



Lake Columbia Property Owners Association

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

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



OFFICE HOURS:
Monday - Friday
9 to 5

The Columbian

DECEMBER 2023

*Merry
Christmas*



Happy Holidays

IMPORTANT: TRASH SERVICE INFORMATION

Our trash service provider is LRS formerly known as Modern. Our contract was renewed and updated for 5-years (2024-2028) which is very fairly priced and will increase slightly each year. There are some changes that are listed below beginning January 1, 2024. The new changes save the Association money and one less collection during the slow months (October 1 through April 30) saves wear and tear on our roads. **Please note one important change: ALL collections, including regular trash pick-up, recycling, and yard waste will be on Mondays** (with the exception of bullet point 2 below).

TRASH, RECYCLING & YARD WASTE SCHEDULE – 2024

See enclosed **Trash Calendar** for full details on dates and information.

Trash

Every Monday: January 1 - April 30
Every Monday & Friday: May 1 - September 30
Every Monday: October 1 - December 31

Recycling

Every OTHER Monday: January 8 - December 23

Yard Waste

Every Monday: April 1 - November 25

Christmas Tree

Monday, January 8

Spring Clean-up

Saturday, June 8

Important Bullet Points

- **January 1 - April 30** trash pick-up will be on **Mondays only**
- **May 1 - September 30** trash pick-up will be **Mondays and Fridays**
- **October 1 - December 31** trash pick-up will be on **Mondays only**
- Recycling will continue every other week beginning **Monday January 8**. Please note that the recycling day has changed from Wednesday to Monday. Both trash and recycling carts would be out together.
- **April 1 - November 25, Yard Waste** will be on **Mondays** and include: grass, leaves, lake weeds, and brush in yard waste bags or placed in your own container. Brush must not be larger than 2 inches in diameter and must be bagged or bundled in lengths less than 3 feet. Please note that yard waste has changed from Saturday to Monday.
- All bulk item requests and payments will go **directly through LRS**. Contact LRS for more information, the cost is \$25 per bulk item. This does not include our yearly spring clean-up Saturday, June 8 following the Annual Garage Sale, June 1.
- Christmas tree pick-up is Monday, **January 8, 2024**.
- All trash and recycling carts are provided by LRS. Contact LRS to receive a cart or a replacement.
- The following holiday services are moved to the next day of that week in which the holiday falls: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day
- **All missed collections, complaints or service issues will be handled directly by LRS**. The LCPOA Office will not handle any issues, as LRS keeps a log of all these matters and provides a report upon request.





President's Corner

As we come to the end of 2023 the LCPOA Board wishes all members a wonderful holiday season. Your Board has been looking toward the future, as we find ourselves at a critical time in the life of Lake Columbia and the infrastructure that supports the amenities funded by the Lake Columbia Property Owners Association. The increased residential development and Watershed surrounding all lakes over the past decades, has placed intense pressures on the health and recreation afforded of the very waters we wish to enjoy. Lake Columbia is no exception.

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 Dam, Watershed and Lake Quality Improvement, and Operational Infrastructure. The Dam structure maintenance has been professionally managed by the various LCPOA Board of Directors over the years and continues to be approved by the State in each five-year evaluation. These three reserve funds are supplemented by any annual excess revenues, but this is not sufficient to meet the current or future needs.

The Board focused on Watershed and Water Quality Improvement for 2023 with the hiring of a Lake Management Consultant, Restorative Lake Sciences (RLS). The 2023 RLS 92-page report indicated the need for substantial expenditures necessary for Restoration of Lake Columbia and has been shared with the members on our website as have all the documentation associated with Watershed and Water Quality Improvement Committee and the Restoration Plan.

The LCPOA Five-year Financial Plan Ad hoc Committee was established, by the board, to evaluate all potential annual expenditures during a five-year period beginning in 2024 for normal Association operations and special projects such as lake water quality remediation. Included in the analysis will be the revenue needed annually to meet the financial needs and to build reserve funds within the established reserve fund accounts. The committee will recommend increased annual assessments or special assessments to meet the financial needs of the Association and the five-year plan.

Per current LCPOA Bylaws, the initial dues payment will be \$437 (per Midwest CPI 3.2% increase) for 2024, and you will be invoiced in January, 2024. For any additional dues increase or Special Assessment forthcoming, the membership will have the opportunity to vote either at a special meeting or by the annual meeting in May, 2024. Voting will be either in person or by absentee/proxy ballot. More updated information and membership education will be forthcoming over the next several weeks, prior to voting.

Your financial support is needed for the Lake Columbia Restoration Plan and Reserve Funds for LCPOA to continue to provide and maintain the health of the lake, infrastructure, and amenities we have enjoyed in the past and that makes Lake Columbia the lake of choice for members.

Thank You,
Tom Crampton, President
Lake Columbia Property Owners Association



Dear LCPOA Members,

The Watershed & Water Quality Committee wanted to update LCPOA members on our progress through 2023 and our needs for 2024 and beyond. At the annual meeting in May 21, 2023, we shared our 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 plan

We started by hiring Restorative Lake Sciences (RLS) – Dr. Jennifer Jermalowicz-Jones, CLP as our consultant. As part of our plan, we began the overall lake analysis. We used past studies and did additional testing to drive our future plans for the lake. The plan consisted of:

- 1) Lake Vegetation / Organic Matter Survey in additional areas
- 2) Water Column Profile
- 3) Water Quality Sampling
- 4) Storm Drain Sampling
- 5) Erosion Survey of Lake Shoreline
- 6) Goose Creek Streambank Ground-truthing / reporting
- 7) Muck Biotics applications
- 8) Inlet Delta Area First
- 9) Additional Areas pending Organic Matter / Vegetation Survey
- 10) Signage for lake access sites – Educate and Communicate
- 11) Begin Design and Permitting for Check Dam for Goose Creek Inlet
- 12) 2023 Lake Educational Workshop
- 13) Take More Aggressive Approach to Invasive Weeds and Try Not to Treat Algae



In November 2023, we posted on the LCPOA website the analysis from Restorative Lake Sciences (RLS) testing and the study of our lake. The findings indicated:

The lake is approximately 827 acres and has approximately 14.2 miles of shoreline (RLS, 2023). The lake has a fetch (longest distance across the lake) of 2.4 miles and a width of 1.8 miles. The mean depth of the lake is approximately 18 feet which is deep for an inland lake with a maximum depth of 25 feet. The dam is located at the north end of the lake and has dimensions of 950 feet in length and 35 feet in height. The water is deepest near the dam.

1. *Lake Columbia is defined as Eutrophic Lake (Nutrient Rich) - elevated nutrients and low transparency support blue algae. Aeration and nutrient inactivation are recommended.*
2. *Storms drains are a main contributor to nutrients and solids - mitigation is needed. Biochar filtration is being considered.*
3. *Lake Columbia Watershed (upstream of Lake Columbia) is largest contributor of sediment and organic carbon in Goose Creek Delta. Muck Biotics applications will be needed in the Delta for 2024.*
4. *Significant shore erosion upstream of Lake Columbia. Need to develop a Goose Creek shore erosion plan.*
5. *Continuing our development on a check dam/sediment mitigation design to limit sediment from Goose Creek on entering Lake Columbia.*

As we look at 2024 and beyond, we need your support to continue our investment to improve the water quality on Lake Columbia. We have submitted our 5-year budget requirements and you can expect our mailer on this soon.

We need your continued support for 2024 and beyond to improve our lake water quality. In the past, studies were done but no action was taken which has resulted in us being in a very vulnerable position where our lake could become very unhealthy and the cost to mitigate the damage would be very expensive. Please support our efforts, contact your shore directors and express your desire to support the Watershed & Water Quality requested budget.

Thank you for your support. It's our lake, let's all work together to improve the water quality!

Thank you.
Watershed & Water Quality Committee



**Lake Columbia
Property Owners Association**

11281 Hewitt Road
Brooklyn, MI 49230

Email: LCPOA@comcast.net

Website: LakeColumbia.net

OFFICE HOURS:

Monday - Friday 9:00am to 5:00pm

PRESORTED
STANDARD
U.S. POSTAGE PAID
BROOKLYN, MI 49230
PERMIT NO. 14

BOARD MEMBERS AND OFFICERS

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

IMPORTANT TRASH INFORMATION ENCLOSED



Ways to be Connected and Informed!



Visit us on Facebook and request to join! Open to LCPOA members only. Our group name is "**Lake Columbia Property Owners Association (official)**".

This is another great way to be informed! You can watch the monthly Board meetings live or watch the recorded video at your convenience.

Visit our website!



Everything about Lake Columbia is on our Website: Water quality information and Reports, Parks, Maps, Membership Info, Trash, By-laws, Deeded Restrictions, Calendar of Events, Minutes and more! **LakeColumbia.net**

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 LCPOA@comcast.net or call 517-592-2361 with your name and email address.

In the future, text notifications may be an option. Please also provide your phone number if you would like to join our list.

All personal information is kept confidential and never shared without permission.