



Lake Columbia Property Owners Association

11281 Hewitt Rd., Brooklyn, Michigan 49230 517-592-2361

Email: LCPOA@comcast.net Website: LakeColumbia.net



OFFICE HOURS:
Mon, Wed, Fri - 9 to 5
Tue & Thu - 9 to Noon

The Columbian

SPRING 2024

April

60th ANNUAL MEETING

Sunday, May 19, 2024 at 1:00pm, CCHS Media Center 11755 Hewitt Rd.

Following is the business to be brought before the membership:

1. General Information

State of the Lake, Reports of Officers, Other Business

2. Other Association issues that may be brought up by members.

Open discussion

3. Election of Shore Directors for the Board

The following Shore Director positions are up for election: **Riviera, Royal, Southern** 3-year term begins 5/19/24 and expires May 2027. Members must own a lot in the shore to run or be nominated and to cast a vote or proxy.

Any member in good standing from the above shores may run or nominate a member for Election to the Board of Directors. Please submit a letter of intent or nomination to the LCPOA Office, at least thirty 30 days (April 20, 2024) prior to the date of the Annual Meeting via in person, mail or email with name, address, and phone number. "Except as otherwise set forth herein, each member (membership as defined in LCPOA Bylaws, page 3, Article II, Section 1), shall be entitled to one vote for each subdivision in which such member owns a lot provided that such member is in good standing". "In the case of any lot owned jointly by more than one member, the voting rights appurtenant to that Lot may be exercised only jointly as a single vote " (as defined in LCPOA Bylaws, page 4, Article II, Section 5).

4. Board approved motion for 5-year Special Assessment (Vote)

Proposed Special Assessment per member of \$225.00 per year for 5 years, 2024-2028. \$125 for each year, 2024-2028, of the Special Assessment is to be allocated to the Watershed and Water Quality Improvement Reserve Account to be utilized for Watershed and Water Quality Improvements and Lake Restoration Projects in accordance with the "Comprehensive Lake Columbia Watershed and Lake Management Five Year Plan" revision 00 dated 1/22/2024. The \$125 allocated to the Watershed and Water Quality Improvement Reserve Account may not be used for other expenses without the approval of the LCPOA members and the LCPOA Board of Directors. The Special Assessment will allocate the remaining \$100.00 per year to the Operations, Dam Reserve Account, and Operational/Strategic/Infrastructure Reserve Account.

"No proxy or absentee ballot shall be valid unless the same is presented on the Board's approved form and shall have been received by the Secretary of the Association by depositing such proxy or absentee ballot in person or by mail at least five days (May 14, 2024) prior to the date of the meeting for which the proxy or absentee ballot has been given. All votes cast by proxy or absentee ballot shall be subject to all regulations, rules, and Bylaws applying to voting by the membership in person at any such meeting" (as defined in LCPOA Bylaws, page 8, Article III, Section 9).



5-YR SPECIAL ASSESSMENT Q & A MEETING

Monday, April 8, 7pm Clarklake Golf Course
Join the Board for an informational meeting along with a Q&A regarding the proposed 5-Yr Special Assessment. Zoom is tentatively planned to be available. More details to come via Columbian Splash.

IMPORTANT TRASH UPDATE

LRS now has Lake Columbia's exclusive call center available. Please contact LRS for all your trash service requests, needs and, questions.

Following is LRS contact information:

517-536-4900 ext 13159, (Request Sarah)

Thank you for your patience during this transition. Please always feel free to contact the Lake Office if your questions or needs go unanswered by LRS.

ANNUAL GARAGE SALE

Saturday, June 1

Submit your name, address, and items for sale to the office by Wed. **May 29** to be added to the Garage Sale list.

SPRING CLEAN UP

Saturday, June 8

See trash calendar for full details.
Available in the office or on our website.

Proxies (representing someone else) and **Absentee ballots** for Shore Directors and 5-yr Special Assessment will be available **Monday, April 22, 2024** to any Member in good standing upon member's request (see LCPOA Bylaws, page 8, Article III , Sec. 9).

President's Corner – "Investing in Our Future."



When you as members purchased property within the Lake Columbia Property Owners Association, you not only purchased lot(s) or a home, but you also bought into a multimillion-dollar community campus consisting of a concrete dam, spillway, and earthen dam, a beautiful 840-acre lake, office building, sixteen parks, eight with bathhouses, watercraft ramps and docks, two with pavilions, thirteen with playground equipment, and sixteen with seawalls. Maintaining Water Quality, the Dam, and Infrastructure are essential to the value of our homes and our community property as well as providing the amenities we enjoy.

As we approach the Annual Membership Meeting on May 19, 2024 and the election of three Shore Directors, the Board has worked diligently on developing the best approach to increase necessary revenues to meet Bylaw requirements and to provide complete financial stability for the Lake Columbia Property Owners Association immediately and for the long term. This has proven extremely difficult, so a Five-year Financial Plan Ad hoc Committee was formed to seek input from members, Committees, Board, and legal representatives regarding the best approach for increasing LCPOA revenues. According to the Membership Survey, water quality was #1 priority and our efforts and communications to date have focused on the Watershed and Water Quality Improvement Restoration Plan utilizing a Special Assessment as the primary source for the additional funding required. The Watershed and Water Quality Improvement Committee has posted all their studies and reports on our website and have provided an excellent update in this Spring newsletter mailed to every member. **Please take time to read it.**

Unfortunately, dues were not raised annually by the Consumers Price Index (CPI) per the Bylaws for eleven years, resulting in approximately \$1,297,000 of lost operational revenue to date and there is currently no ability to recoup this loss. The LCPOA Finance Committee and Board of Directors in 2022 identified the need to provide additional reserves to sustain the three most significant needs: the Watershed and Lake Quality Improvement, Dam, and Operational/Strategic/Infrastructure. The current annual dues of \$437 are not sufficient to meet the immediate financial and long-term needs of the LCPOA. **Additional financial revenues substantiating the proposed Special Assessment of \$225 per member, per year, for five years totaling \$1,764,000 are listed below:**

1. Operational/ Strategic/Infrastructure Reserve Account - \$412,000

- a. Trash Contract increase for 2024-2028.
- b. Kelly Ramp repairs for 2024.
- c. Buoy replacement for 2024-2026.
- d. Check Dam Repairs for 2024 and 2025.
- e. Security /Updated Keys and Locks for 2025 and 2028.
- f. Park Seawall Upgrades (riprap and tie back) for 2025-2028.
- g. Park Ramp Upgrade for 2026-2028.
- h. Build Reserve Account Funding



2. Dam Reserve Account - \$372,000

- a. Insurance Deductible guaranteed annually per Bylaws for 2024.
- b. Dam Complex Replacement Cost Study for 2025.
- c. Dam Insurance for 2024. (Per Bylaws the Dam must be insured for full replacement cost.)
- d. Dam Contingency Insurance for 2025-2028. Will seek alternative financing for Dam replacement cost for 2024.
- e. State Dam Inspection is required every five years.
- f. Concrete Dam and Spillway Repairs for 2025-2026.
- g. Build Reserve Account Funding

3. Watershed and Water Quality Improvement Reserve Account - \$980,000

- a. RLS Professional Fees for 2024-2028.
- b. TimberChar Lake and Inflow Filter Systems for 2024-2028.
- c. Muck Biotics for 2024-2028.
- d. PrO2 Aeration System for 2025-2028.
- e. Check Dam Sediment Removal Upstream for 2025-2028.
- f. Goose Creek Sediment Retention System Improvements for 2026.
- g. Contingency for 2024-2028.



Your financial support is needed to INVEST IN OUR FUTURE so Lake Columbia may continue to be the area Lake of choice.

Please vote YES on the upcoming Assessment increase.

Thank You,

Tom Crampton, LCPOA President

Dear LCPOA Members,

Lake Columbia is our most valuable asset. In the 2022 Membership Survey you told us that our watershed and water quality are your #1 priority. Accordingly, the Watershed & Water Quality Committee have been giving this major focus since it is a never-ending effort to protect the health and asset value of our lake.

We started by hiring Restorative Lake Sciences (RLS) – Dr. Jennifer Jermalowicz-Jones, CLP as our expert consultant and began the overall lake analysis. We used past studies and did additional testing to drive our future plans for the lake. Dr. Jennifer gave a report at the Annual Meeting last year as we presented our new goals for the lake. They are:

- Control input of sediment and contaminants into Lake Columbia.
- Improve yearly water quality.
- Develop long-term water quality & sediment remediation plans.



In November, we posted on the LCPOA website the analysis from Restorative Lake Sciences (RLS) testing and the study of our lake, along with other related communications. Included are a lake bottom survey, vegetation survey, water quality sampling in deep basins, shoreline erosion survey, inlet check dam specifications, and storm drain analyses. The key takeaways from the RLS report are:

1. Lake Columbia is defined as Eutrophic Lake (Nutrient Rich) - elevated nutrients and low transparency supporting blue algae. Aeration and nutrient inactivation are recommended.

We plan to install PRO2 systems in 2025 to oxygenate for destratification of the 3 deepest basins. This should reduce the likelihood of future algae blooms.

2. Storms Drains are a main contributor to nutrients and solids - mitigation is needed. Biochar filtration will begin this year.

In 2023 we did our drain study and determined that the 25 storm drains were a major contributor to contaminants entering Lake Columbia. To address this issue, we are planning on the deployment of TimberChar bags (2 bags mounted under members docks). This has shown to reduce the inflow of contaminants and to remove contaminants in the lake. Good news, during the Feb. 26, 2024 LCPOA meeting, the Board approved funding for 2024 deployment. You will see more information shared as we get closer to deployment of the Timber Char bags. Any property owner that has a drain that runs from the road to the lake will be asked to allow employees of Eden Lakes to have access to the location where the drain flows into the lake for filter installation, in the mid-April/early May time frame. We are talking about foot traffic only and only hand tools will be used in this process.

3. Lake Columbia Watershed (upstream of Lake Columbia) is the largest contributor of sediment and organic carbon in the Goose Creek Delta. Muck biotics applications will be needed on the entire lake.

PLM already made the fourth and final Muck biotics treatment to the 5-acre inlet of the lake. We plan to begin with Muck biotics in the Delta for 2024.

4. Shore Erosion upstream of Lake Columbia.

Is significant and needs a Goose Creek shore erosion plan. RLS will begin working with EGLE to determine next steps. This is a long-term project and requires support outside of LCPOA ownership. RLS is leading this endeavor and information will be shared as plans are developed.

5. Check Dam sediment mitigation design to limit sediment from Goose Creek on entering Lake Columbia.

In late 2023 and early 2024, we began planning for a check dam in Goose Creek to address sediment entering the lake. We issued an RFP for check dam design and are working through the responses and determining the best options that we believe will be approved by EGLE. This will take about a year to gather the data required and to get EGLE approval. Then the final design and installation will begin in 2025, if all goes as planned. The good news, during the Feb. 26, 2024 LCPOA meeting, the Board did approve \$2750.00 to be used for a pre-assessment meeting with EGLE so we can outline our plans and get approval to move forward. This is the first step and we will keep you informed as we progress thru the process.

We also plan to continue regular water sampling and monitoring of the water quality to update our plans ongoing since this will always be a never-ending process.

The challenge we face now is that we need long-term financial support. We have dipped deep into the Watershed & Water Quality strategic reserves and we cannot sustain further actions without approval of the Special Assessment that you will be asked to vote on at the May 19, 2024 Annual Membership Meeting. The check dam repair, deep basin oxygenation (PRO2 system), Muck Biotics, etc. will all be stopped without additional funds. We need your continued support for 2024 and beyond to improve our lake water quality. The RLS report shows we are in a very vulnerable position (Dr. Jones identifies our lake to be at a “Tipping Point”) where our lake could become very unhealthy and the cost to mitigate the damage would be even more expensive if we do not act now.

We hope, with our open communication and our RLS consultant expertise, you have confidence in our Watershed and Water Quality Committee, and our plans for 2024 and beyond. If you have questions, please reach out to your Shore Representative on our Watershed & Water Quality Committee or the Watershed & Water Quality Leader and VP of the Association, Ron Puczkowski. His email link is on the LCPOA Association Website, LAKECOLUMBIA.NET

Please support our efforts and come to the Annual Meeting on May 19 to vote for our Special Assessment funding, or contact the office to arrange for an Absentee Ballot.

It's our lake, let's all help each other to INVEST IN OUR FUTURE and improve the water quality in order to protect our greatest asset!

Thank you.

Watershed & Water Quality Committee



A note from **Golf Carts** Police Chief, Jay Niles.



According to the new Township Golf Cart Ordinance, golf carts are permitted for use on our roads. Chief Niles encourages members to reach out to him or his office for any inquiries, detailed information, or clarification regarding the ordinance. His primary focus is on addressing questions related to the inspection procedure.

He asked our office to disseminate the following information to our members: A mandatory inspection fee of either \$30 for one year or \$50 for two years is required. Payment must be made before the inspection, and the completed inspection form should be submitted to the police department. Chief Niles will then schedule a convenient time to inspect the cart at the member's residence. After the inspection, the cart will be licensed, and the member will receive the necessary documentation. If the cart is not properly inspected and licensed, and is being utilized contrary to the Ordinance, then an enforcement action can occur.

Columbia Township Police Dept. contact information

8500 Jefferson Rd, Brooklyn — 517-592-3122 — jniles@twp.columbia.mi.us



Food trucks will be in the parks again this year! A complete list will become available on our website. Watch for reminders on each truck, date and park through Columbian Splash and Facebook. Make sure you've joined both to keep updated!

Volunteer Opportunities

If you would like to be an “Office Communications Lake Mate”, volunteer, please contact us via phone, email or by visiting our office in person. Your assistance in the following areas is greatly appreciated! The office will reach out to you when needed and we only ask that you do so at your convenience.

Examples of assisting with communications:

1. Offer ideas for content and articles for the Columbian Newsletter
2. Write an article
3. Proofread
4. Assist if office needs additional information, research, etc.
5. Mailing – Compile, fold, tab, labels, postage

A message from your LCPOA Vice President

Hello LCPOA Members,

I would like to introduce myself. My name is Ron Puczkowski and I am the Sherwood Shores Director, Vice President, and Watershed & Water Quality Committee Chair. My wife, Megan, and I have been married for 23 years and purchased our first Lake Columbia home in the Bayview Channel. We have two sons – Ron Jr. and Ryan. Ron Jr. is 22 years old and will be graduating from Albion College this year, and will continue his education in physical medicine. Ryan is 21 years old and works for the family business, R & R Facility Solutions.

We love the water and moved here full time in 2020. I observed the continued decline in the water quality at our home in Bayview Channel which was beautiful the first two years. I realized the poor water quality was not from winds or a temporary change in the lake's conditions. We made a decision to build our forever home in Sherwood Shores where the water was more promising. Along with the concerns of the water I was passively paying attention to the board, and witnessed how funds were being allocated. I believed there was an opportunity and need for a change in Board leadership to ensure better allocation of funds and priority of projects with input from the membership. Several members, including a Shore Director, encouraged me to run for Sherwood Shores Director because they desired change. Megan and I made a very substantial investment in our community because our roots are here, and we plan to stay. Therefore, considering the water quality issues, concerns about leadership, and support from my constituents I determined, it was my responsibility, with zero experience, to contribute towards a positive change. As a board member for almost 2 years I have learned a ton and have established trust within the community. I have been very vocal over the water quality and have spoken with many members whose number one priority is lake quality. I will continue in my best efforts for the quality of our water and will not tap out on improving our lake for my fellow LCPOA Members.

I feel a lot better with the current makeup of this board and that we are moving in the right direction. I want to express my gratitude to the membership for entrusting me with their hard-earned funds in this big endeavor and our efforts to get this lake back in shape to stabilize and improve the lake quality. My weakness as a Board member is that I tend to overlook minor details as I'm a big picture guy. However, I am committed to voting based on the needs of our Association and not the wants.

Our lake quality, Association and community are the heart and passion in my endeavors as VP and Chair of the Watershed & Water Quality Committee. I am always available to the membership for discussion of the lake present and absolutely the future. May we all continue to enjoy the best of lake living!

Regards,

Ron



Craft Show

Saturday, June 15th, 10 am to 2pm
Southern Shores Park

Call for Vendors!

Vendors, for information on how to register please visit our calendar for June 15 on our website and follow the link.

MOVIE NIGHT

Castlewood Park
Friday, August 16 at dusk.
More details and movie TBA.

IT'S MOVIE TIME!

Annual Picnic

Saturday, August 17

1pm to 5pm

Castlewood Park

Food, Music, Family Fun!

More details to come later in the year in the Columbian Splash.



Lake Columbia

Property Owners Association

11281 Hewitt Road

Brooklyn, MI 49230

FORWARDING ADDRESS CORRECTION REQUESTED

BOARD MEMBERS AND OFFICERS

Tom Crampton	President , Royal Shores
Ron Puczkowski	Vice President , Sherwood Shores & Hill n Shore
Tom Hitz	Treasurer , Riviera Shores
John Minar	Secretary , Grand Pointe, Blakely Shores
Cory Borgeson	Cambridge, Fletcher, Imperial, Bayview lots 1-36 Shores
Chris Bowman	Holiday I Shores
Tim Burns	Holiday II Shores
Dennis Blain	Southern Shores
Chris Wholehan	Bayview Shores



Please sign up for our Lake's email notifications "Columbian Splash" if you have not done so already. Receive important lake, office, parks, lake activities, up-to-date information, and much more!
Email ICPOA@comcast.net or call 517-592-2361 with your name and email address.

DONATIONS

Thank you for considering a donation that will allow us to enhance our fireworks display and stock more fish. Your contributions will make a difference and all donations are greatly appreciated! Make your donation in person at the office, by mail, or go online to our website to donate by credit card (processing fee applies).



FISH STOCKING



FIREWORKS



RAMP CABLES will go up the first week of April.
BATHHOUSES will be open by May 1 at the latest.