



Rush Lake News



Winter, 2014

Dam Improvement Status and Update

Our members are well aware that our board presented a special assessment to repair the dam structure at the west end of the lake at the Spring semi-annual meeting.

We would like to update the membership of what we have accomplished and what still needs to be completed.

With the over whelming majority approval, we went ahead and billed all members for the work on this project. The expense included engineering work and the actual construction.

As we reported in the Fall General Membership meeting, this process requires a variety of permits and approvals needed with the primary approval coming from the Michigan Department of Environmental Quality (DEQ). We reported that we had hoped the permitting process would go quickly, but that it could be lengthy. In conversations with the DEQ, we have found that we need a clarification on the intent of the court order. Board members, John Anderson and Lex Kinter have taken the lead in these discussions and interpretations of what we need to do.

John plans on filing paper work with the Circuit court to clarify what we are seeking. As part of this process, we will document to the court that our membership voted 102 to 10 to approve this project at our Spring meeting.

Meanwhile, the funds collected have enabled us to pay for the engineering work completed. Full details are available in the treasurer's report in this newsletter.

Our board is seeking legal counsel in order to clarify the intent of the court order to get this important project underway as soon as we possibly can. Interested members are encouraged to attend the monthly board meetings scheduled the first Wednesday of February and March at the Hamburg Community Center.

Mailbox Areas Need To Be Cleared



Just a reminder ó it is the homeowner's responsibility to keep the area in front of their mailbox cleared of snow and ice. The Association is responsible for the maintenance of the area roads but each property owner must maintain the area directly in front of their mailbox.

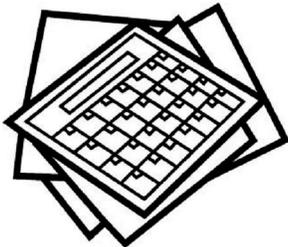
During the winter, the roads will be plowed or sanded as needed but each property owner must take care to assure the mail carrier has clear access to their mailbox. Mail delivery will be terminated if the boxes are not kept accessible.

Boat Launch Keys Will Be Activated



As in the past, boat launch keys will be activated when your account is paid in full. Payments are accepted only through the mail or at meetings so don't wait until the last minute to pay your account in full. During May and June, the mail is picked up late Thursday so if you want your key activated for the weekend, please be certain to have your payment in the post office box by Thursday. If you have any questions, please call the Association 734-878-0340 or email at rushlakepoa@yahoo.com.

Mark Your Calendar



Monthly Board Meeting
Wednesday, February 5, 2014
6:30 p.m.

Monthly Board Meeting
Wednesday, March 5, 2014
6:30 p.m.

Monthly Board Meeting
Wednesday, April 2, 2014
6:30 p.m.

Semiannual Meeting
Wednesday, May 7, 2014
7:00 p.m.

Monthly Board Meeting
Wednesday, June 4, 2014
6:30 p.m.
*This meeting will be held at the
Hamburg Township Library,
next to the Hamburg
Community Center*

Monthly Board Meeting
Wednesday, July 2, 2014
6:30 p.m. (if needed)

Monthly Board Meeting
Wednesday, August 6, 2014
6:30 p.m.

Monthly Board Meeting
Wednesday September 3, 2014
6:30 p.m.

Semiannual Meeting
Wednesday October 1, 2014
7:00 p.m.

Monthly Board Meeting
Wednesday November 5, 2014
6:30 p.m.

Monthly Board Meeting
Wednesday December 3, 2014
6:30 p.m. (if needed)

All meetings are held at the
Hamburg Community Center
10405 Merrill Road.
Members are welcome to
attend any of the meetings.

Meetings marked "if needed" are in case other meetings have been cancelled previously or urgent business has arisen. If there is no need for a meeting on those dates, then the meeting will be cancelled. Please check to determine if the meeting has been cancelled before coming.

2013 – 2014 Officers

President Lois Pescia
Vice President Eric Schaufele
Treasurer Bob McCotter
Secretary Joe Grech

Board Members

Pam Sevonty
Lex Kinter
John Anderson
Fred Clough

Association Clerk

Wanda McCotter
734-878-0340

For additional information on articles in this newsletter, please contact Rush Lake Property Owners Association P.O. Box 78, Pinckney, Michigan 48169, 734-878-0340 or rushlakepoa@yahoo.com

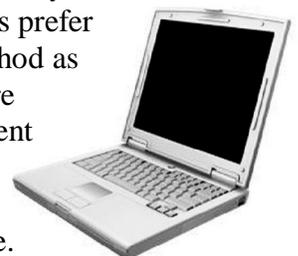
46 Liens

During 2013, the Association filed 20 liens for a total of 46 outstanding liens. These liens amount to \$118,522.06. Liens are filed on accounts that are two years in arrears. Once a lien is in place, it is amended every two years until the account is paid in full. This amending keeps the lien amount up-to-date. Members choose not to pay their dues for a variety of reasons but those members also need to realize that sooner or later the Association will collect on the dues and penalties. It is rare that the past dues and penalties are not collectible although in some cases it may be a number of years before it is collected. But even when members choose not to pay, the Association expenses still continue forcing other members to cover those costs. The members appreciate everyone who does pay their dues without benefit of a lien but everyone must realize that a lien only postpones the inevitable payment of dues.

Please send an email to the
Association at

rushlakepoa@yahoo.com

if you would be interested
in receiving your newsletter
electronically. Some
members prefer
this method as
it is more
convenient
to them
to read
it online.



Water Quality Report ó 2013



The water quality of Rush Lake remains very healthy. The main areas of concern are the nutrient levels and the lack of transparency. Increased nutrients lead to increased plant growth, lower transparency, and oxygen depletion in the deep water. Therefore, it is very important to stop any further influx of nutrients into the lake to maintain the exceptional water quality. The most direct way to manage the nutrients entering the lake is to manage the land directly around the lake.

On residential property, nutrients are available as septic waste, soaps, fertilizers, and yard waste. It is vital to manage these sources so excess nutrients do not reach the lake.

Septic systems should be properly maintained and inspected regularly to ensure there are no leaks that are allowing waste to reach the lake.

Soaps and detergents that are used to wash the exterior of homes and vehicles contain phosphates that can enter the lake and convert to a form usable by plants and algae. It is preferred to wash vehicles on the lawn, where the phosphates in the soap will be absorbed by the grass.

Fertilizers are the largest source of nutrients on most residential properties. In order to reduce the potential of nutrients reaching the lake, residents should use liquid fertilizer,

which will penetrate the soil and be absorbed more quickly than granular fertilizers. Also, fertilizers should not be spilled onto hard surfaces, such as driveways and sidewalks. Residents should also establish a "buffer zone" at the shoreline. A "buffer zone" is any type of natural area that will catch excess fertilizer coming off the upper part of the lawn before it reaches the lake. The simplest buffer zone is a strip of grass 5 to 10 feet wide that spans the shoreline and is unfertilized. This unfertilized grass will catch and absorb excess fertilizer running off the upper part of the lawn. More complex buffer zones include natural grasses, rushes, sedges, shrubs, or trees. Sand beaches are not effective buffer zones.

The final source of nutrients on residential property is yard waste. If grass clippings and tree leaves reach the lake, they will decompose and release nutrients that will fuel algae and plant growth in the lake. It is important to make sure yard waste does not enter the lake. It is also beneficial to rake out any leaves or other plant material that may be on a resident's shoreline.

The decrease in alkalinity is another parameter that should be carefully monitored. The amount of calcium carbonate should rebound in the spring, replenishing the buffering capability of the lake. This will help keep the water quality healthy throughout the summer.

Despite these setbacks to the water quality, the lake is in very good health. If the residents around the lake continue to protect the water and there is some help from the weather, you should have even better water quality in 2014!

Boating Classes

If you plan on taking boating classes this spring, the following website lists numerous available classes: <http://www.dnr.state.mi.us/research/>

If you don't see one that will work for you, check back as they add more classes as the season progresses.

Also keep in mind that you may take classes online at one of these sites:

<http://www.boat-ed.com/michigan/index.html?token=9da6fd5b8f344647d7d75380264d32b5>

<http://www.boaterexam.com/usa/michigan/>

Rush Lake Property Owners Association

Annual Report

From 1/1/2013 to 12/31/2013

Cash on Hand as of 1/1/2013 \$74,686.00

Account	Previous Balance	Paid To Date	Deposits	Expenses	New Balance
Operations	\$32,459.43	466	\$35,614.46	\$28,660.02	\$39,413.87
Operations Income			\$35,603.14		
Interest Income			\$11.32		
Office				\$23,934.02	
Insurance				\$4,159.00	
Taxes & Filing Fees				\$567.00	
Lake	(\$3,167.96)	465	\$33,570.94	\$23,120.36	\$7,282.62
Management				\$1,350.00	
Weed Control				\$20,181.00	
Water Testing				\$920.00	
Miscellaneous				\$669.36	
Roads	\$31,441.58	299	\$36,993.86	\$44,573.59	\$23,861.85
Grading				\$11,247.50	
Snow / Sand				\$3,890.00	
Gravel				\$18,415.00	
Dust Control				\$7,335.00	
Miscellaneous				\$3,686.09	
Parks	\$8,933.15	447	\$8,138.99	\$6,043.91	\$11,028.23
Park Lights				\$928.62	
Park Maintenance				\$4,190.00	
Miscellaneous				\$925.29	
Lake Improvement and Preservation	\$5,019.80	502	\$129.59	\$4,000.00	\$1,149.39
Dam Assessment	\$0.00	450	\$53,176.71	\$16,212.50	\$36,964.21
Totals	\$74,686.00		\$167,624.55	\$122,610.38	\$119,700.17

Total Association Membership 545
Road Account Members 347

Financial Summary – 2013

The financial statement on the previous page reflects all expenses and deposits for 2013. We began 2013 with a balance of \$74,686.00. With deposits of \$167,624.55 and expenses of \$122,610.38, we ended the year with a balance of \$119,700.17.

In our operations account, which covers office expenses, legal, taxes, filing fees, and the clerk's pay, we deposited \$35,614.46 from the payments of 466 members. Expenditures in operations totaled \$28,660.02. With a balance of \$32,459.43 on January 1, 2013, this currently leaves a balance of \$39,413.87. While expenses remained close to last year's, the deposits showed a slight decrease. Even though more members paid this year than last, less members paid past dues, which brought the total deposits down to this account.

With a beginning balance of -\$3,167.96 in the lake account, deposits of \$33,570.94 and expenses of \$23,120.36, we have a balance of \$7,282.62 in this account. This account covers the costs of our lake management company, weed control in the lake, water testing, the boat launch gate along with other miscellaneous expenses related to the lake. This is the first year since 2007 that this account has ended with funds remaining in the account despite an increase in dues during 2011. During this time period though, Starry Stonewort was found in the lake with quite a bit of time and money being spent to control this aquatic

invasive plant. A total of 465 members paid their lake improvement portion of their dues out of a possible 545.

Grading, snow removal, sanding of icy roads, dust control and gravel make up our road account, which began with a balance of \$31,441.58 and ended with a balance of \$23,861.85. During the year, we deposited \$36,993.86 in this account and spent \$44,573.59. In addition to the usual expenses, a large amount of gravel was placed on the roads this year. From a total of 347 road fund members, 299 paid their road fund dues in 2013.

With a beginning balance of \$8,933.15 deposits of \$8,138.99 and expenses of \$6,043.91 the park account had a balance of \$11,028.23 at the end of 2013. This account covers park lights, park maintenance and miscellaneous park expenses. The Board also had approved the rental of a porta-potty plus trash pick-up for Hillside Park. As both the porta-potty and the trash pick-up have been successful at Hillside Park, the Board will be expanding the program to the other parks in 2014. 447 members paid their park account dues this year.

With a beginning balance of \$5,019.80, deposits of \$129.59 and expenses of \$4,000.00, the Lake Improvement/Preservation account ended with a balance of \$1,149.39. During the fall of 2012, Progressive AE did a study to determine if the level of the lake could be raised along

with reviewing the condition of the dam with recommendations for the rebuilding/repairing of the dam. Although the actual work was done during 2012, the final payment of \$4,000 was not made until 2013. As of December 31, 2013, 502 members have paid the special assessment approved May 6, 2009, out of a possible 541.

As the Dam Assessment account was only approved at the semiannual meeting in May of this past year, the account shows a beginning balance of \$0.00. \$53,176.71 was deposited from the payments of 450 members. Expenses of \$16,212.50 were paid from this account leaving a balance of \$36,964.21. This account is for the rebuilding of the dam and the expenses that have been paid so far were for the engineering costs and permits associated with this project.

The number of members paying their dues this year is up a bit from the number of members who paid last year. The budget is based on 75% of the members paying. In the Operations and the Lake account, 85% of the members paid while 82% paid the Park account. 86% of the members assessed for road maintenance have paid their Road account. 93% of the members have paid the Lake Improvement special

Continued on next page

Financial Summary continued

assessment since it was approved in May, 2009. Even though the Dam Assessment account only began this year, 83% of the members have paid their assessment for this account.

The question often arises as to why we cannot transfer money from one account to another. Our dues are governed by our bylaws, which are voted into place by our Association members. At the time of voting, the amount for the dues is designated for a particular account and this becomes part of our bylaws. To change the account where the money is placed would require a bylaw change. Even though some accounts may show a larger balance than others, it never hurts to have the extra as a hedge against the future.

The Association also has other assets besides just financial. A computer, a printer/copier, sediment pump and supplies, the parks, various lots in the wetland area of Pettysville Road, the shed and miscellaneous supplies at Hillside Park.

Overall the Association finances are in good shape. All of the members appreciate those who pay their dues on time along with those who are trying to get caught up on their back dues.

Members Also Paid Up

In addition to those members listed in the Fall Newsletter, the following members also paid their accounts in full as of

December 31:

Marcy Allen

Erin Blackburn

Bothe Trust

Robert Cabanaw

Pamela & Val Danaher

Patricia Dernberger

Brandon & Nicole Desebrough

Dennis & Kathren Douglas

Jerry & Marilyn Friske

Shari Gordy

Kent & Cathleen Hagland

Deborah Harper

Kurt & Debra Henneman

John & Susan Hucal

Michael & Susan Hynes

Vincent & Sheila Kern

Maryellen McDonald

Marcia McKindles

Natalia Daria Palij-Ross

Mia Powers

Frank & Jean Presti

Mark & Geraldine Sanford

Richard & Kristian Sixbery

Allan & Trese Steinaway

Gary & Nancy Taylor

Anna Toner

Gerald & Adele Wachner

Richard & Carol Zahniser

Yuhong Zhao

Hamburg Township Road Focus Group

January 23

February 13

March 15

7:00 p.m.

**Hamburg Township
Board Room
10405 Merrill Road**

A group of Hamburg Township residents are meeting to discuss ways to repair the Township roads including Rush Lake Road. Part of the discussion is a possible mileage that might be placed on the ballot in the near future. Contact Hamburg Township (810-231-1000) for more information.

Ice Fishing Holes

When ice fishing be sure to make the hole in the ice large enough so that you can get a fish out but not so large as to be a danger to someone. The Michigan Department of Natural Resources recommends anglers make their holes no larger than eight to ten inches as this size would accommodate most fish species. When done fishing, be sure to mark the hole with a tree branch, sticks or even chunks of ice so to alert others to the presence of a hole.

Road Marker Thanks

The Board would like to thank all of the members who have placed markers along the sides of the roads this winter. These markers are very helpful for the snow plow drivers as the markers enable them to easily see where the edges of the roads are. If you would like to place markers along the edge of the road, the drivers would certainly appreciate your help. Markers need to be 3 ó 4 foot long sticks or stakes. These can be purchased from the hardware or even just trimmed from trees in your yard. The markers just need to easily be seen by the snowplow drivers.

Michigan's Winter Free Fishing Weekend February 15 – 16



On these two days, one will not need a fishing license to fish but all other fishing regulations will still apply. If you have never been fishing, why not give it a try on this free fishing weekend.

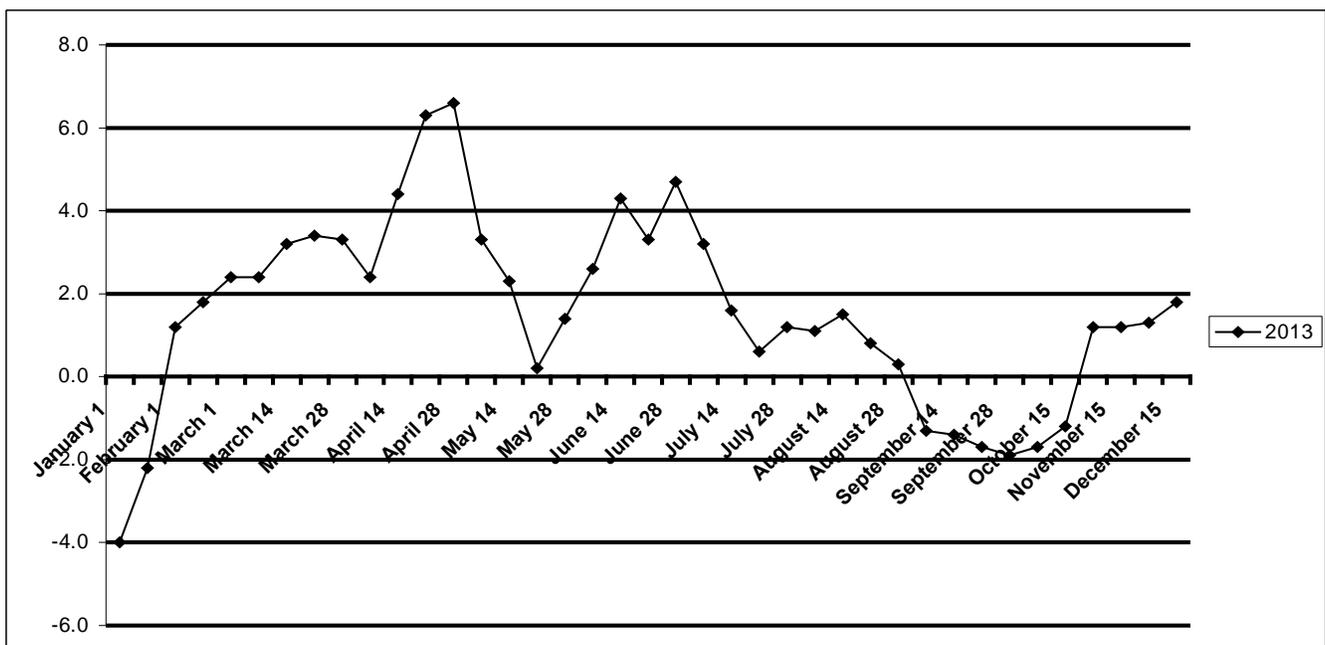
Do Not Park Vehicle



During the winter months, if at all possible please don't park your vehicle in the roadway. If your vehicle is in the roadway when the plow comes by, that area will not be plowed and eventually the road will get narrower and narrower making it difficult to get by as the season progresses. Members are also asked to keep trash cans out of the roadway. Oftentimes the trash company will just dump the cans back into the roadway but please pick them up out of the roadway as soon as possible. And please, don't regularly store them in the roadway.

2013 Lake Levels

This chart shows the level of the lake for 2013. The measurements indicate how much the water was above or below the level of the dam with the dam being noted as the 00 line. The lake levels fell to 11.2 inches below the level of the dam in 2012 but at the beginning of 2013, the levels were on their way back up. The lake level peaked at 6.6 inches in April but a month later had fallen back to 0. The level rose again but toward the end of summer began dropping through the fall to below the level of the dam but not as low as 2012. The beginning of November saw the levels start to rise again ending the year nearly 2 inches above the level of the dam.





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

Annual Dues Statement Inside

Payments

If you would prefer to make payments on your account, feel free to set up whatever payment plan works for you. As payments are received they will be credited to your account and you may call and request your balance at any time. Just keep in mind . any balance as of July 1 will be assessed a 10% penalty.



Annual Dues Statement

Your 2014 annual dues statement is enclosed. Payment is due upon receipt. If you have any questions, please call 734-878-0340 or email at rushlakepoa@yahoo.com



Sign Up Today

If you haven't already signed up for Association emails, you may be missing out on important updates, news or information. If you would like to be added to the list of recipients, please send an email to rushlakepoa@yahoo.com and ask to be added to the list.



Credit Cards

Please keep in mind that the Association does not have the ability to accept credit cards. Only checks, money orders or cash are acceptable. And payments are only accepted through the mail or at meetings.