

# GAZETTE

Lake Somerset

Visit our web site at: <http://lwmc12.home.comcast.net/lspoa>

TRADING POST

**Picnic**  
**Sat. July 17/  
Rain Day**  
**Sun. July 18**



## *Annual Pig Roast/Picnic* at Main Park

- 12:00 p.m. Social Hour
  - 12:30 p.m. Lunch
  - 1:30 p.m. Turtle Race (BYO)
  - 2:00 p.m. Golf Chipping
  - 2:15 p.m. Adult & Kids' Games
  - 3:15 p.m. Tug of War (North vs. South)
- Horseshoes All Day***

**Please Bring:** A Passing Dish, Beverage, Table Service, Lawn Chairs, Turtles, and Chippers.  
**(Donation: \$1/Person)**

## Board Of Directors

Tony Harsch (*President*).....688-9767  
 Jim Weber  
 (*Vice-President*) .....419-885-8338  
 Marian Clapham (*Treasurer*).....688-4518

John Lichtle (*Secretary*) .....688-3400  
 Colleen McNeal (*Bldg. Committee*)..688-4091  
 Dennis Schober (*Security*) .....688-9462  
 Chris Scheithauer (*Parks*).....688-4737  
 John McAndrews (*Roads*).....688-3349

## Building Committee

Colleen McNeal (*Chairperson*) .....688-4091  
 Charlie Hummell – 14303 Blarney Cr., Box 22, Somerset 49281 .....688-4236  
 Nick Bucurestean – 10660 Glendalough Lane, Somerset 49233 .....688-4656

## Meeting Times

### Monthly Meetings

Every 3rd Saturday of the month (except in December), the Board of Directors meet in the Somerset Township Hall for the purposes of conducting the Association business. The meetings start at 10:00 a.m. and are open to the public. If the meeting time or place is changed, every effort will be made to notify the membership.

### Annual Meeting

Each year on the first Sunday of October, we conduct our annual membership meeting. All members are invited to attend. Time and place is sent to all members annually prior to the meeting.

### Membership

(a) Membership is subject to payment of annual and special assessments and to a member complying with published regulations and restrictions of the Association. The right to membership shall be automatically suspended for nonpayment of dues or assessments by May 1st of each year. Where membership has been suspended for nonpayment of said dues or assessments, the membership shall be reinstated upon payment of said dues or assessments, penalties and reasonable expenses of collection, subject however, to Article VII, Section 11.

(b) The right to membership may also be suspended by action of the Board of Directors for infraction of the published rules and regulations of the Association for a period not to exceed ninety (90) days.

(c) Any dues or assessments not paid on the due date, which is May 1st, are delinquent and shall, together with penalties and reasonable expenses of collection, become a

continuing lien on the property which shall bind such property in the hands of the owner, his heirs, his devisees, personal representatives and assignees. If the dues or assessments are not paid after a thirty (30) day grace period from and after May 1st, a penalty of One (1%) percent per month on the unpaid balance may be added to the amount owed for dues and assessments. In addition any reasonable expenses of collection, as are authorized by these By-Laws or by action of the Board of Directors, shall be added to the delinquent balance, and the Association may bring an action at law against the owner personally obligated to pay the same and/or to foreclose the lien against the property. In any such action, there shall be added to such dues and assessment, authorized penalties and reasonable expenses of collection, the cost of preparing and filing the complaint in such action, and in the event that judgment is obtained, such judgment shall include penalties, interest as allowed by the law, reasonable costs of collection, and reasonable attorney fees.

## Boat Launch Keys

There is a locked chain across the entrance to the boat launch at Schmidtke Park. The following members have keys to the lock and can be contacted during times that guards are not in attendance at the park.

Tom Weaver .....688-9789  
 Mario Pichini .....688-3818  
 Merrill Wolff .....688-4738  
 Nick Bucurestean.....688-4656  
 Chris Scheithauer .....688-4737

### Guards Summer Hours

8:00 am - 8:00 pm, Saturday and Sunday

## President's Corner

As we approach another boating season we should all remember that the Lake is for everyone's enjoyment. Safety and courtesy should be our main concern on the water. LET'S MAKE IT SAFE AND FUN FOR EVERYONE.

I am glad to say that in this Gazette we are printing our final draft of the restrictive covenants revisions. We started working on them in early 2002 and stated at the time that we hoped to have them ready by the spring of 2003, but we also stated that this matter was so important that we would not be held to a deadline. The final draft is the result of two special meetings at the Township Hall, discussions at the annual and regular monthly meetings, several meetings at my home with present and past board members and other concerned association members. Also taken into consideration was your response to the survey that was sent out in the Gazette. That survey resulted in 280 replies. I want to personally thank all of you who took the time to fill out the survey, not only did it help us in making some sound decisions in the restriction

but it also showed that a lot of members are interested and concerned about this issue. THANKS AGAIN.

Our attorney, Mr. James Marks, attended one of these meetings and has reviewed these revisions on two occasions.

The Restrictive Covenants were written in 1967 and have never been revised and need to be to meet the needs of our growing community.

The Restrictive Covenants are not meant to be intrusive on the property owner, but to insure that they maintain the neighborhood and subdivisions proper appearance and to maintain and/or increase the property value of the neighborhood and subdivision.

APPROVING THE REVISED COVENANTS SHOULD BE A PRIME CONCERN OF EVERY MEMBER OF THIS ASSOCIATION.

AT OUR MAY 15TH, 2004 MONTHLY MEETING WE WILL BE PRESENTING THE REVISIONS TO THE MEMBERS FOR OPEN DISCUSSION FOR THE LAST TIME.

Respectfully,

*Anthony "Tony" Harsch*  
President LSPOA

## Roads - Spring 2004

Well LSPOA members, I wish I had better news to write in our Gazette this year. I was informed from the Hillsdale county road commissioner that there has been no recommendations from Somerset to improve our roads. I was informed that we have no money in the budget to improve our roads this year.

I hope the next time we have a vote to increase the milage for roads, we vote it in. The last time we tried to pass the milage, we voted

the milage down. Remember a vote of yes next time will improve our roads and increase our property value here at Lake Somerset. We need to have lots of improvements on our roads!!!!!! We still have roads that have not been worked on in over 10 years in our association.

I will inform all when the next vote will be held.

Any questions, please let me know.

*John McAndrews*

## To Receive Boat Sticker

1. Send your registration with your dues payment.
2. From the guards at the main park on the weekend.
3. Call Marion at 688-4518.

4. Assessments on all property owned must be paid prior to launch.

Please take the time to put lot numbers on all your boats. Several paddle boats have been found with no way to notify the owners. The guards have numbers for anything and everything at the Main Park (4 for \$1.00).

# Water Quality 2004

## Herbicide Application Schedule

**First Application** for Curly Leaf Pondweed (CLP) — Around May 1 when water temperature is above 52°F, but before about May 15 when native pondweeds sprout — Reward (Diquat) before May 10 or Reward to 5 ft. depth and Aquathol K to about 10 ft. (about 1.4xSecchi Disk reading) — 86 acres planned.

**Second Application** around July 10 when we can see Eurasian Water Milfoil (EWM) at about 4 ft. below the surface and before July 25 when Wild Celery (WC) begins to seed — 2,4-D for EWM and Hydrothol for WC — spot treatments up to about 32 acres and most will be in the No. 1 area. We treated a total of 12 acres of EWM in spots last year down from 72 acres the year before and our application costs have gone down.

There should be a no wake area around the application vessel so we can observe the plants and make an accurate and efficient application. 2004 aquatic plant mapping will begin around April 10 and continue through the No. 2 treatment.

**Our Permit Application** No. 42 was issued in mid-March. We were impacted by the new DEQ fee schedule based on acreage; our spot treatments with reduced quantities within large areas; the fact that you cannot specify treatment requirements much more than a month before treatment; and we are continually reducing our requirements. Most associations and applicators submit the same permit application every year without ever doing plant mapping, which appears to be a poor practice, but their repeat applications get quick approval. You can check our application status on the

DEQ/Water — {Aquatic Nuisance Control Application Status listing}.

The DEQ has doubled its staff for these permits this year by raising fees up to 10 times. On 3/5, they had received over 1,100 applications.

**Water Quality Monitoring** — Dan Doyle, George Rausch and Dr. Fusilier  
**Secchi Disk (Water Clarity) Measurements** — Start in May and continue to fall.

**Water Quality and Lake Bottom Sampling** (for subsequent analysis) — May and August  
**Park Drinking Water Sampling/Approval and Well Operation** — Kip Halliwill is our new leader. Main Park well should be approved and operating by May 19, 2004. We have not been able to keep bacteria out of the West Park well and will have to control its use for non-drinking purposes or completely decommission the well as directed and approved by the Hillsdale County Department of Health.

**Goose Round Up** — Pat Sajewski is our new leader. The Round Up will occur sometime between June 10 to 25, when the geese molt and cannot effectively fly. Pat will contact last year's Round Up team leaders in the latter half of May when she has established our Round Up schedule.

There is a lot of work and expense just to maintain our water quality. All of these leaders have committed a significant effort to perform these tasks and have no support or back up. Please contact these leaders if you want to participate in these activities and assist in promoting our water quality.

*Al Hoffmanner*

## LSPOA Board

### Nominating Committee

Any member wishing to become a member of the Lake Somerset Property Owners

Association board should contact one of the individuals listed below for more information:  
Laurie Mawby .....688-3869  
John McAndrews .....688-3349  
Colleen McNeal .....688-4091  
Jim Bickley .....688-9280  
Nick Bucurestean.....688-4656

## Main Park Boat Ramp Update

I hope as you read this the boat ramp is completed or construction is underway. Please be aware the boat ramp may be closed for a few days as repairs are being made. We appreciate your patience during this repair.

If you use the ramp prior to the repair please use extreme caution. The ramp has a sharp drop off beyond the concrete slabs. We have been told powering boats onto your trailer causes the ramp to erode. To correct this problem — Please NO POWER LOADING of boats. Boaters should winch their boat onto their trailer. Thank You!!

*Chris Scheithauer*

## West Park Update

We had a West Park Volunteer Cleanup day on September 13, 2003. The park was painted and the grounds were straightened. Hopefully you have noticed and will enjoy the new BBQ grills installed at all the parks. Thanks to the volunteers listed below!

Tom Weaver, Jim Marshall, Bob, Julie, Robbie and Braden Iveson, Jennifer Selland, Tony Harsch, Larry Henning, Terry Johnston, Jack Wentzel and Sharon Badders.

## Michigan Boating Rules

**Requirements for Towing Skiers:** It is illegal to tow skiers, surfboards, or any device of this type between:

- One hour after sunset and one hour before sunrise if towed behind a vessel
- One hour before sunset and 8:00 am if towed behind a PWC.

**Personal watercraft:** It is illegal to operate a PWC between one hour before sunset and 8:00 am. Check the weather channel for legal sunset!!!

**For the most current Michigan boating rules:**  
<http://boat-ed.com/mi/handbook>

## Main Park Spring Cleanup

**April 17th @ Noon**

Volunteers needed for the spring cleanup at the Main Park. The cleanup starts at noon. Please bring any items that could be used during the cleanup. Rakes, shovels, paint brushes, rollers, etc.

We hope to be done in just a few hours!!! The better the turnout the faster we can finish!! It actually can be fun!!

Any questions? Call Chris at 688-4737.

## East Park Update

Last fall we replaced the sand at the East Park. The beach is now ready summer 2004.

I would like to thank Dennis Glasgow from Power Process Piping. Dennis donated new stainless steel volleyball poles.

Thanks to Bob Iveson at Habitat Landscape for volunteering his time and equipment during the beach facelift. If you see Bob, tell him, "Thanks!!"

## Dogs on the Loose

The board has received complaints of dogs running loose. It would be appreciated if you keep your dog under control.

## Attention All Boat Owners!!!

A supplier of Waters Edge Marine has issued a RECALL on their High Performance Gear Oil.

If Waters Edge serviced your boat, contact them IMMEDIATELY!!! They are replacing the gear oil for all customers at no charge.

Please DO NOT run your boat before the exchange has been done.

The gear oil was improperly mixed by their distributor, and can cause SEVERE DAMAGE if it is not replaced.

Waters Edge apologizes for the inconvenience, and thanks you for your patience.

**Waters Edge Marine — 517-592-4648**  
[watersedgmarine@comcast.net](mailto:watersedgmarine@comcast.net)

## 4th Annual Fourth of July Boat Parade

The Community Council is inviting everyone to decorate your boats on Sunday, July 4, 2004 and participate in a boat parade around the lake. We will begin lining up the boats at the island at 11:45 a.m. (No jet skis please.) Judging will take place at noon before the

parade begins. Awards will be given out prior to the start of the parade. The winning boats will have signs showing the place they were awarded during the parade.

So be sure to deck out your boat (and yourself too) on Sunday, July 4th! Remember, this is a family event.

If you have any questions, please call Sue Prange at 688-3710.

## Community Council News

A committee was formed a few years ago to help with the communication process and public relations involving Lake Somerset residents. Representatives from each subdivision were chosen to participate on this council.

- Andi Overmyer (688-3652)  
**Somerset Heights & Meckley's Subdivisions**
- Sheila Davison (688-4051)  
**Somerset Heights & Meckley's Subdivisions**
- Sharon Badders (688-3074)  
**Somerset Heights & Meckley's Subdivisions**
- Sue Prange (688-3710)  
**Hillandale & Gordon Subdivisions**
- Sally Reynolds (688-3752)  
**Rolling Meadows Subdivision**

Manessa Braman (688-3631)  
**Rolling Meadows Subdivision**

Tracey Dear (688-9528)  
**Crestview Subdivision**

The mission of the council is to act as a liaison between residents and the association board. Each representative is a spokesperson for their subdivision. If concerns come up, we will bring them to the board meetings but all of them may not be acted upon. We make recommendations, but it is not our charge to make decisions.

We are, also, here to act as a public relations committee. Different events that have been provided by the council are the Lake Somerset garage sale in June and a Pig Roast and Boat Parade in July. We welcome any volunteers or suggestions to help us promote a better community.

## Building Control Committee

The Lake Somerset Property Owner's Association (LSPOA) Building Control Committee would like to remind both new and old residents that everyone must comply with the LSPOA building guidelines.

All structures including houses, garages, sheds, and fences must be approved by the Building Control Committee before they can be erected.

Documents needed for sheds, decks or anything else built above ground:

1. Three (3) sets of drawings complete and clearly definable.
2. Three (3) grid plans showing location of the proposed structure showing size and distance to lot lines.
3. Three (3) sets of elevation drawings showing height and appearance.

If you have any questions, please contact any of the committee members listed below:

- Colleen McNeal (*Chairperson*).....688-4091
- Charlie Hummel .....688-4236
- Nick Bucurestean .....688-4656

LAKE SOMERSET PROPERTY OWNERS ASSOCIATION

AUDIT REPORT

AUGUST 31, 2003

1000 BIRCHWOOD DRIVE  
PO BOX 2174  
SOMERSET, NJ 08876

Bailey, Hlodshire  
& Company, P.C.  
CERTIFIED PUBLIC ACCOUNTANTS

PHONE: 973-686-5610  
FAX: 973-686-5611  
MAIL: BAILEY@BAILEYHLODSHIRE.COM

INDEPENDENT AUDITORS' REPORT

To the Board of Directors  
Lake Somerset Property Owners Association  
Somerset, NJ 08876

We have audited the accompanying Statement of Assets, Liabilities, Revenues, and Members' Equity - Cash Basis of the Lake Somerset Property Owners Association as of August 31, 2003 and the related Statement of Revenues and Expenses, Cash Basis and Changes in Members' Equity - Cash Basis for the year then ended. These financial statements are the responsibility of the Association's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. These standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

As described in the Accounting Policy Note, these financial statements were prepared on the basis of cash receipts and disbursements except that the statements include a provision for depreciation of buildings and equipment. This basis is a comprehensive basis of accounting, other than a costing principle generally accepted in the United States of America.

In our opinion, the financial statements, referred to above present fairly, in all material respects, the assets, liabilities and members' equity of the Lake Somerset Property Owners Association as of August 31, 2003, and the revenues, expenses and changes in members' equity for the year then ended, on the basis of accounting as described in the Accounting Policy Note.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The budget information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and, accordingly, we express no opinion on it.

*Robert J. Hlodshere, CPA*  
Accountant  
December 9, 2003

LAKE SOMERSET PROPERTY OWNERS ASSOCIATION  
STATEMENT OF ASSETS, LIABILITIES, RESERVE AND  
MEMBERS' EQUITY - CASH BASIS  
AUGUST 31, 2003

ASSETS

Current Assets:		
Cash in Checking Account	\$ 7,561	
Cash in Savings Account	48,987	
Cash in Certificate of Deposit	40,406	
Maintenance Accumulation Receivable	25,884	\$ 122,838
Total Current Assets		
Fixed Assets:		
Buildings and Improvements	\$ 40,007	
Equipment and Signs	124,128	
	519,087	
Less: Accumulated Depreciation	(114,284)	
Net Book Value:	\$ 40,803	
Total (Fixed Assets - Net Book Value)	518,281	

Total Fixed Assets - Net Book Value	518,281
Total Assets	<u>\$ 641,119</u>

LIABILITIES, RESERVE AND MEMBERS' EQUITY

Liabilities	\$ 0
Reserve for Maintenance/Accumulation Receivable	29,804
Members' Equity	<u>149,525</u>
Total Liabilities, Reserve and Members' Equity	<u>\$ 179,329</u>

LAKE SOMERSET PROPERTY OWNERS ASSOCIATION  
ANALYSIS OF CHANGES IN MEMBERS' EQUITY - CASH BASIS  
FOR THE YEAR ENDED AUGUST 31, 2003

Members' Equity - September 1, 2002	\$ 149,085
Add: Excess of Revenue over Expenses	\$ 96,016
Revenue	80,777
Expenses	(14,239)
Members' Equity - August 31, 2003	<u>\$ 149,329</u>

The accompanying notes are an integral part of this statement.

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LAKESOMERSET PROPERTY OWNERS ASSOCIATION  
 BUDGET STATEMENT OF REVENUE AND EXPENSES - CASH BASIS  
 FOR THE YEAR ENDED AUGUST 31, 2003

REVENUE:	Budget (Unaudited)	Actual	Over (Under) Budget
Assessments - Assessments Collected	\$ 92,000	\$ 92,266	\$ 1,266
Assessments - Albany Collected	2,000	0	(2,000)
Interest - Assessments	1,000	446	(554)
Interest - Bank Accounts	1,700	813	(887)
Interest - Creditors of Deposit	0	486	486
Other - Insurance and Other Refunds	1,000	666	(334)
Net Marketing	40	22	(18)
<b>Total Revenue</b>	<b>\$ 98,120</b>	<b>\$ 96,016</b>	<b>\$ (2,104)</b>
Credit on Hand - September 1, 2002	81,658	80,658	0
<b>Total Income and Resources</b>	<b>\$ 180,548</b>	<b>\$ 176,706</b>	<b>\$ (4,254)</b>

EXPENSES

Treasury			
Audit Fees	\$ 2,400	\$ 2,400	\$ 0
Postage	300	566	(134)
Printing/Invites	1,800	1,057	(743)
Accounting	5,000	5,000	0
Telephone	15	0	(15)
Taxes - Property	2,300	2,425	125
Legal and Accounting Fees	4,000	1,657	(2,343)
Insurance	7,200	2,222	(4,978)
Bank Charges	250	175	(75)
Annual Meeting	75	56	(19)
BS Taxes	1,000	0	(1,000)
Miscellaneous	200	404	204
<b>Total Treasury</b>	<b>\$ 22,540</b>	<b>\$ 12,935</b>	<b>\$ (9,605)</b>
Water Quality			
Harvester Truck Fuel	\$ 600	\$ 424	\$ (176)
Harvester Maintenance	5,000	3,055	(1,945)
Truck Maintenance	400	20	(380)
Developing & Erosion	14,000	1,665	(12,335)
Electricity Labor	4,000	2,664	(1,336)
Miscellaneous	2,000	2,545	1,245
BioBolic	20,000	22,012	2,012
<b>Total Water Quality</b>	<b>\$ 52,200</b>	<b>\$ 35,021</b>	<b>\$ (17,179)</b>

The accompanying notes are an integral part of this statement.

LAKESOMERSET PROPERTY OWNERS ASSOCIATION  
 BUDGET STATEMENT OF REVENUE AND EXPENSES - CASH BASIS  
 (CONTINUED)  
 FOR THE YEAR ENDED AUGUST 31, 2003

	Budget (Unaudited)	Actual	Over (Under) Budget
Parks	\$ 50	\$ 1,010	\$ 960
Truck Repair	700	172	(528)
Playground Equipment	1,000	7	(993)
Fence Repair	1,100	1,145	45
Post in Jolins	1,000	121	(879)
Trash Pickup	600	305	(295)
Concrete Paver	5,000	4,720	(280)
Mowing	600	0	(600)
Plastic Table Repair	1,500	1,168	(332)
Signs & Banners	100	150	50
Water Pump and Repair	2,500	917	(1,583)
Kids & Miscellaneous	2,400	2,620	220
Trees & Maintenance of Basins	\$ 16,150	\$ 12,493	\$ (3,657)
<b>Total Parks and Security</b>	<b>\$ 4,000</b>	<b>\$ 4,192</b>	<b>\$ 192</b>
Security			
Laurels	\$ 2,000	\$ 1,479	\$ (521)
Concrete			
Postage & Printing	\$ 2,000	\$ 2,000	\$ 0
Fish Handling	\$ 1,000	\$ 1,036	\$ 36
Commune Council	\$ 400	\$ 400	\$ 0
Fireworks/Display	\$ 0	\$ 8,192	\$ 8,192
Capital Equipment/Depreciation	\$ 109,290	\$ 87,777	\$ (21,513)
<b>Total Expenses</b>			

The accompanying notes are an integral part of this statement.

**LAKE SOMERSET PROPERTY OWNERS ASSOCIATION  
NOTES TO FINANCIAL STATEMENTS  
AUGUST 31, 2003**

**Interpretation of Reporting Entity**

The Lake Somerset Property Owners Association is a Michigan non-stock corporation. Generally speaking, any person or entity who has an equitable interest in any lot and is subject to the restrictive covenants or assessments by the Association is a member. The operations are governed by a nine member Board of Directors with a president at its head. The reported constituents include: Building Control; Water Quality; Parks, Security and Roads; and Public Affairs, Rates and Taxes.

**Federal and State Taxes**

Due to a prior audit by the IRS, the Association's tax exempt 501(c)(3) status was revoked effective September 1, 1988. The Association is now classified as a "Nonexempt Association" subject to corporate federal income taxes which accompany that type of entity status. The total income tax liability for the current year is \$66 and the annual net operating loss from a prior year will be carried over to the 2003-2004 fiscal year.

**Accounting Policy**

The accounting policy of the Association includes the maintenance of records on the cash basis of accounting. Under this basis, revenue and the related assets are recognized when received rather than when earned, and expense are recognized when paid rather than when the obligation is incurred. The finances are controlled by a budget which is approved by members attending the Annual Meeting, usually in October of each year. The deposits include a non interest bearing checking account and an interest bearing savings account and remittance of deposit. The balance sheet has been capitalized for asset maintenance assessments at August 31, 2003 with an equal amount being shown as "Reserve for Maintenance Assessments Receivable."

**Maintenance Assessments Receivable**

The maintenance assessment is currently \$85 per lot, billed in March of each year. There are approximately 1,150 billable units (lots). No provision has been made for estimated noncollectible maintenance assessments.

**Equipment and Accumulated Depreciation**

The costs of depreciable tangible equipment, the storage building, fencing, park improvements, and the pavilion are shown on the balance sheet in the assets section. The equipment includes weed harvesting, park and office equipment. The weed harvesting equipment is being depreciated over 10 years. The park fencing, improvements, and equipment are being depreciated over a 10-year life in straight line rates, and the office and other equipment utilizes accelerated depreciation rates with a 5-year life. The storage building has a 31.5 year life at an accelerated depreciation rate, with a 15 year life straight line method used for the pavilion and a 30-year life for the storage building improvement.

**LAKE SOMERSET PROPERTY OWNERS ASSOCIATION  
NOTES TO FINANCIAL STATEMENTS  
AUGUST 31, 2003**

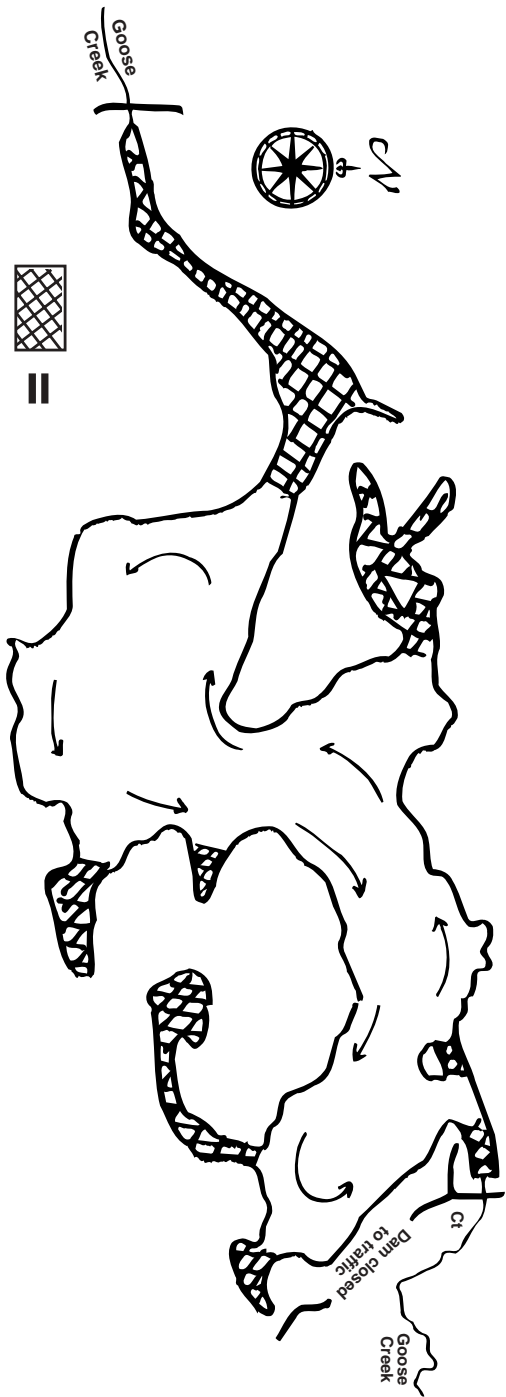
**Members' Equity**

The Members' Equity of \$149,225 at year-end was an increase of \$8,279 from the prior year-end balance of \$140,946. The term "Members' Equity" is now being used in place of the previous "Fund Balance" due to the reversion of the reserve status.

**Related Parties**

The members of the Board serve as volunteers by virtue of the annual election at each October meeting. The Treasurer is the only paid officer with the 2003 appearing as "Accruals" in the Treasurer's section of the revenue and expense statement.

# All Power Boat Traffic Must Move Counterclockwise Around The Lake



## No-Wake Areas Of The Lake

## Sailboats & Rowboats Always Have The Right-Of-Way

## Declaration of Restrictive Covenants

### "LAKE SOMERSET — ROLLING MEADOWS"

#### **Property Use**

Any structure erected upon any lot in this subdivision shall be for residential use only and may not be used for any commercial, including apartment use or manufacturing purposes. No trailer, motorhome or temporary type structure shall be occupied as a living space on any lot at any time.

All lots in this subdivision must be used and maintained in compliance with all applicable state and local statutes, ordinances and regulations. At no time shall any lot be used for the storage of unlicensed or inoperable motorized vehicle or the storage of trash, garbage, used appliances or cast off materials, except that the same may be stored in a building or inside a proper receptacle. Failure to comply may result in a notification by the Lake Somerset Property Owners Association (LSPOA) Board to comply with such requirements. Failure to correct such a violation within 30 days from giving of the notification may result in the LSPOA correcting the violation and adding this cost thereof to the annual assessment against the lot where the violation was located.

Night light or spot light systems that are installed for visibility, safety or security shall not impact adjacent properties that would result in a nuisance to those property owners.

#### **Type, Size and Construction**

Any dwelling structure erected, placed or altered on any lot in this subdivision shall be constructed under the Building Officials & Code Administrators (BOCA) regulations, as revised. An application must be submitted for approval to the Building Control Committee (BCC) prior to the commencement of construction or placement of any structure on any lot. In the event that the BCC has not acted on the construction or placement request within 30 days of submission or revision, the owner may commence construction or placement in accordance with the following minimum standards:

All dwelling shall have a minimum enclosed living area of 1,150 square feet on the ground floor, exclusive of the porch, breezeway and garage.

"Ground floor" means that floor which is at approximately the same elevation as the finished grade level established across the front of the structure.

"Front wall" means that wall visible from, and parallel to the street.

Two and 1/2 story and three story dwellings, as viewed from the front wall of the structure, are prohibited.

No dwelling shall be more than 35 feet in height, as measured above the finished grade elevation established across the front wall.

All construction materials must be new, unless such other materials are approved by the BCC. All exterior construction must be completed within six (6) months after start of construction.

In the event any structure is damaged by wind, fire or otherwise, that structure must be either repaired or removed with all debris within six (6) months from the date of damage.

Exterior walls of the dwelling must be stone, brick, sided, painted or finished as approved by the BCC.

A minimum two car garage must be attached to the dwelling. All new homes must have a paved or concrete driveway.

Utility structures will not be permitted unless approved by the BCC. In no case shall the structure exceed 12 feet by 12 feet. Further restrictions may be imposed due to proximity of the lakeshore and lake visibility concerns for lake property owners.

Septic tanks, drain fields or other devices for the sanitary disposal of sewerage or wastewater shall be installed in compliance with health department regulations.

Lot No. 57 may only be sold, transferred, conveyed or occupied in connection with Lot No. 165.

Any above ground storage tank must be screened by shrubbery or fencing as required by the Building Control Committee.

*(Continued on next page)*

### Setback

Any permanent structure erected or placed on any lot in this subdivision shall be set back at least 25 feet from the front or rear lot line. Any permanent structure erected or placed on any lot shall be removed from any side lot line at least 10% of the width of the lot at the building line. Any temporary structure shall have the same lot line set back, or such other set back approved by the BCC.

### Assessment

Each lot owner shall be a member of and pay to the Lake Somerset Property Owners Association the Assessments required from time to time by the Association's by-laws. Assessments may be changed only when authorized by a majority vote of the members in attendance at the annual meeting held in the month of October of each year. Unpaid assessments and interest provided for by the Association's by-laws, may be secured by a lien filed against the lot with the Hillsdale County Register of Deeds office. Any lot subject to a lien, together with the actual costs incurred by the Association, may be foreclosed upon and the lot sold pursuant to an order of a court of proper jurisdiction.

### Easements

Easements for the installation and maintenance of public utilities or drainage facilities are reserved along and within five (5) feet of all rear, front and side lot lines in this subdivision. Such other easements are hereby reserved to enter upon the premises if necessary to construct, operate and maintain any other public improvements, pipes, poles, wires, etc. whether under or above ground. It shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the five (5) foot easement.

If an owner of two adjoining lots erects a building in the center of such two lots so that the building sets on the common lot line, the sideline restrictions mentioned above shall

automatically be inoperative as to the line upon which the building is erected.

### Purpose

The intent of the foregoing restrictions is to insure the use of the entire plat for attractive residential purposes, to prevent nuisances, to prevent imperilment of the attractiveness of the property, to maintain the desirability of the community and thereby to secure each property owner the full benefits and enjoyment of his home with no greater restrictions upon the free and undisturbed use of his property than are necessary to insure the same advantages to other owners.

### Validity of Covenants

These Covenants shall run with the land and shall be binding on all parties claiming under them for a period of 20 years and shall be extended for successive periods of ten years unless and prior to the expiration of any such ten year period and instrument signed by the owners of record of the majority of lots in whole or in part. Invalidity of any one of these covenants by judgment or decree shall in no way affect the provisions hereto which shall remain in full force and effect.

\* Building Control Committee: The building Control Committee shall consist of three members by the LSPOA Board. The committee may designate one of its members to act in its behalf. In the event of resignation or death of any member, the remaining members shall appoint a replacement.

\*\* Assessments, as provided in section four, are to be used for the following activities: maintenance of parks, dams and spillways at Lake Somerset; maintenance of roadways within the properties designated as the Lake Somerset Property Owners Association; programs to assure acceptable water quality of Lake Somerset; lake weed control and fish stocking. The aforementioned activities are not necessarily all inclusive.

## Fishing Report

Spring 2004

### **My thoughts on the weeds in the lake.**

Many of the ice fisherman I spoke with this winter expressed concern that TOO MANY WEEDS were killed off during the past summer, resulting in a somewhat lackluster winter fishing season. A few guys said "How stupid. They spend money to stock fish and then kill off the weeds!!" My personal observations during the past summer and this winter (snorkeling and with my underwater television camera) showed that most of the bottom weeds are gone, with only a few "sprigs" of elodea, water celery, and other weeds sticking up here and there. There appeared to be a large amount of algae (particularly chara) along the bottom. This was very noticeable both this year and last.

Water clarity (secchi disk) was the worst since we have been measuring it. Looking at the water quality data from years past, the secchi disk readings were always in the 6-9 feet range, with a decrease in late summer when more algae and plankton are suspended in the water column (even then the lowest readings were 5 feet). The past year during after end of July the readings slipped to around 4-5 feet and then 4 feet (barely!) throughout the lake until my last measurement at the end of September. This should have been apparent to anyone on the lake. Indeed even the snorkeling and swimming in this murky water was so poor you barely could see your hand in front of you! In short — the "aesthetic look" of the lake was terrible. I am looking forward to see Dr. Fusilier's water quality report for 2003 to see what it shows.

What does this have to do with heavy herbicide treatment you ask! The nutrients (phosphorus, nitrogen, etc.) are in the lake water. Under normal conditions weeds, algae, and plankton utilize these nutrients. When you "kill" off the weeds, this nutrient load is STILL in the lake (with maybe some added by the dead weeds). These nutrients are going to get used by SOMETHING, in the case of Lake Somerset this means species of ALGAE (chara and those

floating blue-green mats!), other phytoplankton, and plankton (the little "bugs" swimming in the water will utilize it to the max, resulting in a "bloom" and the resulting decrease in clarity of the water column. IN SHORT — take your choice, weeds or algae, the nutrient load is there and won't change (unless we could get some giant filter!).

Some other things to consider with increased lake turbidity:

Effect on fish: More turbid water favors some of the undesirable fish such as carp, suckers, and bullheads. We do have carp in the lake, but at this point they seem to be controlled, with only a few large individuals being seen. Indeed many of the small ones become dinner for the pike, bass, and walleyes with clearer water! I can't ever recall seeing a small carp in the lake. If the lake stays turbid, then carp have a much greater chance to grow. Then there are the redear sunfish which we recently stocked: One of the questions asked by the DNR fisheries biologist (who specializes in redears) was whether our lake was "turbid"? At the time I said — only moderately with secchi readings of 8-9 feet. The second question he asked was whether we had a "carp problem," I responded by saying I often see a few large individuals during the spawning period, but no small ones, in short, they probably are "controlled" by the large number of predator fish we stock. The biologist said that they have found in their studies that redears do not do well in turbid waters, and that carp compete with them for food (mainly small snails and other invertebrates). Once carp overtake a lake, they are extremely difficult or impossible to get under control, except by completely poisoning all the fish in the lake and starting all over. In addition, many of the fish species in the lake, require weed beds to successfully spawn (crappies and perch in particular), with less weeds, we can expect to have a decrease in our excellent crappie fishery! (I've heard reports from Lake Leann that there are less crappie and perch since they reduced the weeds.) But enough about the fish!

*(Fishing Report continued on next page)*

## Editor's Notes

I get to read all the articles in the Gazette before anyone else. Lots of interesting stuff. I know everyone who writes articles and recognize most of the names in the articles. I read about the donations Dennis Glasgow and Bob Iveson made for the East Park in Chris

Scheithauer's article. Just a couple of guys who probably decided they could help 'Shytower' in his efforts to make the parks nice for all of us. Good people to have for neighbors. When you see these guys, give 'em an ATTABOY!!

Gave up my space again for others, so I'm running outta room. Later, *Pete Tochman*

## Special Assessment

The special assessment to resurface the parks DID NOT pass at the annual meeting. The board is trying to find an alternate solution so we can finance the resurfacing of the parking lots. Suggestions are always appreciated.

## Annual Dues Reminder

Annual dues are due by May 1, 2004  
**Avoid late fees and pay on time!!!**

### *(Fishing Report continued)*

Let me also bring some other points up for thought. The weeds provide a habitat for many of the invertebrates (snails, insect larva, worms, leeches, crayfish, etc) that the fish and other wildlife feed on.

The weeds utilize the nutrients in the lake, thereby keeping the water column clearer.

The weeds help to prevent shore erosion.

When the board did the "survey" a few years ago, 51% of the property owners who responded to the herbicide question said they **Did Not Want** "chemicals" put into the lake. Many of these same people took the time to write comments describing their reasons (mostly long-term safety issues). Remember, we (including the government) thought DDT was completely safe back in the 50s and 60s, now it's completely banned on the planet!

There appears to be two competing groups of people on the lake — those who fish or enjoy nature, and those who just want to race around in boats and jet skis and don't want any weeds to slow them down.

I could go on and on.

The weed harvester, if used properly, could help to control the perceived weed problem, but I realize that it too is responsible for killing fish and invertebrates, as well as contributing to the

turbidity in the lake. I think some education (such as avoiding active fish spawning areas, etc.) in operating the machine could cut down on these problems.

So what to do? I propose the board rethink the herbicide policy. It appears that the board is just going to plan on herbicides each year from now on! I don't think we should **Just Routinely Schedule Herbicide Applications Every Year**. I think each year the weed problem should be evaluated. When we started this program, the milfoil was getting to be a problem — then it escalated into "lets get rid of the curly-leaf, the elodea, the water celery, etc.!" We don't need to get rid of every weed in the lake — that's asking for trouble. Maybe give it a break every other year — or just do specific problem areas and utilize the harvester for others. Besides we could **Save Some Money!!** I think both the boaters and the fisherman groups could benefit equally. Sorry to get carried away, but I just wanted to get some thoughts out for discussion.

As usual, I'm always interested in hearing about your fishing successes or failures in Lake Somerset. My phone number is 688-3384 and email is grausch@dmci.net.

*George Rausch*

Lake Somerset Property Owners Association  
Membership Survey 2004

1. The board feels the time has come to hire an outside consulting firm to manage Lake Somerset (e.g. dredging, herbicide treatments, harvester use, water quality). Are you in favor of the board's decision?

YES  NO

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. As an L.S.P.O.A. member are you willing to volunteer your time and effort in helping to keep costs down? Example of areas we need help with are weed harvester, goose roundup, water quality, park maintenance, building committee. If yes, please list areas you could help.

YES  NO

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Should the board provide more services to Association members? If yes, please explain.

YES  NO

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Should the association investigate the possibility of allowing garages on vacant lots? Currently it is not permitted by the township or by the L.S.P.O.A.

YES  NO

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Should the Association control the storage of boats on vacant lots?

YES  NO

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Should the association close the brush disposal area at the west end of the lake?

YES  NO

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*(Survey continued on back)*



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We will be having our 6th annual Lake Somerset Garage Sale on Saturday, June 26th, from 9:00 am - 5:00 pm. Anyone who wishes to open their garage sale earlier may do so. Everyone is welcome to participate in the event. The association will take care of advertising in local papers, passing out flyers, and putting up signs at the main entrances of the lake. You would be responsible for signs, balloons, or other "attention getters" at your own home.

Flyers will be distributed as we get closer to the date. If you have questions or ideas, please call me.

*Sue Prange*  
688-3710

## Brush Disposal Area

We are finding more people are using this area to clear lots. That is not what we intended this area to be used for.

It is intended for brush and leaves only, not heavy timber.

*Chris Scheithauer*

## Raft Hauling

If you need help putting your raft in this spring, call Bob at 688-4771 or John at 688-4140.

**PLEASE NOTIFY LSPOA**

**WHEN YOU BUY OR SELL A LOT  
SO WE CAN KEEP OUR RECORDS UP TO DATE.**