

The Columbian

Fall 2023

President's Corner

My priorities going into the 2024 budget plan have not changed. Three key issues remain and need our immediate attention. First is Strategic Planning and Infrastructure, second is Watershed and Water Quality Improvement, and third is Security.

One of the primary responsibilities of the Board of Directors of a community Association is to protect, maintain, and enhance the assets of the Association, in our case, including the health of the lake. To accomplish this objective, the Board of Directors will consider developing multi-year plans, including financials, to help them anticipate and responsibly prepare for organizing projects, preventive maintenance, periodic structural inspections, as well as timely repair and replacement of facilities.

For example, the Board of Directors must balance the chances of unforeseen damage to the Dam with the cost of adequate insurance coverage as well as sufficient Reserve Funds available to pay for Dam preventive repairs or Department of Environment, Great Lakes, and Energy required improvements.

Past Board of Directors have done an excellent job meeting the responsibility of maintaining the Lowest Hazard Potential and Highest Condition Assessment (Satisfactory) for the Dam. Our Dam's continuity is consistently supported with monthly LCPOA earthen Dam inspections, working with SME (our engineering firm as needed), SME performing a Michigan Department of Environment, Great Lakes, and Energy required detailed structural engineering inspection every five years, and overseeing the completion of all necessary repairs.

1. Last Inspection Date	July 28, 2020
2. Inspection Frequency	5 Years
3. Next Inspection Date	July 2025
4. Hazard Potential Classification	Low (Low, Significant, High)
5. Condition Assessment	Satisfactory (Satisfactory, Fair, Poor, Not Rated)



Lake living enjoyment
in EVERY season!

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President's Corner . . . Cont.

With the recent changes in the financial Market, the first step taken by the Board Treasurer and Finance Committee was to undertake a plan to invest LCPOA reserve funds and 2023 annual operational dues to maximize return on interest. This plan is working well, and the Board will be reviewing this again during planning for the 2024 budget.

Our focus on managing and maintaining the health of the lake changed in 2023 to more attention to Watershed to provide the best chance for Water Quality improvement. The lake restoration plan began this summer under the direction of Restorative Lake Sciences collaborating with the Watershed and Water Quality Improvement Committee. Preliminary results suggest better water quality and less algae this summer. Planning will continue for 2024 and beyond.

We continue to work on Security solutions to improve watercraft ramp access so members can access and exit the lake, Park use, and facilities.

I would like to welcome June VanBuskirk to the General Manager position. The General Manager is responsible for managing and administering all operations of LCPOA, subject to the direction of the Board of Directors. This is a necessary position to continue to provide consistent and quality services to the membership.

To the Office Staff, Board of Directors, Committee Members, Volunteers, and all members for their contributions to improving LCPOA, my sincere gratitude, appreciation, and thanks for your support, patience, and understanding during the 2023 season.

Looking forward to a wonderful 2024.

Tom Crampton, President



Vice President's Spotlight – Ron Puczowski



Ron has been on the LCPOA Board since April 2022, where he ran against an incumbent and was elected. He immediately became involved in the Watershed and Water Quality Improvement Committee working on our Lakes' water quality. During the May 2023 Annual Board Meeting, he was elected Vice President and remains the main lead for the Watershed Committee. Ron has lived on our incredible lake since 2016 within Bay View Shores through the end of 2022. He then moved to his current house, within Sherwood Shores, which he had custom-built.

He and his wonderful wife Megan have 2 sons, Ron Jr (21) and Ryan (20), and thoroughly enjoy our great lake. Ron Jr. is attending Albion College, while Ryan works for the family business. Ryan lives in Dearborn with his brother when he is home from school.

Along with his role as LCPOA Vice President, Ron is the President/CEO of R&R Facilities Solutions, a Qualified Commercial Roofing Contractor in Dearborn, Michigan. His business is in its 29th year of operation.

Ron has his sights on what 2024 has to offer for our LCPOA community and the forward movement on improving our lake's water quality.

Secretary's Scoop



John Minar and his wife Emilee relocated from Plymouth, Michigan to Lake Columbia in 1980. Kids themselves, they raised two wonderful children on the shores of Lake Columbia and continue to enjoy the sunrise and moonrise reflected on the still water. Two best things about our community are the people and activities.

Treasurer's Report



The Finance Committee and Board are busy working on next year's budget. We anticipate a \$12.00 increase to our member dues, a little less than a 3.3 percent increase, bringing our annual dues to \$437. While this is a small number, the Board takes seriously the need to conserve our member resources.

There are many projects that your association is looking at. Most importantly, is assuring the quality of the lake water and protecting the lake from erosion and invasive weeds. During 2023, your association undertook numerous studies of Lake Columbia, and the Board is waiting for a report from our consultant on how best to protect and improve our lake. We spent approximately \$100,000 last year on weed control and lake research and used muck bionics to protect the lake bottom. We expect to spend that much or more in 2024 and are thinking of ways to obtain the money necessary to ensure that Lake Columbia is in good shape for years to come.

With membership dues, we will take in over \$700,000 in 2024. With these funds, we will pay for trash pickup which will cost \$290,000 next year. The office costs a little over \$100,000 to operate with wages and utilities. Work on the parks and boat ramps will have a budget of around \$90,000, which will include the repair at Kelly Ramp. Insurance costs continue to increase and work on the dam will be necessary in 2024.

We currently have a little over \$500,000 in reserves. The Board is concerned that this amount does not represent enough funds and that a significant repair on the dam or work on the lake for lake quality could take a bite out of the reserves.

The Board is always looking for input from members. We are like a city in many ways, providing parks and recreation, security, building control approvals, and trash pickup, with a need for accounting and other professional services. We always appreciate our members' support and feedback as we finalize the budget.

Cory Borgeson, Treasurer



Begin an exciting way of living at the new
Lake Columbia

Lake Columbia is a planned community—a beautiful 3600-acre development with all the seasonal beauty of the Irish Hills... and the marvel of a man-made, artificial lake for summer fun and year-around recreation.



For Gracious Living at its best!

This community development at beautiful Lake Columbia is a boon to people of all ages wanting a cottage or permanent home on a lake, near enough to cities for commuting to and from work. Situated at the edge of the Irish Hills, Lake Columbia has everything for summer recreation... sandy beaches, clubs, several club spring water golf courses... nearby schools, churches, convenient shopping plans... plus, amenities that outgird your imagination.

Lake Columbia

Ideal for weekends, summer vacations or year-around living, Lake Columbia with its 300 acres of crystal blue water offers many hours of fun and recreation. The lake itself is 2 1/2 miles long and 1 1/2 miles wide at the widest point. Impassant, grade winding roads lead you around the lake to the large, spacious lots that are available for your cottage or home site. Designed by man, enhanced by nature, Lake Columbia will give maximum enjoyment of all these holiday pleasures you treasure.



Ample room in the bay for watercraft... all will appreciate the view from the lake... the lake is a beautiful sight... the lake is a beautiful sight... the lake is a beautiful sight...



Ball's available at nearby courses... the lake and water are clean... the lake and water are clean... the lake and water are clean...



Boat ramps and fishing platforms... the lake and water are clean... the lake and water are clean... the lake and water are clean...

A whole new world of Pleasure at your doorstep...



Lake Columbia is located just 2 miles west of Grandville, Michigan and 10 miles NE of Jackson. The beautiful Irish Hills background of the terrain. The lake is close by highways I 96, US 132 and US 127, giving good access to the property no matter which direction you need to travel. See beautiful Lake Columbia... picture yourself in these beautiful scenes... find out, relaxation and fun.

Inquire Now... find out about the low cost of these choice lots. Convenient terms enable everyone's dreams to come true today.

An office at the lake is open 7 days a week for your convenience.
LAKE COLUMBIA DEVELOPMENT CO. Sales Office
100 W. Main Street, Grandville, Michigan CENTRAL REALTY
P.O. Box 106, Lansing, Michigan

Lake Columbia is another lake development of the Central Realty Company of Lansing, Michigan. A company you can trust with broad lake development experience.

Begin an exciting way of living at the new Lake Columbia. This is the original 4-page promotional piece for Lake Columbia.



11281 Hewitt Road
Brooklyn, Michigan,
49230

General Manager

June VanBuskirk



(517) 592-2361

Office Staff

Alicia Alvarez

Chris Hensley



LCPOA@comcast.net

Hours of Operation

Monday – Friday 9 a.m. - 5 p.m.



www.lakecolumbia.net

Holiday Hours of Operation

November 23 & 24, the office will be closed for Thanksgiving

December 22, 2023 – January 1, 2024, the office will be closed for the Holidays

The office will reopen January 2, 2024, at 9 a.m.



[OFFICIAL Lake
Columbia Property
Owners Association](#)

Office Notes



Trash Service Reminder – If you are away for an extended period, please contact the LCPOA office to suspend your trash service.



Free Notary Public services are now available for LCPOA members only. Please call ahead to schedule an appointment.



General Manager's Lake Journal



In May 2022 I was elected as shore director to represent Holiday II Shores and was appointed as Secretary at the 2022 annual meeting by the Board. On August 18, 2023, I resigned from the board to become the LCPOA General Manager (GM). I am thankful for the opportunity to serve our Association and community once again. I enjoy this quote from Paul Hawken – “Good management is the art of making problems so interesting and their solutions so constructive that everyone wants to get to work and deal with them”.

On a personal note, I have lived on the lake for 29 years and have a great love for our lake and community. I am a proud mother and grandmother and believe family is of highest priority. I enjoy spending time with family and friends, camping, watching movies and reading. I also enjoy motorcycle riding, power parachuting, and many other adventurous activities.

The main office assistant position, held by Alicia, is part-time (25 to 35 hours weekly) and she joined our office team on October 3, 2023. Chris, Recording Secretary/Sub-Office Assistant, has been employed part-time since June of 2022. She has worked above and beyond from the start of her employment. Both ladies in the office are LCPOA members.

White-Glove Member service, which the Board introduced in 2022, is of the highest value of importance to the office staff. Notary Public services are now available for free to LCPOA members. It is our pleasure and goal to greet everyone with a smile and have you leave happier than when you arrived.

Currently, we are reviewing all Member accounts and every lake lot to ensure accuracy before membership dues are mailed out in January 2024. We are also reorganizing and creating a workable office filing system, along with creating and updating many procedures, forms, job descriptions, etc., and I will continue to evaluate, provide oversight and management of the lake at the direction of the Board. Our goal in the office is to assure the Board and Members that our Association is running at its peak. Having the lake at its best also requires the volunteer help of all our committee members. The office staff is thankful for every one of our volunteers. I would like to especially thank and recognize the Communication Committee. Without them and their hard work, we would not have the wonderful and informative E-newsletter, The Columbian.

I look forward to 2024 and beyond as we continue to work on and enhance the lake quality, security, parks, activities, and the many facets of our beautiful lake and community. Please sign up for the email notifications Columbian Splash, and the OFFICIAL Lake Columbia Property Owners Association Facebook group. We look forward to seeing you at our monthly and annual meetings. **Our slogan is: *Be connected * Be heard * Be informed.***

The office also welcomes you to stop in and introduce yourself, say hi, and grab more than 1 piece of candy.

With pleasure,

June VanBustirk



Board Officers



President – Tom Crampton
Royal@LakeColumbia.net



Vice President – Ron Puczkowski
Sherwood@LakeColumbia.net



Treasurer – Cory Borgeson
Cambridge@LakeColumbia.net



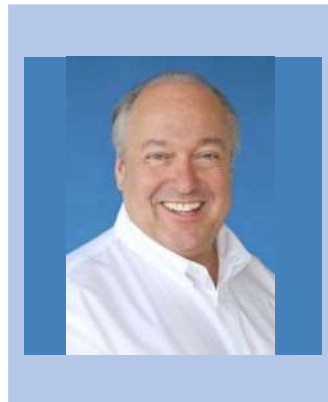
Secretary – John Minar
GrandPointe@LakeColumbia.net



Tom



Ron



Cory



John



Shore Directors

Bay View Shores

Chris Wholehan

Bayview@LakeColumbia.net

Cambridge/Fletcher/Imperial & Lots 1-36 of Bay View Shores

Cory Borgeson

Cambridge@LakeColumbia.net

Grand Pointe/Blakely Shores

John Minar

GrandPointe@LakeColumbia.net

Holiday I Shores

Chris Bowman

Holiday1@LakeColumbia.net

Holiday II Shores

Tim Burns

Holiday2@LakeColumbia.net

Riviera Shores

Tom Hitz

Riviera@LakeColumbia.net

Royal Shores

Tom Crampton

Royal@LakeColumbia.net

Sherwood/Hill n Shore

Ron Puczkowski

Sherwood@LakeColumbia.net

Southern Shores

Dennis Blain

dennisblain22@gmail.com

Important Phone Numbers

Emergency – 911

Columbia Police
517-592-3122

Columbia Township
517-592-2000

DNR
517-284-6000

Jackson County Road Commission
517-788-4230

Jackson County Sheriff
517-768-7900

Sewer Emergency & Maintenance
517-768-2515 or 517-592-2727





Building Committee by Bob Dresselhouse

2023 has been a busy year for the Building Committee. Many property owners around the Lake have added decks, docks, additions, fences, and new homes, and some existing homes were torn down and replaced with new homes.

Please remember that all property owners must start any projects by contacting the LCPOA Office and fill out an application to make sure your project meets the Deed Restriction Rules. The LCPOA Deed Restrictions rules differ from the Township Building Ordinances and State Building Codes. The ordinances are to keep our lake Community within the design intent that was put in place when our Lake was created. When you bought your property here at Lake Columbia, you agreed to these Deeded Restrictions at your closing upon buying your property. In the past few years, Restrictions were not being enforced to keep a level playing field for all residents.



Our main goal this past year among our three Board Members has been to stay in touch with each other so that we are all overseeing the rules as written and filed in Jackson County Records. If you are not sure what you can and cannot do, we will help you. All your projects should start with knowing where your property stakes are or a current survey.



For any construction project the **FIRST STOP** is the Lake Columbia Property Owners Association (LCPOA) – More info to come!

Strategic Plan and Infrastructure Committee

No further updates, any questions can be directed to Ron Puczkowski – Board Liaison or Andy Dale – Committee Chair.



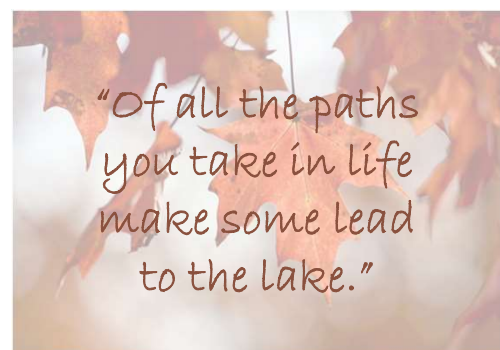
Activities Committee

No further updates, any questions can be directed to Karen Kiss – Chair, Patrick Jones, and Kathy Stoll – Committee members.

If you want to get the most up-to-date Lake Columbia Activities information, make sure to join their remind group by sending a text to **81010**, and the message: **@lakecolum** to receive all the latest activities! We also have a [Lake Columbia Activities](#) group that can be found on Facebook, please like!

Which Apple to Use?
Discover the 16 Varieties of Michigan Apples!

 PAULA RED First-available and eagerly awaited. Pleasant tart. Available: Aug. 20	 GINGER GOLD Sweet-tasting, with a hint of tartness. Stores well. Available: Aug. 22	 GALA A consumer favorite. A soft bite over a melon sweetness. Available: Sept. 5	 MCINTOSH A classic by any standards. Juicy with a lightly tart flavor. Available: Sept. 5
 JONAMAC Cross between a McIntosh and Jonathan. Rich and spicy. Available: Sept. 10	 HONEYCRISP Sweet as honey, with a crisp bite. Creating quite a buzz! Available: Sept. 15	 GOLDEN DELICIOUS A gummy-smooth taste. Known for its sweetness. Available: Sept. 15	 EMPIRE Versatile with a firm texture. Sweet, yet tart flavor. Available: Sept. 19
 JONATHAN A crisp, spicy tang that blends well with other apples. Available: Sept. 20	 CORTLAND Tender, juicy white flesh with hint of tartness. Available: Sept. 23	 RED DELICIOUS America's most popular. Full-flavored sweetness. Available: Sept. 26	 JONAGOLD Michigan grows them best! A multi-try. Available: Sept. 28
 FUJI A popular late-season variety. Crisp and sweet. Available: Oct. 4	 ROME An old-time favorite. Excellent for baking. Available: Oct. 4	 IDA RED Tastes tangy and tart. Great for sauces and pies. Available: Oct. 9	 BRAEBURN Firm apple with tart-sweet flavor. Stores very well. Available: Oct. 24



Construction Guidelines

FOR ANY CONSTRUCTION PROJECT THE **FIRST STOP** IS THE LAKE COLUMBIA PROPERTY OWNERS' ASSOCIATION (LCPOA)

NO Land or Waterfront Construction of any type on any LCPOA property can begin without first completing all requirements of the Deeded Restrictions, By-laws, Policies and Procedures and receiving approval by the Building Control Committee to proceed with your permit request to either Columbia Township or State of Michigan agencies (EGLE, DNR, etc.).

The LCPOA Deeded Restrictions **DOES NOT** have a variance approval option. A variance received from Columbia Township will only apply if you have already received approval from LCPOA Building Control Committee for your construction project prior to your permit request to Columbia Township and the township ordinances require a variance that does not violate the LCPOA Deeded Restrictions.

The Office, Building Control Committee, and Policies and Procedure Committee have created a set of Instructions for Land and Waterfront construction that will be available in the office for all existing and new LCPOA members and on the website. Copies of the Instructions will also be available at the office for realtors, builders, architects, Columbia Township Office, or anyone who can assist a member with LCPOA Deeded Restrictions construction compliance.

BEFORE APPLYING TO COLUMBIA TOWNSHIP FOR A BUILDING PERMIT

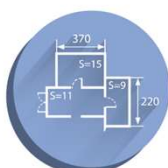
Land Construction: Before you begin building a new home, addition, garage, deck, fence, or carport the following is required by the LCPOA.

1. Copy of LCPOA Land Construction, Plans, Requirements, and Blueprint Evaluation Form Instructions.
2. Copy LCPOA Construction Plans and Requirements.
3. Completion of LCPOA Blueprint Construction Evaluation Form.
4. Approval by the LCPOA Building Control Committee before you can proceed with your building permit request to Columbia Township.
5. A copy of the approved permit must be received by the LCPOA Office from Columbia Township or provided by the member **BEFORE** construction begins.

BEFORE APPLYING TO STATE OF MICHIGAN (EGLE, DNR ETC.) FOR A PERMIT

Waterfront Construction: Before installing a dock, installing, replacing, or repairing a seawall, dredging, or any other construction (project) touching the lake bottom the following is required by LCPOA.

1. Copy of LCPOA Waterfront Construction, Plans, Requirements, Park Use and Evaluation Form Instructions.
2. Completion of LCPOA Waterfront Construction, Plans, Requirements Park Use, and Evaluation Form.
3. Signed LCPOA (Bottomland) Letter of Authorization for EGLE.
4. Completion LCPOA Dredging Agreement (if necessary for the project).
5. Copy of LCPOA Park Policy referring you to LCPOA Waterfront Construction, Plans, Requirements Park Use, and Evaluation Form if you are using the park for construction equipment, storage and/or transport of supplies via land or water for a land or water construction project.
6. Completion of LCPOA Fee and Security Deposit Agreement if you are using the park for construction equipment, storage and/or transport of supplies via land or water for a land or water construction project.
7. If park use is for Land Construction, you must also complete section A. of this document and section 5. Park Use of LCPOA Waterfront Construction, Plans, Requirements Park Use, and Evaluation Form.
8. If park use is for Waterfront construction, you must also complete applicable section of the LCPOA Waterfront Construction, Plans, Requirements Park Use, and Evaluation Form and section 5 Park Use.
9. All Evaluation forms must be approved by the LCPOA Building Control Committee before proceeding with request for permit from the appropriate State of Michigan Agency; EGLE, DNR, etc.
10. A copy of the approved permit of the approved permit must be received by the LCPOA Office from the appropriate State of Michigan Agency (EGLE, DNR, etc.) or provided by the member before construction begins.





Communication Committee by Cindy Gillespie-Lena

As the Communication Committee we are working towards ensuring that the LCPOA membership is informed with the latest LCPOA news and announcements. It is our goal to meet all the communication needs of all LCPOA members.

We are exploring the possibility of having a text feature with the Columbian Splash, working with the LCPOA office staff to update the Welcome Packet that new LCPOA members receive, and developing the posting guidelines for the Columbian Splash and Official Facebook page.

The Columbian – Cindy Gillespie-Lena, Lorri Parks, Kathy Cancilliari and Topher Smith



The Columbian Team – Lorri, Cindy, and Kathy



Columbian Splash (formerly known as Constant Contact) is the official email communication from the LCPOA office. Be sure to sign up and provide your

phone number and email so you can receive the most up-to-date and accurate Lake Columbia information and announcements.

Please send an email to LCPOA@comcast.net to be added.



The **OFFICIAL Lake Columbia Property Owners Association Facebook** group was created to serve as official communication of the LCPOA.

This is a private group exclusively for Lake Columbia Property Owners. Please ask to join and our moderators will review your request. As a closed group, posts on this page are not visible to the public. This group page is intended to provide information and announcements directly related to the association.



Thank you, Gail Durham (Royal Shores) for the beautiful photos that you shared with LCPOA membership. If you have any photos to share, please notify LCPOA – Communication Committee.





Fishing Committee by Walt Strasser

2023 End of Summer Labor Day Fishing Derby Tournament

- The 27th annual Labor Day tournament went well, with 20 teams signed up.
- Raised \$500 for fish stocking program & \$500 was awarded to winners.
- Two 2.5-pound Walleyes were brought in this years, our stocking program is thriving.
- This October we are planning to stocked 800 walleyes into the lake.
- We are planning the 2024 Ice Fishing Tournament and are hoping to get some good ice this coming year. Details to follow.





Parks Committee by Bob Blotkamp

The Parks Committee had a busy season with many tasks maintaining our parks. As a part of the park maintenance program, LCPOA management generates work orders that our team receives and handles as required.

A total of 24 security signs were installed at parks and the dam, as well as 16 park name signs that are visible from the lake. For our furry friends, there are now doggie bag holders at our parks where needed.

In addition to installing and maintaining boat ramp cables, some Geokey padlocks needed repair. Our team also assisted and supported Geokey with opening boat ramps.



All bathhouses, including the roofs and doors, undergo a maintenance inspection every Spring and Fall. We also made minor repairs to the bathhouse plumbing and electrical systems and installed security locks on electrical boxes. We conducted a park amenities inspection of the flagpoles, playground equipment, and picnic tables. American flags were replaced where needed, picnic tables were refurbished, and a hole in the dam spillway was repaired. A seawall sinkhole at Hawthorne Park was filled, and the vinyl fencing at Archwood and Hawthorne parks were repaired. The volleyball post holes at Castlewood Park have been repaired. After the three storms that affected our area this season, our team also assisted with cleanup in our parks.

In the Spring, we opened the bathhouses and set the automatic door locks, and in July, we extended the time for the bathhouse door locks during the fireworks display. In addition, our team performs monthly well measurements and inspections at the earthen dam.

If you see anything of concern in our parks that may need to be addressed, please contact the LCPOA office.

Thank you to my co-committee members, Bob Hensley, and Jeff Durham, and our liaison, Dennis Blain for their help this year, and a special thank you to Tom Crampton for his help and support.





Policies & Procedures by Mike Parks

- All approved policies and procedures can be found on the LCPOA website.
- The Complaint Policy has been revised, submitted to the board and approved as of 09/25/2023.

Complaint Policy

I. PURPOSE

It is the purpose of the Complaint Policy to identify a clear process for members to make complaints and the LCPOA's process for resolution of member complaints

II. POLICY

The LCPOA is committed to providing a high quality and safe environment for all members and working in an open and accountable manner that builds trust and respect. One of the ways in which we can continue to improve our community is by listening and responding to the views of our members, and by responding swiftly and fairly to complaints. It is most appropriate to limit complaints to violations of the Deed of Restriction, By-Laws and Policies of the LCPOA. If a complaint does not fall under the auspices of the LCPOA, the complainant will be directed to the appropriate local, state, or federal agency that can address the complaint

III. PROCEDURES

1. All complaints received by the LCPOA Office, will be handled by the LCPOA Office with a copy being sent to the Shore Director of the Shore in which the member resides, for their information. It will be at the LCPOA General Manager's discretion if the Shore Director should try to handle the situation first.



Policies & Procedures . . . cont.

2. Complaints must be documented on a Complaint Form. Complaint forms are available on the LCPOA Website and in the LCPOA Office.
 - a. The member must provide as much detail as possible on the Complaint Form.
 - b. The complainants name, phone number and/or email address must be present on the Complaint Form to provide communication regarding the complaint. If this information is not provided, there will be no response to the complaint.
 - c. The complainant's name will be kept confidential unless permission from the complainant is given or is necessary for the complaint to be handled.
3. Submit Complaint Form to the LCPOA Office for logging, tracking, and copying the complaint for the appropriate Shore Director.
4. The LCPOA General Manager is responsible for initiating an investigation within five (5) business days of a complaint being made. The General Manager will coordinate with any/all Shore Directors, Office Staff, Board Members, and/or Members necessary to investigate the complaint. The process for notifying the respondent of the complaint against them will include the following steps:
 - a. Phone call to the respondent.
 - b. Letter or Email to the respondent.
 - c. Contact with the Complainant of any updates or resolution to their complaint.
 - d. Contact with the designated Shore Director of any updates or resolution on the complaint.
5. The LCPOA General Manager will make every effort to resolve the complaint within ten (10) business days of receiving the complaint.
6. A log will be kept in the LCPOA Office of all complaints, the date of the complaint, the nature of the complaint, and resolution date.
7. If a complaint cannot be resolved by the LCPOA General Manager within ten (10) business days, it will be added to the next Monthly Board Executive Session Agenda and the complainant will be notified.
8. The Board will have thirty (30) business days to notify the complainant of a resolution or need for additional legal advice to reach a resolution.





Security Committee by Tom Crampton

Filling the vacant Security Committee positions is currently on hold as an Ad hoc Security Committee focuses on the evaluation of the Geokey application for 2023. Geokey has been collaborating with LCPOA to provide daily functionality data to identify application communication and padlock-related problems. These problems are significant to the LCPOA application in a rural setting, compromising communications and padlocks exposed to weather. Utilizing this input from LCPOA, Geokey has been updating the software to address our problems. During 2023 we have had several release updates of the Geokey application and are currently on release 3.10.2 as we close the watercraft season.

The current plan is to complete the Geokey evaluation, provide a recommended solution for the November 27th monthly meeting, and determine the appropriate funds for the 2024 budget.

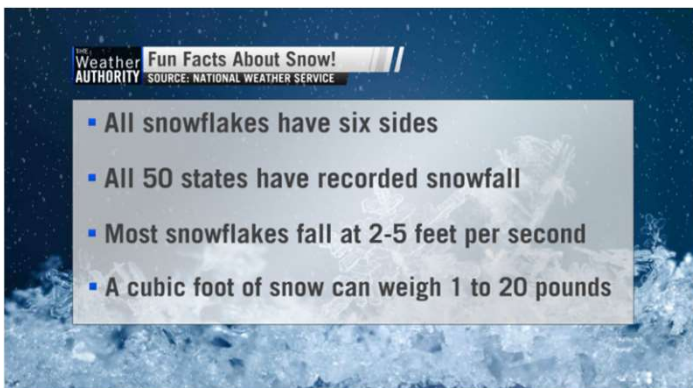
For an Association of a private lake to provide security, everyone needs to examine their commitment to a method of Security. Simple compliance policy methods such as decals for the watercraft and vehicles have at least two different opinions by members: 1) LCPOA members who feel we have a security issue and comply with policy, and 2) others who feel we do not have a security issue and chose not to comply.

Security Committee . . . Cont.

We have gathered data four times (2009, 2010, 2022, and 2023) which indicates only about 50% of the watercraft on the lake display the LCPOA required decal. We issued 1,500 watercraft decals this boating season (2023) and only 418 of the 815 counted watercraft had visible lake decals. If only 50% of LCPOA members display their watercraft decals, how can the Association, or anyone, draw any conclusion of whether we do or do not have a security issue with non-member watercraft on the lake and develop any reasonable enforcement method to deal with the issue? We certainly do not have the resources to confront 50% of the watercraft on the lake and the Association does not wish to confront members at any time. If members would display their watercraft decals, we could identify and confront non-members, not members.

The same scenario can be said for vehicles in our Parks. Vehicles of non-members or vendors such as construction, landscaping, plumbing, electrical, or others that use the Parks for their vehicles remove opportunities for members to utilize their Parks. These vehicles need to park at the residence they are visiting or use the roadside easement. Again, with the Association member's failure to place a decal on their vehicle(s), how can the Association, or anyone, draw any conclusion of whether we do or do not have a security issue with non-member vehicles at the parks and develop any reasonable enforcement method to deal with the issue? We certainly do not have the resources to confront all vehicles in the parks and the Association does not wish to confront members at any time. Again, if members would display their vehicle decals, we could identify and confront non-members, not members.

We appreciate your patience and cooperation during the past watercraft season and would like your thoughts on these issues.





Watershed and Water Quality Improvement by Ron Puczowski

After engaging with Restorative Lake Sciences (RLS) in 2022, they began working in lockstep with the Watershed and Water Quality Improvement Committee, which has begun working on a Lake Columbia restoration plan. This plan requires focusing on methods to mitigate the influx of phosphorus, nitrogen, and sediment into the lake from Goose Creek inlet, twenty-six drains, shoreline vegetation both up-stream and lake lots and

member landscaping practices and thereby improve the chance of lake projects being successful. Below are some initiatives the Committee has been working on with RLS:

1. Work with RLS to implement their most recent design to check dams in the Goose Creek channel area and assist RLS with any required scientific information used for permitting.
2. Evaluate twenty-six drains and the ability to mitigate the influx of phosphorus, nitrogen, and sediment into the lake and water quality sampling.
3. Looking to perform water quality sampling in our lakes' two deepest basins.
4. Conduct:
 - a. an erosion survey of the entire lake shoreline and make specific recommendations for mitigation of problem areas.
 - b. a stream bank assessment of Goose Creek and look for areas of erosion or bank undercutting.
5. Work with the LCPOA to determine ways of mitigation for any found problem areas that may require mitigation.

Additional Items Being Addressed:

1. Determination that seawalls eliminate the natural energy dissipating capacity of a sloped, vegetated shoreline, negative impacts on water quality and shoreline habitat around inland lakes with many seawalls.
 - Rip-rap addition to the steel seawall was recommended by EGLE and DNR to help buffer the hard reflection of the waves.
2. The weed control application formula was changed slightly by collaborating with RLS and PLM and not treating algae while utilizing a weed control application to ensure at least 30% of our total aquatic plants are native aquatic plants.
 - Native aquatic plants are necessary since they cleanse the lake (meaning better water quality), which the invasive aquatic plants do not.
 - This may have been one of the factors in our impression of better water clarity this year.
3. RLS will be hosting a community-wide lake educational workshop that aims to educate lakefront owners and lake users on proper care of the lake and on best management practices that everyone can follow on their own lakefront and backlot properties.
3. More in-depth focus on the lake lots: Improve ping by removing (drying, bagging, or composting) seaweed, endeavors to do the same on beaches and shorelines, suggestions on planting shoreline vegetation for erosion prevention, use of phosphorus and nitrogen-free lawn applications, remind all homeowners to keep mowed grass out of the lake and roadway by bagging (grass and leaves) for compost pickup; **do not burn.**
5. Began Muck Biotics treatments in the five-acre Goose Creek Inlet.
 - RLS will sample several areas of the lake for organic matter content and then make recommendations on where Muck Biotics can be used for effective organic matter reduction.
6. The basic recommendations of the Wake Boat report are as follows:
 - Boats operating in wake-surfing or wake-boarding modes, during which boat speed, wave shapers, and/or ballast are used to increase wave height, are recommended to operate at least five hundred feet from docks or the shoreline and at least in fifteen feet of water deep.
 - These watercraft owners should completely drain ballast tanks before transporting them over land.

Ron would like to thank the Watershed Committee members and all members who have contributed to this project. We have a Watershed/Quality site on the LCPOA Website that includes all the information the Committee has received for your review. Please take advantage of the site and provide us with feedback.

There will be much more to come in 2024 as we continue the Lake Restoration and Watershed and Water Quality Improvement, so stay tuned!





Lake Columbia Property Owners Association

Trash Schedule

Trash will be picked up on Monday and Friday. Please put your cart out the night before pick up. Modern Waste, 96-gallon carts are provided, and regular household trash will be picked up on these days. If you have a large item to be disposed of, please contact the office to make arrangements.

Recycling pick up is every-other Wednesday as per the calendar.
(see reverse side for more information on trash service)



HOLIDAY TRASH SCHEDULE CHANGE

Memorial	Trash pick up moved to Tues, 5/30 & Sat 6/3 Recycle moved to Thurs 6/1
July 4th	Friday trash pick up moved to Sat 7/8
Labor Day	Trash pick up moved to Tues 9/5 & Sat 9/9 Recycle moved to Thurs 9/7
Thanksgiving	Friday trash pick up moved to Sat 11/25
Christmas	Trash pick up moved to Tues 12/26 & Sat 12/30 Recycle moved to Thurs 12/28

SPECIAL TRASH DATES

	RECYCLING EVERY-OTHER WEDNESDAY	
	Christmas Tree Pick Up	January 5 & 12
	Saturday Compost Service Starts	April 1
	Spring Clean Up	June 10
	Last Compost Service	November 18

LCPOA SPECIAL DATES

	Monthly LCPOA Board Meetings-4th Mon/mo except Dec.	
	Annual Membership Payments Due	April 3
	Annual LCPOA Board Meeting 1 PM @ CCHS	May 21

LCPOA ACTIVITIES

	Fishing Tournaments	May 28/Sept 3
	Annual Garage Sale	June 3
	Fireworks Display (July 2 raindate)	July 1
	Annual Family Picnic	August 19

ISSUES RELATED TO TRASH SERVICE MUST BE DIRECTED TO THE LCPOA OFFICE
517-592-2361 or lcpoa@comcast.net

January						
Su	Mo	Tu	We	Th	Fr	Sa
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30	31					

LAKE COLUMBIA TRASH SERVICE

- **Twice a week normal household trash pick up**
 - Monday & Friday - put out night before
- **Christmas Tree pick up**
 - Thursday, January 5 and 12
- **Voluntary Recycling pick up (use cart with yellow lid)**
 - Every-other Wednesday - put out night before
- **Yard waste pick up**
 - Every Saturday from April 1 to November 18
- **Clean-up Day**
 - Saturday, June 10
- Modern Waste uses an automatic loading arm that will load your trash and recycling items into their trucks. Only the cart provided will be serviced. Please place cart 3 ft. from mailbox with the handles facing house.
- Please bag all loose trash and contain loose recycling to prevent a mess when the arm lifts above the truck to dump.
- In the case where a holiday occurs, the service days will be shifted one day forward the entire week. The compost service will still be completed on Saturdays. (See reverse for schedule)
- The supplied 96-gallon trash and recycling carts are owned by Modern and should be left at the home if moving. Please contact the LCPOA office if moving in or out. The carts will be repaired or replaced by Modern for normal wear and tear at no cost. Cart cleaning is the responsibility of the property owner.

SPECIAL PICK UP SERVICES

CHRISTMAS TREE PICK UP: Please put trees to the curb the night before pick up. Do not place trees in trash carts.

Yard Waste/Compost: Must be in yard waste/compost bags or loose in containers clearly labeled, "Yard Waste". Compost will consist of grass, leaves, and brush. Brush is accepted and must not be larger than 2" in diameter. Brush must be bagged or bundled in lengths less than 3 ft. All items must be placed outside by 5:00 AM for Saturday service between the April 1 – November 18. All bags and cans set out for service must be able to be safely lifted by one individual. Please note that when the weather drops below freezing, if using a can for compost, the materials will freeze to the bottom of the can. Modern Waste will not warranty or replace customer owned cans placed out for compost services.

CLEAN UP DAY: A curbside clean-up will be conducted one time per year. All items need to be placed curbside by 5:00 AM on the scheduled collection Saturday. Loose items must be bagged or placed into a cart or can. Larger items may be set out for collection if the items do not weigh more than two people can safely lift. Hazardous wastes, construction material, tires, compressed gas cylinders, and items containing Freon will not be accepted.

BULK ITEMS PICK UP: Bulk items consist of an item that is too large to fit into the provided cart during a normal scheduled service day. Bulk items must be pre-authorized and scheduled by the LCPOA office staff. There will be an additional fee of \$10/item paid to the LCPOA office. Carpet would need to be tied in 4 ft. rolled sections not to exceed 50 lbs. per roll. Bulk items should not be heavier than what two people can safely lift.



RECYCLING

LCPOA RECYCLING COLLECTION: Modern Waste uses "single-stream" or "comingled" recycling. This means that all recyclables do not need to be sorted by you. Materials are sorted at a single-stream sorting facility after collection

ACCEPTABLE RECYCLING MATERIALS

- Newsprint including glossy magazines, phone books and junk mail
- Tin, aluminum and scrap iron
- Plastics – HDE #1 and #2 ONLY
- Cardboard, paper bags, newspaper, office paper and paperboard (no wax-coated paperboard)

MODERN WASTE DOES NOT ACCEPT THE FOLLOWING MATERIALS FOR RECYCLING

- Vinyl siding, hangers, toys, shrink-wrap, flower trays, plastic fencing, plastic bags, and automotive fluid containers
- Glass of any kind
- Window glass, drinking glasses, sliding glass doors, dishes, and light bulbs
- Metal-non-food containers, gas cans, air conditioners, burning barrels, chairs and garage door openers
- Wood, Styrofoam, or garbage

If you miss the every-other Wednesday recycling, you can drop off at Modern Waste Systems, 7245 S. Brooklyn Rd. Napoleon, MI

**ISSUES RELATED TO TRASH SERVICE
MUST BE DIRECTED TO THE
LCPOA OFFICE:**

517-592-2361 or lcpoa@comcast.net



Mark Your Calendar

November

27 – 7 p.m., LCPOA Regular Board Meeting @ Clark Lake Golf Course

February

26 – 7 pm, LCPOA Regular Board Meeting @ Clark Lake Golf Course

December

27 – No Board Meeting



March

25 – 7 pm, LCPOA Regular Board Meeting @ Clark Lake Golf Course



April

22 – 7 pm, LCPOA Regular Board Meeting @ Clark Lake Golf Course

January 2024

22 – 7 pm, LCPOA Regular Board Meeting @ Clark Lake Golf Course



May

19 – SUNDAY at 1 pm, Columbia Central High School – ANNUAL Meeting





Meet Your **NEIGHBORS**

Hello there! My name is Kathy Cancellari. My husband Scott and I are so happy to be new members of the Lake Columbia community.

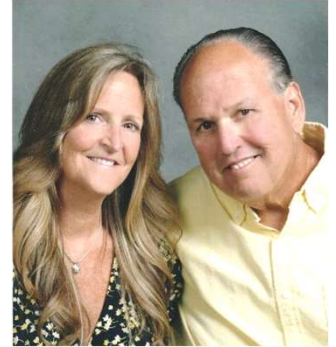
We bought our lot on Castlewood in May 2020 and broke ground on our retirement house in April 2021. Building a home during the pandemic proved to be a challenging experience! Although Scott has operated his own construction business for over 30 years, it was nearly impossible to get materials. About half of his usual subcontractors chose not to drive almost two hours from his home base of Grosse Ile. Luckily, we were able to connect with some great local skilled trades. By June 2022, we were able to move into our new home. Unfortunately, we didn't get to boating much during that first summer. Landscaping occupied most of our spare time. Because I love to garden, I brought a lot of perennials from our old house to plant. Scott was busy getting the sprinkler system in to get some grass growing, but more importantly, getting the dock and hoist installed.

I convinced Scott that it was time for him to retire after building this house for his most demanding customer (I laughingly admit). After 25 years of working as a mechanical engineer and a systems analyst in the automotive industry, I was also ready to retire. We are both enjoying our newfound freedom. Even though the house is new, there always seem to be new projects to work on, including more landscaping just completed at the end of this summer.

Scott grew up Downriver and has always enjoyed living on the water. He loves boating and admits it is much different on an inland lake than on the Detroit River and Lake Erie. I grew up in Waterford and am used to being surrounded by many lakes. Our main reason for moving to the Irish Hills was to be closer to family. Our son and his family reside near Tecumseh in a home that Scott built for them in 2015. We have two adorable grandchildren (Adelynn is four, Bryce is two). We also have a daughter who lives in Dearborn Heights.

We truly love living on Lake Columbia and are so thrilled with how welcoming everyone has been to us. We already know more neighbors here than when we lived on Grosse Ile. We are looking forward to becoming more active members of the community. Scott and I have recently become members of some of the LCPOA committees; Scott on the Building Committee and me on the Communications Committee. We also enjoy traveling and hope to do more in the coming years.

One question we get asked quite often is if we are U of M fans. We think it might have something to do with our blue house and yellow door. And to that question, we answer yes. But I admit, I also have a fondness for green and white. My alma mater is Oakland University, once part of MSU until 1970. So, we can be found cheering on both Michigan teams!





Meet Your **NEIGHBORS**

WE NEED YOU!

We are looking for neighbors who would like to share their story (***we all have one!***). This will be an on-going feature and we will try to include a few of these in each newsletter based on the input from our neighbors. Please contact us at LCPOA@comcast.net indicating that this is for the newsletter **Communication Committee**.

Here are a few prompts to help develop your story:

- Name – Family member names, ages
- Tell us about your family
- Where are you from and what do you do
- Where are you located on the Lake (Shore/Street)
- When and why did you first come to Lake Columbia
- Provide us with any history on your home; what year it was built, any improvements, photos
- What are your favorite Lake activities
- What is your favorite memory on Lake Columbia
- Why is Lake Columbia special to You
- Photos of you, your family, boat, house, pet, etc.
- ***Provide your email and phone number – for contact information/not to be published***

Additionally, if you are aware of someone moving in, a new baby, or a graduate, we would love to have that information so we can showcase this exciting news. Lastly, if we have lost an LCPOA member or aware of a neighbor that has passed, please let us know so we can honor them.



Welcome

New Members

A very special welcome to new residents, thank you for becoming a part of our community.

Bay View Shores

Holiday II Shores

Blakely Shores

Imperial Shores

Cambridge Shores

Riviera Shores

Fletcher Shores

Royal Shores

Grand Pointe Shores

Sherwood Shores

Hill N Shore

Southern Shores

Holiday I Shores



COMING SOON

Starting in 2024, we will be welcoming new neighbors to LCPOA, and the office will be providing this information, with the new members permission, stay tuned.

Making Waves and Memories

Submitted by Kristen Gough, Southern Shores

Lake Columbia is a very special place, and whether you live here full time, summers only, holiday weekends or even spend just a day, the lake vibe leaves an imprint in your memory. Growing-up on the lake, water skiing always brought us joy, and now we were the proudest parents when our kids took their first lap around the lake. Smiles all around! As a saying in the water ski community goes #passthehandle.

When COVID struck our society, the world and our lake became quiet. Everyone's lives changed in some way, and as we communicated via Zoom, celebrated birthdays and holidays via FaceTime, the friendly lake wave became more than just a hi, it was another safe method to spread kindness.

When the 4th of July 2020 approached, our large group of adults who were kids in the early 1990s reminisced about our holiday skiing around the lake. We asked our boys, Parker and Brecken Gough, and our friends' kids, Jack and Emme Evans, along with their cousin Ian Evans, if they would be interested in a holiday ski trip around the lake. All of them said yes right away!



Making Waves and Memories

We started practicing pulling doubles and triples, then the kids did a lot of skiing, they needed to get their endurance up! At the time, Brecken was 7, Jack, Emme and Parker were 10, Ian was 13, and a lap around the lake takes 22 minutes!

As a beautiful touch to the holiday ski, Megan and Eric Evans pulled the kids behind their epic Stars and Stripes MasterCraft. We played USA music with flags and decorated the kids and in costumes.

The kids all got up! It took every bit of planning, patience, and encouragement to make it happen! It was the most beautiful sight! And then, the lap around the lake, the people came running out of their houses waving, taking pictures, honking horns, cheers, and claps. It was a community moment honoring the USA but also a connection most of us had not felt in some time. It was a very special moment for many.



More friends learned to water ski that summer, and as Labor Day 2020 approached, we added three more skiers - Jillian, Lyla, and Grace Dawson (10, 10 and 13 years old). Fast forward to 2023, and other than just a couple, we have been able to share the kids holiday ski with our community each Memorial Day, 4th of July, and Labor Day. One holiday we made it happen and had 11 skiers up, again all kids! Katie and Claire Scanlon, Lake and Georgia Beard, and George Martin have all joined in the ski shows, as well as many lake members who have helped us with chase boats and gear!

We truly hope this tradition brings as much joy to the lake as it does our crew! Every holiday, it is the kids' goal to stay up as long as possible, and each time, the whole group gets further around! Over the last few years, the kids have added more costumes and bigger spray to their lap, but above all they love the friendly waves and honoring the USA.



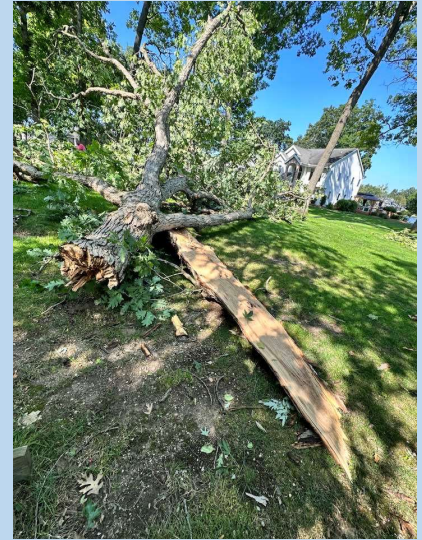
SUMMER STORM – JULY 2023

On Wednesday, July 27, 2023, Jackson and Hillsdale counties, including our community were hit by a microburst. This caused devastating damage to homes, watercraft, docks, trees and cars. Most of the damage was in Royal Shores, Southern Shores, Riviera Shores, Riviera Shores II and Sherwood Shores. Our lake community and some surrounding areas were also affected by power outages for over 24 hours because of the intense winds.

What is a Microburst?

Microbursts are localized intense downdrafts, sinking columns of air, occurring in a shower or thunderstorm. The thunderstorm is usually less than or equal to 2.5 miles in diameter and lasts only a few minutes at most. Microburst damage can be equivalent to an EF-1 tornado with winds up to 100 mph or higher. This can damage homes, other structures, and trees. Microbursts are divided into wet and dry. A wet microburst is accompanied by heavy surface precipitation. Dry microbursts, common in places like the high plains and the intermountain west, occur with hardly any or no precipitation reaching the ground.

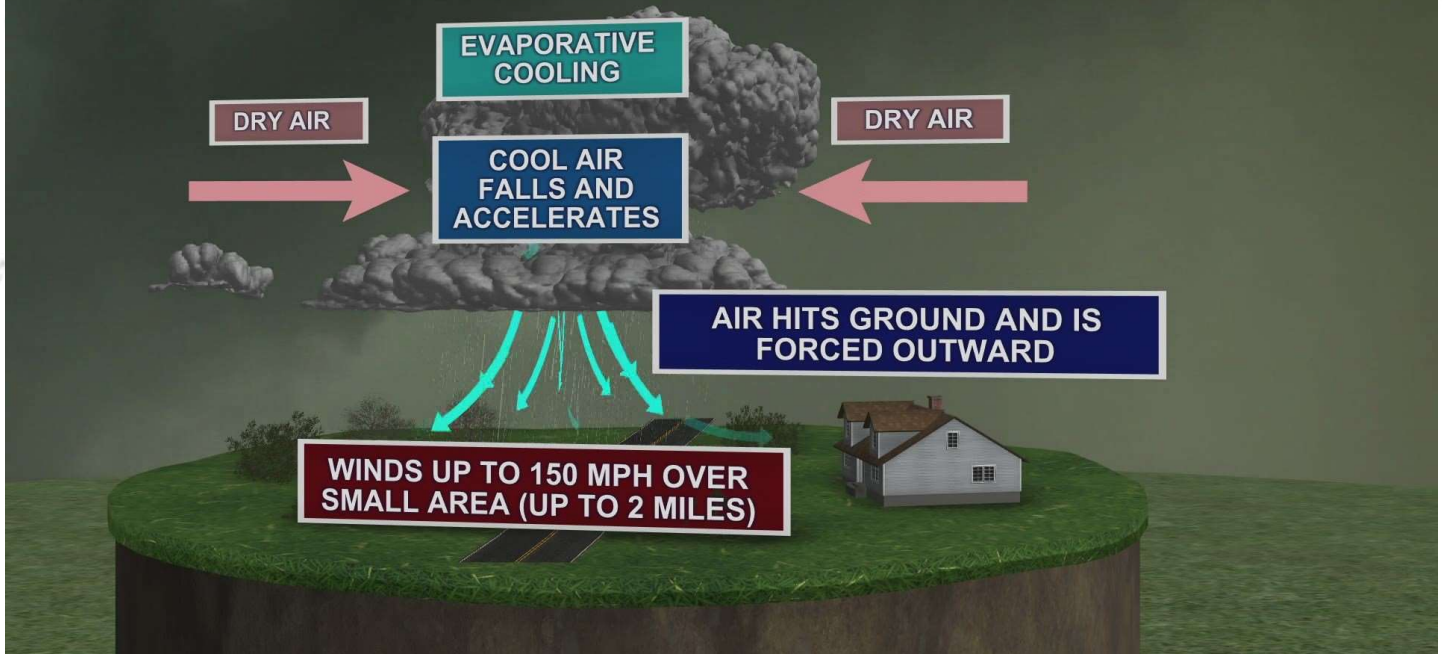
During a severe thunderstorm, regardless of whether the threat is a tornado or strong winds associated with a microburst, people should take the same precautions and stay away from windows. They should also move to the interior of their home on the lowest level.



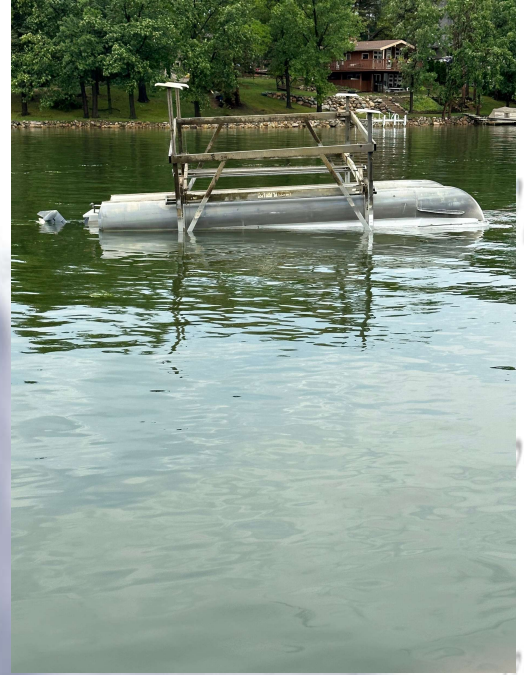
We are fortunate that there were no injuries reported in our area.



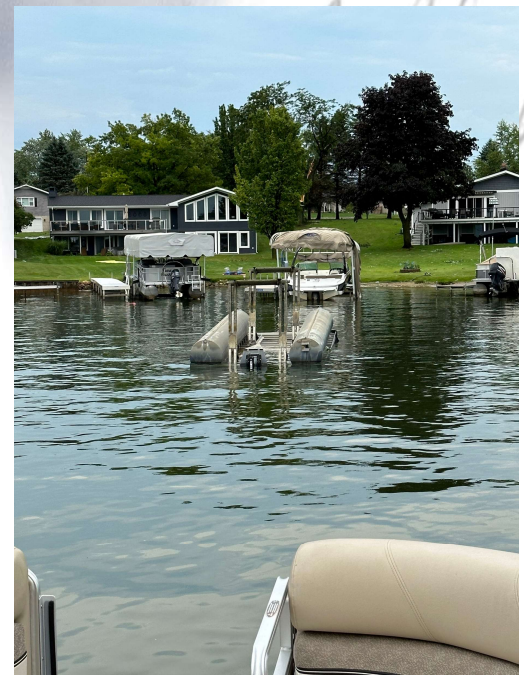
WHAT IS A MICROBURST?



SUMMER STORM – JULY 2023



We have a fantastic community! So many neighbors went above and beyond, came together to lend a hand to those in need, and it was greatly appreciated. The LCPOA board provided three dumpster containers in our parks for members to put storm debris and small yard waste into. To facilitate the areas that suffered the most damage during the storm, they were in Karen Court Park, Hilltop Park, and Camelot Court Park. It was estimated that over 25 boats flipped, many hoists and docks suffered damage, as well as many mature trees were severely damaged or came down. Nextdoor was busy with many reports of items that found their way to neighbors and in the lake and found their rightful owners.



4th Annual Island Palooza



The 4th Annual Island Palooza was a huge hit with LCPOA members and friends. Saturday, August 5th, Sonic Fury put on a great show, with some classic rock and roll and tunes that got everyone off their pontoons, dancing and singing along.



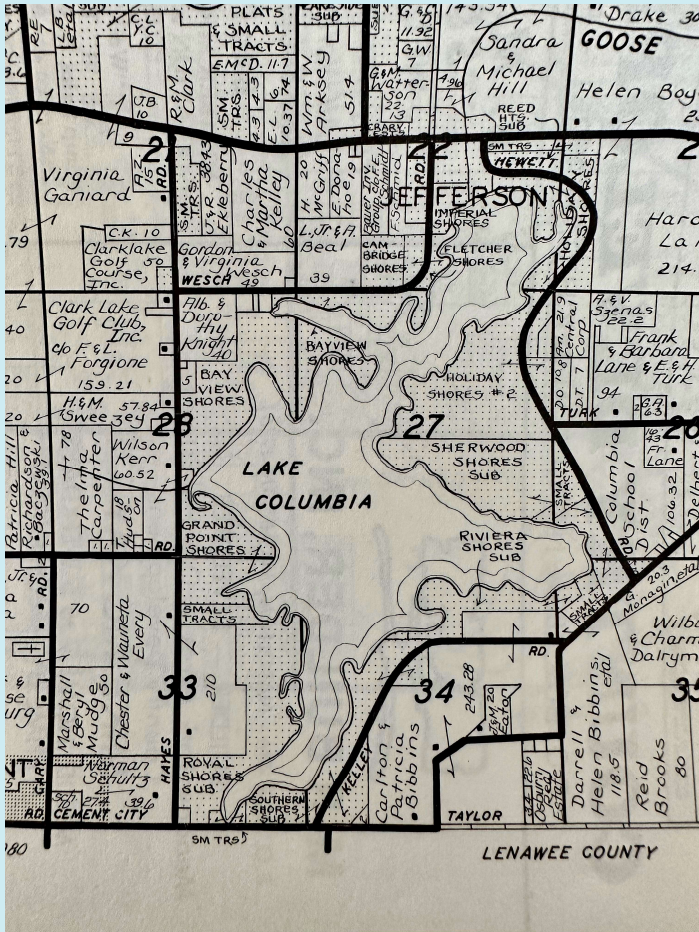
A big thanks to **Shelly and Kirk Schlegel** for organizing and hosting the fun-filled afternoon. It wouldn't have been possible to do this self-funded event without the many generous lake friends who donated!

They hope to continue to host the Island Party's on holiday weekends in 2024 too!



Historical Tidbit

This tidbit was in the
1980 Jackson County Land Atlas & Platbook



Donations are always welcome for Fish Tournaments, Fireworks Display, or for any other LCPOA amenity.



We accept cash, checks (payable to LCPOA), or you may utilize our new credit card payment method. These events are funded by the LCPOA; however, donations always help insure the best experience for our members.

We have donation forms online for your convenience or you may come to the LCPOA Office for assistance. Even though we are a private lake, we are still a non-profit organization, and your donation is tax deductible.



LOST & FOUND

The following items have been found and are waiting to be returned to their owners at the LCPOA office.

Items will be kept at LCPOA for six months and then donated if no claim is made.

DATE FOUND	DATE TO DONATE	PLACE FOUND	ITEM DESCRIPTION
Fall 2022	05/01/2024	Southern Shores Park	Boom Box
Unknown	05/01/2024	Unknown	Retractable dog leash
Fall 2022	05/01/2024	Southern Shores	Hoodie
Spring 2023	05/01/2024	Grand Point Park	Riding mower keys
09/25/2023	05/01/2024	Clarklake Golf Course – Board Meeting	Otterbox for cell phone



COLORING PAGE





LCPOA Remembers . . .

There are some who bring a light so great to the world, that even after they have gone the light remains.

There are several members of the LCPOA who have passed recently. Many were long time LCPOA members, and they were all true lake lovers. We are fortunate to have great memories of them. These neighbors will forever be in our thoughts.



Name of Member

Biography and history memorial



Name of Member

Biography and history memorial



Name of Member

Biography and history memorial



Lifetime Moments . . .

Make time to celebrate your
accomplishments,
no matter how big or small

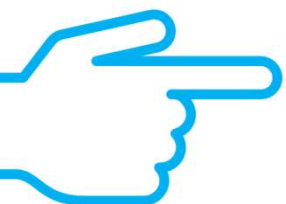
Name

Name

Name

The sharing of good news and accomplishments is always exciting; we would like to celebrate our members, both young and old, and honor their achievements.

- New baby, engagements, weddings, anniversaries, graduations, etc.
- Please contact us at LCPOA@comcast.net indicating that this is for the newsletter **Communication Committee**
- ***Provide your email and phone number – for contact information/not to be published***



Newsletter



Spring 2024 Submission Deadline – April 1, 2024



[Email news article](#)



- Meet the Neighbors – Would you like to be featured?
- LCPOA Remembers – Obituaries
- Lifetime Moments



Lake Columbia related photos

(if you would like to share photos from around the lake, action photos, close-ups are preferable of groups; they must be jpg format)



Communication Committee:

Cindy Gillespie-Lena (Royal Shores)
Lorri Parks (Bay View Shores)
Kathy Cancilliari (Bay View Shores)
Topher (Bay View Shores)



Lake Columbia
Property Owners Association

11281 Hewitt Road
Brooklyn, MI 49230

Postage
Meter

Mailing Label

