represents the amount of phosphorus that is in the fertilizer, and in this area of Michigan, you likely don't need any additional phosphorus. When you do use a fertilizer with phosphorus, it will simply end up in the lake, which will cause the weeds to grow. Even if you are not on the water, any

addition of phosphorus will eventually affect the lake.

Hamburg Township does have a fertilizer ordinance that states a non-commercial applicator (such as a homeowner) needs to do their best to not apply any fertilizer that contains phosphorus but it also states that no fertilizer shall be applied within ten feet of the ordinary high water mark of any wetland or watercourse.

If homeowners really feel the need to fertilize, they should first have a soil test done to determine what, if any, fertilizer that they need. Soil tests can be done through the Livingston County Extension Service. Call 517-546-3950 for more information.



**Please do not**



**play on buoys**

## EASILY PAY YOUR DUES

The Association has arranged for members to be able to pay their dues by charging their credit card or debiting their checking account. Get points and miles galore!

It's easy, quick, and fun (well, maybe not really "fun"), but easy and quick it truly is!

Just email the Association Clerk for details at: [clerk@rushlakepoa.com](mailto:clerk@rushlakepoa.com)



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

**Mailing Label**

**Association  
Semiannual Meeting  
May 2, 2018 - 7:00 p.m.**

**Hamburg Township  
Community Center  
10405 Merrill Road**

**Agenda Items To Be Discussed**

<b>Roads</b>	<b>Parks</b>
<b>Lake</b>	<b>Elections</b>
<b>Bylaw Change Vote</b>	

**Any Additions To The Agenda**

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

***Just A Reminder!***

***Account balances must be  
paid in full by April 30, 2018,  
or a 10% penalty will be  
applied to all unpaid  
balances.***

***Payments must be  
postmarked by April 30,  
2018, or they will be  
considered late, and a  
penalty will apply.***