



Rush Lake News



Winter 2018

Rush Lake Property
Owners Association

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

SEMI ANNUAL MEETING

Several important topics were discussed at the October semi-annual meeting:

PROPOSED BYLAW CHANGE

A Moon Shadow member offered a Bylaw change which, would delete the words " and boating areas." from **Article a, Section 2, Purpose of the Bylaws.** (see below), It would, in effect, make clear that the management of all boating areas of the lake were the responsibility of the RLPOA., as been the actual practice for decades. This Bylaw change will be voted on at the Semi-Annual meeting in May.

Article I, Section 2, Purpose presently states the following"

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 the 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.

The issue of the collection of delinquent accounts was discussed.. Several options were put forward, and the Board decided to carefully reexamine this issue with a goal of lowering the amount of delinquent accounts.

Members from the Moon Shadows raised the issue of weed control in their canals. After a lengthy discussion of this complicated issue, the Board agreed to meet with interested parties and to see if it is possible to improve on canal weed control.

UPCOMING MEETING DATES

Monthly Board Meeting
Wednesday, February 7, 2018
6:30 pm

Monthly Board Meeting
Wednesday, March 7, 2018
6:30 p.m.

Monthly Board Meeting
Wednesday, April 4, 2018
6:30 p.m.

**Semiannual Meeting
Wednesday,
May 2, 2018
7:00 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
Christina Letzring
Lex Kinter
Pam Sevonty
Steve Smith
Association Clerk

Teresa Kinter
734-878-0340

Thank You

The Board would like to thank the following members who are fully paid up in their Association annual dues as of December 31, 2017. Our Association was founded under State of Michigan Act 137 (written in 1929 and amended), which gives our Association the legal authority to collect dues with the funds used for the benefit of the membership. In response to member concerns, the Board is taking a very aggressive posture in the pursuit of unpaid dues through appropriate collection agencies and legal action. Members are delinquent are advised to set up a payment plan with our clerk.

Again, the Board is appreciative of all the members that regularly pay their dues. This action benefits all the members of our Association.

Aksten	Blanchard	Clojac
Albert	Block	Clough
Alder	Bonifas	Cockrell
Almli	Bonifer	Coker
Anderson	Bothe	Comiskey
Angstrom	Bourke	Conlin
Atkins	Boylan	Connolly
Azar	Brennan	Coppola
Badour	Brenneman	Craig
Bair	Brown	Czubaj
Baker	Brzys	Danaher
Bakken-Bowers	Buchanan	Daniels
Banfield	Burg	Davidson Trust
Baranek	Burtraw	Dawson
Barbera	Butler	Denny
Baringer	Cammarata	Denton
Barrett	Campbell	DePue
Barzyk Trust	Carlson	DiCarlo
Bassett	Carlton	Diedrich
Beach	Carly	Diemer
Beauregard	Carnahan	Dietrich
Beier	Caroen	Donase
Bell	Carriere	Donnelly
Bendena	Cash	Douglas
Bender	Cataldo	Drews
Bennett	Ceballos	Duran
Bennett Trust	Cervantes	Dzombak
Bentley	Charnitsky	Edick
Berghoff	Chidester	Eichstead
Berry	Chodos	Eiseman
Biehl	Christina Ison	Elliott
Birely	Clark	Ellis
Bishop	Clay	Elroy
Blackburn		

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PAID UP MEMBERS CONTINUED

Eluskie	Hartford	Klask
Estrada	Hassa	Klebba
Evans	Hendricks	Knez
Falk	Henneman	Korechuk
Fannon	Henry	Korsak
Farina	Henry Ford Health	Koss
Feetham	Herter	Kraft
Filipiak	Hicks	Kratz
Flaherty	Hicok	Kroes
Flowers	Hill	Krumrei
Frankfort	Hirth	Laczynski
Franks	Holcomb	Ladner
French	Holder	Laesser
Frenette	Horetski	Lahrman
Frey	Howard	Lasecki
Frost	Howe	LaTour
Fusco	Howell	Lawson
Gabbard	Huffman	Lazo
Gafford	Hughes	LeBlanc
Galliher	Hur	Lee
Gay	Huske	Lenehan
Gervais	Hynes	Lenk
Getzen	Irving	Letzring
Gibson	Jackson	Leveck
Gillies	Jamrose	Lewis
Gladney	Jendrusik	Lewiston
Glander	Jentzen	Lin
Gledhill	Jezowski	Linton
Glennie	Joffrion	Lniski
Gonze	Johnson	Lockard
Goodfellow Trust	Jones	Lockhart
Graham	Jones Trust	Love
Grassmyer	Judge	Lusby
Grech	Kagan	Lutz
Green	Kallgren	Lynch
Gregory	Kampmann	Machowicz
Gudinas	Karfonta	Makushik
Guenther	Keller	Manley Trust
Haberkorn	Kelley	Marchand
Hair Works & Co.	Kelly	Marek
Hall	Franks	Marnell
Halstead	Kenger	Marsh
Hansen	Kenneweg	Marshall
Harbison	Kenny	Matteson
Hardy	Keskitalo	McBrien, Inc
Harmon	Ketz	McCotter
Harper	Kimball	McCrandall
Harris	Kinney	McCullough
Hart	Kinter	McGuire
	Kitchen	

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PAID UP MEMBERS CONTINUED

Mcllvain	Pescia	Schwerin
McKindles	Peters	Seal
McNamara	Pheips	Sechrist
Meilak	Phibbs	Seton
Mellen	Piaskowski	Sevonty
Mesk	Pierce	Sexton
Meyer Trust	Pietras	Sharp
Michaud	Piggins	Shaw
Mills	Pigula	Sheffield
Minion	Platz	Sheppard
Minke	Polidori	Sieniarecki
Moen	Postema	Sight
Montney	Posuniak	Sillence
Moon	Powell	Sipe
Mooney	Powers	Skrzypek
Moore	Prescott	Slepak
Morris	Ranney	Slone
Morrison	Ratliff	Smigielski
Muth	Ray	Smith
Myers	Redman	Smith, Jr.
Nagorny	Reedy	Sokol
Naumowicz	Reske	Soulliere
Needham	Reynolds	Sparrow
Nellis	Rhoton	Sredzinski
Nelson	Richards	St. Amand
Nemes	Richmond	Stacy
Nemith	Robinson	Starbird
Nester	Rohkohl	Stchur
Nielsen	Root	Steiger
Noble	Rowse	Steinaway
O'Connell	Rozanski	Steiner
Oesterle	Rykowski	Stewart
Oler	Sabuda	Stheiner
Olson	Sadler	Stone
O'Neill	Salazar	Stout
Pachal	Sanchez	Strange
Palij-Ross	Sandberg	Stretanski
Pardue	Sanford	Stripp
Parrish	Sawchuk	Stuart
Partridge	Sawka	Stucki
Pasciak	Scharf	Taylor
Pate	Schaufele	Telford
Pazarena	Scheideman	Tetreault
Pazuchowski	Schingeck	Thorington
Penney	Schlepers	Toth
Pennington	Schmidt	Turner
Penrose	Schneider	
Perkins	Schuett	
	Schultz	

PAID UP MEMBERS CONTINUED

Ulicny
VanBynen
Vanderwal
VanHoose
Vasher
Vick
Wachner
Wagner
Walbridge
Walker
Wallace
Wallis
Waish
Ward
Weiss
Wesofek
Wessel
Wheeler
White
Whitlock
Wiegand
Wiggins
Wilburn
Wiley
Wiley-Eckert
Wilkerson
Wilks
Willey
Williams
Wilmanowicz
Wolff, Jr.
Worton
Wright
Wyatt
Yanez
York
Young
Youngson
Youtsey
Zahniser
Zijlstra
Zinkel

2018 LAKE IMPROVEMENT PLANS

At the fall 2017 semi-annual meeting, there was discussion regarding 2017 lake improvement and herbicide results. The general consensus was that 2017 plans to eliminate the weed harvester and increase funds in the main part of the lake was costly (over budget), but overall beneficial.

Member concerns were raised regarding weed growth and navigation challenges in the Scotia, Baudine and Moon Shadows canals even though comparable funds were spent to treat the weeds in these canals as in the past.

The current contractor, (Lake Pro) will be attending the board member February 7th meeting to discuss 2017 results and 2018 plans. Board member, Steve Smith is also going to invite other contractors to attend that meeting.

Once the board receives inputs, discussion will take place and a 2018 plan and budget will be put in place. On the optimistic side, the polar, freezing weather that has gripped our area has

created very thick ice over the entire surface of the lake and canals. This will have a positive effect on initial spring weed growth.

NEW TREASURER



One of the Board members, Peggy Pietras, has taken over the Treasurer's position from Lex Kinter. Lex, like all the Board members, are volunteers. His professional and diligent service as Treasurer (assisted by his wife Teresa) for approximately four years is most appreciated.

SAND/SALT MIX AVAILABLE

A sand and salt mix is available for our members use. It is located near the gate at Hillside Park on Junior Drive for the use of members on icy roads. The cost of sanding all of the roads is quite expensive, and often putting some sand and salt mix on a small area alleviates the iciness, and solves the problem. It keeps us from having to order a complete sanding of the roads..

**RUSH LAKE PROPERTY OWNERS ASSOCIATION
INCOME AND EXPENSE**

January through December 2017

	Jan - Dec 2017	Jan - Dec 2016
Income		
Lake	34,230.73	30,158.12
Lake Fees	2,501.75	0.00
Operations	41,639.43	30,163.96
Operations - Bank Interest	7.80	9.35
Park	8,016.45	7,208.09
Road	42,801.35	32,473.26
Total Income	129,197.51	100,012.78
Total	129,197.51	100,012.78
Expense		
Bank Service Charges	12.00	0.00
Lake Expense		
Management	1,700.00	1,075.00
Water Testing	610.00	610.00
Weed Control	36,061.50	38,665.00
Total Lake Expense	38,371.50	40,350.00
Operations Expense		
Accountant	1,103.75	577.50
Collections Agency	8,769.14	378.00
Insurance	4,764.00	3,874.00
Newsletter, Website, Meetings	3,595.34	2,331.00
Office Supplies	1,687.89	3,105.48
Online Payment Fee	707.69	0.00
Payroll Tax	1,471.80	1,512.17
Payroll Wage	18,000.00	18,000.00
Utilities	2,870.94	2,666.14
Total Operations Expense	42,970.55	32,444.29
Park Expense		
Lawn Maintenance	3,500.00	4,414.87
Misc. Cleanup and Repair	3,468.75	3,715.77
Park Expense - Sand	2,000.00	1,700.00
Refuse Removal	2,260.98	1,539.95
Total Park Expense	11,229.73	11,370.59
Road Expense		
Dust Control	10,800.00	5,400.00
Grading and Gravel	23,323.80	29,739.75
Miscellaneous-Engineer, Signs	1,515.90	1,036.50
Snow Removal	3,080.00	3,175.00
Tree Trimming	0.00	2,200.00
Total Road Expense	38,719.70	41,551.25
Total Expense	131,303.48	125,716.13
Total	-2,105.97	-25,703.35

PAY YOUR DUES USING A CREDIT CARD

Members may now pay their dues quickly and easily online while using a credit card via special, secure RLPOA site. Just email the Clerk at : clerk@rushlakepoa.com for details!

TRASH COLLECTION PROPOSAL



THE BOARD TAKES NO POSITION WHATEVER ON THE MERITS OF THE FOLLOWING DESCRIBED BID. THE BOARD NEITHER APPROVES, NOR DISSAPROVES, OF THIS PROPOSAL. WE SIMPLY PROVIDE THIS INFORMATION FOR OUR MEMBERS, WHO MAY, OR MAY NOT, FIND IT USEFUL.

In an effort to save our members money, one of our members, Al Sheffield, has contacted all major trash companies in our area for cheaper trash collection costs. The best bid he received was from Advanced Disposal. This pricing will be available when 100 members can collectively join this program. This bid is excellent and beats all other area suppliers.

This pricing bid includes these specific provisions:

- Weekly trash collection with 96 gallon cart, no charge, no fee for cart
- Weekly recycle collection with 96 gallon cart, no charge, no fee for cart
- Rates based on 100+ homes, individual subscription accounts
- Billing is flat rate/no surcharge
- Yard waste available 4/1 - 11/30, every other week service level, additional fees apply
- Bulk item service available by request, additional fees apply
- Rates are firm as quoted for a 24 month minimum period

Rates available for the following neighborhoods: Moon Shadows, Whispering Pines, Hay Creek, West Pointe Woods, Rush Lake, Pheasant Brook, Cobblestone Creek, Cordley Lake, and Lakelands Trail

Bid Price based on above:

Weekly Trash Collection:	Unit Price: \$13.00/month	Total: 9.00/quarter
Weekly Recycle Collection:	Unit Price: \$1.00/month	Total: \$3.00/quarter
Combined Services Total:	Unit Price: \$14.00/month	Total: \$42.00/quarter

If you want to accept this bid as quoted above, please contact Barry McBride at : barry.mcbride@advanceddisposal.com.

Provide him with: your name, the community you live in, your address, and telephone number. When 100+ residents have responded from the communities identified above, the proposal will be honored. **All responses must be received by Advanced Disposal no later than March 1, 2018.**

It's important to remember that most of our communities have 8-9 trash trucks using their roads weekly. These heavy trucks are the number one cause of the destruction of our roads. By participating in this proposal, you are not only saving trash costs, but the significant cost of repairing/replacing our roads.



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

Mailing Label

Please Don't Block The Road



Parking in the road during the winter months can create problems if the snowplow needs to come through. The area of the road you are parked on will not be plowed, narrowing the road considerably and making it difficult for others to get by.

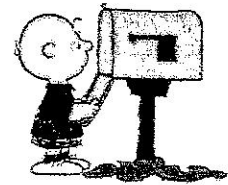
Remember to remove trash cans and other items from the roadway during the winter. While the trash companies will often dump your cans into the roadway, be sure to remove them as soon as possible so they don't block traffic or the snow plows.

ROAD MARKERS APPRECIATED

Our snowplow drivers have asked if our members could place 3 – 4 foot long sticks or stakes along the edge of the road to better enable them to easily locate the edges. This helps keep them from not only plowing across your grass, but also helps them to see the width of the road.

The Board would like to thank all of the members who have placed these stakes out. It certainly has been a big help to the snow plow drivers and they really appreciate your cooperation.

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 their mailbox area. Mail delivery will be terminated if the boxes are not kept accessible.