



Rush Lake News



Winter 2019

Rush Lake Property
Owners Association

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

STATUS OF 2019 LAKE IMPROVEMENTS

Preliminary work has already started for our 2019 lake improvement efforts. The first step of the process is to secure our three-year permit from the State of Michigan DEQ.

Working closely with our contractor, Lake Pro, the boards of both the Rush Lake POA and Moon Shadows HOA (with some help from Hamburg Township) we have submitted paper work to the DEQ for the application.

At this point in time, we do not anticipate any issues with our application.

Once we have the permit, we can work closely with Lake Pro to maximize our funds to effectively control the nuisance plant growth and weeds in the lake and canals.

The board will be meeting with Lake Pro at our April meeting, and residents can check our website - rushlakepoa.com - for further details on our 2019 plans once that meeting is completed.

Proposed Collection Bylaw Change

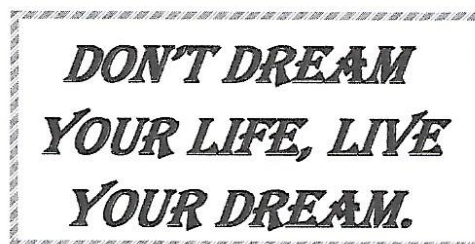
At the Fall 2018 Semi-annual Meeting, a bylaw change was proposed regarding the posting of delinquent accounts. The proposal adds a new section to the bylaws – “**Article VII – Section 2 - Delinquent accounts**” – which will permit the posting of delinquent accounts on the Rush Lake Property Owners website.

This proposed bylaw change will be voted on at the upcoming spring Semi-annual Meeting on May 1, 2019.

The proposed change is:

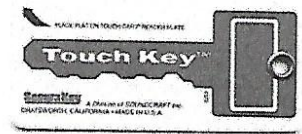
*Article VII
Section 2 – Delinquent
accounts.*

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.



IMPORTANT LAUNCH KEY

REQUEST!



Nº 0000938

18621

Access to the Association’s boat launch facility at Hillside Park on Hillside Drive has received some much needed improvements and revisions.. Access requires a Touch Key to be able to open the gate to the park.

This recent work requires an updating of the Association’s records as to the exact number of each boat launch key.

Therefore, the Board asks each member to send their Launch Key number , on the backside of their key, to our Clerk, either by email, clerk@rushlakepoa.com, or by telephone 734-878-0340. We need this info soon, before the upcoming boating season.

Upcoming Meeting Dates



Monthly Board Meeting
(No February meeting)

Monthly Board Meeting
Wednesday, March 6, 2019
6:30 p.m.

Monthly Board Meeting
Wednesday, April 3, 2019
6:30 p.m.

Semi-Annual Meeting
Wednesday,
May 1, 2019
7:00 p.m.

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

2018 - 2019 ***Officers***

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

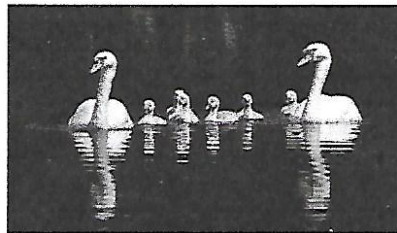
Board Members

Fred Clough
Gerry Lasecki
Jack Partridge
Pam Sevonty

Association Clerk
Teresa Kinter
734-878-0340

ANIMAL CORNER

MUTE SWAN



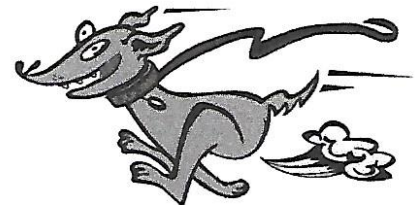
The swans that visit our lake each spring to nest, raise their sygnets, stay on until late fall, and then leave, are mute swans. They have a distinctive large knob on their bills. They should not be confused with trumpeter swans, which are different and rarely seen here.

Unfortunately, mute swans are not native to North America, being introduced here in late 19th century. In Michigan they are considered an "invasive" species and, therefore, are not protected.

Each spring swan pairs build nests which are large mound of vegetation close to the water. Usually several nests can be seen along western edge of our lake each spring. Swans are extremely monogamous and, after the death of one pair, the surviving mate may never mate again.

Be sure to enjoy these gorgeous creatures!

Please Leash Your Dog



The Board continues to hear complaints about loose dogs in our neighborhoods.

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.

Members do not appreciate other people's dogs running freely through their yard.

Also, please be courteous while walking your dog. Be sure to clean up after it, so you don't leave messes.

Please take care of your dog and don't allow him to run free. This is so not only for other people's sake, but for the safety of your dog.

For information or enforcement of the Lease Law, contact the Livingston County Animal Control 517-546-2154

There are 1,300 species of bats!

Cash Basis

**Rush Lake Property Owners Association
Profit & Loss Budget Performance
Year-to-Date 2018**

Cash Basis

	<u>Jan - Dec 2018</u>	<u>Annual Budget</u>	<u>% of Budget</u>
Income			
Lake	36,501	36,000	101%
Operations	48,697	33,000	148%
Park	8,411	8,000	105%
Road	47,275	46,000	103%
Total Income	140,884	123,000	115%
Expense			
Lake Expense			
Management	1,540	1,400	110%
Water Testing	610	600	102%
Weed Control	38,606	36,000	107%
Total Lake Expense	40,756	38,000	107%
Operations Expense			
Accountant	985	850	116%
Boat Launch Gate	4,810	0	100%
Collections Fees	2,545	5,000	51%
Insurance	3,889	4,800	81%
Miscellaneous	41	300	14%
Newsletter, Website, Meetings	4,343	3,600	121%
Office Supplies	966	1,700	57%
Online Payment Fee	945	1,000	95%
Payroll Tax	1,434	1,550	93%
Payroll Wage	18,000	18,000	100%
Utilities	3,250	2,800	116%
Total Operations Expense	41,208	39,600	104%
Park Expense			
Lawn Maintenance	3,000	3,700	81%
Misc. Cleanup and Repair	3,220	4,500	72%
Park Expense - Sand	0	0	0%
Refuse Removal	1,584	2,300	69%
Total Park Expense	7,804	10,500	74%
Road Expense			
Dust Control	5,400	8,000	68%
Asphalt Repair	2,000	0	100%
Grading and Gravel	19,134	27,000	71%
Miscellaneous	0	2,000	0%
Snow Removal	7,780	5,300	147%
Tree Trimming	0	2,500	0%
Total Road Expense	34,314	44,800	77%
Total Expense	124,082	132,900	93%
Net Income	16,802	-9,900	-170%

RLPOA BOARD'S AGGRESSIVE COLLECTION EFFORTS

Members of the Rush Lake P O A have been made aware of the Board's efforts to aggressively pursue the collection of past due properties. This process has included the mailings of several letters to these delinquent property owners with specific information on the current and delinquent amounts owed.

The Rush Lake POA was formed under the Summer Resort Owners, Act 137, 1929. P. 321 and gives our association the legal right to collect annual dues and fees for maintenance of the lake, parks, roads, etc.

Unfortunately, there are still 47 pieces of property that are delinquent. (The addresses of these delinquent accounts can be found on our website:

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

As you read our Collection policy below, you will see that the board assesses a 10% penalty annually for unpaid balances. A notice to lien is sent to delinquent accounts. If there is no response, we file a lien on that property which affects any type of sales transactions until the lien is paid.

The final step we take is sending the delinquent account to our collection agency in Farmington Hills. This step adversely affects a person's credit rating which negatively affects insurance rates, ability to get credit for loans, charge cards etc. Currently, there are 24 accounts that have been sent to the collection agency.

All of this is very expensive for all parties and very time consuming.

Ultimately, the board has been able to collect from these delinquent accounts when property sales have taken place. This has resulted in several collections upwards of over five thousand dollars or more for these delinquent properties.

Rush Lake Property Owners Association Collection Policy for Assessments and Annual Dues

The Board of Trustees of the Association (per State of Michigan Summer Resort Owners, Act 137 of 1929, P.321), is charged with the responsibility of collecting assessments for common expenses from homeowners.

The Board deems it to be in the best interest of the Association to adopt a uniform and systematic procedure for dealing with delinquent accounts in a timely manner, and further believes it to be in the best interest of the Association to refer these accounts promptly for collection to minimize the Association's loss of assessment revenue.

The Board establishes the Association's fiscal year, January 1 to December 31, as the regular assessment period.

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1. Obligation to Pay Assessments. Each assessment or charge is an obligation of the member at the time the assessment or other sums are levied. Each assessment or charge is a lien on the owner's lot from and after the time the Association files the lien with the Livingston County Register of Deeds.

2. Assessments in General. The Association has a duty to levy regular and special assessments sufficient to perform its obligations under the established bylaws.

3. Notice of Assessments. An invoice or annual billing statement will be sent by U.S. mail or email in January. It is the responsibility of each member to advise the Association of mailing address changes.

4. Due Date. Annual payments are due on January 1 of the calendar year and are delinquent after April 30.

5. Payment methods. Rush Lake Property Owners Association accepts online payments via credit or debit card, or PayPal. Payment by checks can be mailed to RLPOA, P.O. Box 78, Pinckney, MI 48169.

6. Payment arrangements. If unable to pay account in full, a payment plan may be granted, subject to Board approval. Account must be paid in full by April 30 of current year to avoid a 10% late penalty fee, which will be assessed on May 1. Monthly payments are accepted through December 31.

7. Property Lien. A letter of Intent to Lien for non-payment of Association assessments will be sent after January 1 of year 2. The lien will be filed after May 1 of year 2. The lien will be discharged after account is paid in full. Processing fees will be assessed.

8. Collections Agency. Delinquent accounts will be sent to a collection's agency after May 1 of year 2. Processing fees may be assessed.

9. Boat launch keys. Boat launch keys are activated when account is paid in full.

10. Void Provisions. If any provision of this Policy is determined to be null and void, all other provisions of the Policy shall remain in full force and effect.

This resolution of the Board of Trustees has been adopted at the September 5, 2018 Board of Trustees meeting.

Annual dues assessed	01/01/20xx	Year 1
10% Late fee assessed	05/01/20xx	Year 1
Monthly payments accepted through <i>*Note: late fees still assessed</i>	12/31/20xx	Year 1
Letter of Intent to Lien sent	01/01/20xx	Year 2
Lien filed	05/01/20xx	Year 2
Account sent to collections	05/01/20xx	Year 2

WELCOME

NEW MEMBERS!

Following are the families who have joined the Association between July 1st and December 31st of last year. The Board welcomes them to our neighborhood, and ask all members to assist them in any way you can!

Beauchamp

Hall

Jewett

Larente

Lothamer

Outwater

Parent

Pearson

Rogers

Shockey

Thompson

Williams

Williams

**WHATEVER YOU
ARE, BE A GOOD
ONE!.**

Abraham Lincoln

Road Markers Appreciated

Our snowplow drivers really appreciate everyone who placed markers along the sides of the road this winter. The markers help the drivers easily locate the edges of the roads. If you would like to place markers along the edges of the road by your property, the markers need to be 3 – 4 foot long sticks or stakes. These can be purchased from the hardware or even just trimmed from trees in your yard. These markers always help you save your grass and also help the snowplow drivers clear our roads.



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, 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.



Board Member Needed!

Are you interested in knowing what is going on in the neighborhood? Are you willing to help your community?

Then consider volunteering to be RLPOA board member! One seat on the Board is open, and that position will hopefully be filled at the May 1st Semi-annual meeting.

Each Board member is able to choose how much time they can devote beyond the time required by regular meetings.

If you are interested, please call the hotline (734-878-0340) or come to the Spring Semi-annual meeting on May 1st.

ALERT!

Remember that a late charge of 10% will be charged for any dues received after the 30th of April!



Please Don't Block The Road



Parking in the road during the winter months

can create problems if the snowplow needs to come through. If you do this, the area of the road you parked on will not be plowed, narrowing the road considerably, and making it difficult for others to get by. Be a good neighbor and don't park in the road during the winter months.

Also, please remove trash cans and other items from the roadway during the winter. Often, after your cans have been emptied, they will be left on the roadway itself. Please remove them as soon as possible so they don't block traffic or the snow plows.

LOCK YOUR HOME AND VEHICLE

Hamburg Township Police recommend that all members be sure to lock both their homes and vehicles. It is also wise to not leave valuables in your vehicles, or at least make sure they are out of sight. Members can also help prevent these theft crimes by keeping an eye out for suspicious activity. If you should see anything out of the ordinary, please call 911.

EASILY PAY YOUR DUES ONLINE!

You now may conveniently pay your dues online by:

- CREDIT CARD, or
- DEBIT CARD, or
- PAYPAL



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

Boat Launch Keys Have Been Deactivated

All boat launch keys



have been deactivated, and will be activated for the 2019 season when your account balance is paid in full. We will activate your key as soon as we receive your payment in full.

If you purchased property in the Association last year, and the previous owner left you the key, please email the Clerk of that fact at clerk@rushlakepoa.com. We do not want to automatically activate keys in these circumstances until we are certain the new owner is in possession of this key.

If you should lose your key, we will provide a replacement for \$15.00.

NOT PARKING AT HILLSIDE PARK

The area at Hillside Park that has been cleared of snow is reserved for parents who are picking up their children from the school bus. Please do not park your vehicles in that area!



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.



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

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***SIGN
UP
TODAY!***



***If you haven't already
signed up for Association emails,
you are missing out on important
updates, news, and information. If
you would like to be added to
the list of recipients,
please send an email to the
Clerk at: clerk@rushlakepoa.com,
and ask to be added to the email list!***

INFORMATIVE RLPOA WEBSITE!

The Board is constantly improving and updating its website:

www.rushlakepoa.com

There you can find info about: dues, meeting dates, board members, copies of past newsletters, Bylaws, Rush Lake itself, contact information, and so much more!

Take a few seconds to visit it.

You will be glad you did!