

Dear Fellow Association Members,

Slowly, the summer is coming to an end, most of you have taken boats and other lake equipment into storage, and surely, you have enjoyed this summer at your beautiful Lake Bel-Air.

The Board and I are very pleased about a successful **Annual General Meeting** in August, and you all will have appreciated the detailed notes, which our very capable secretary, Lynnea, has compiled and mailed to all of you. So, all members are well informed.

The Board and I would like to **sincerely thank** all those members present for your participation and voting and all those who gave us their proxy nominations and their absentee voting for the important issue of dredging areas of our lake for navigation improvements. The vast majority has agreed on future dredging projects and on paying additional fees to finance such projects, thus safeguarding the future of our lake. We estimate the additional annual assessment will be under \$300, and will notify you of the exact amount in the Winter newsletter.

Our experienced Board member, **Gerry Brown**, with the help of three other members – thank you for your volunteerism- **will supervise the first part of the project**, namely, dredging Inlet #1. Land owners have already signed the agreement contracts and Gerry will work with the same contractor, who dredged Inlet #2 successfully in the spring of this year. You all heard the positive comments of Kerri and Theo Sawyer at the meeting, who agreed to deposit the soil on their three lots. So, let us plan that this project can start 2023, and let us hope that the authorities in Lansing, EGLE, will issue again a permit without too much delay.

Now, an **important point** for your advice. You heard that the Adams Township will **reimburse parts of the unused assessment funds** which you had paid with your 2020 and 2021 Winter Tax Bills. This Board was involved in discussions with the Adams Township Board during various past meetings, when there were different opinions in the Township Board regarding the assessment process and correct handling of funds. During their last Township Board meeting in September, the Township accepted the LBAPOA position, and our Treasurer submitted checks for the correct repayment of unspent assessment funds. It is now the **legal responsibility of the Township Board to reimburse you**, our Lake Association Members, for the unspent assessment funds you had paid in 2020 and 2021. The Township is working to reconcile their accounting of the funds and allocate the reimbursement to appropriate lake lots. This is a new process for them, so they have not decided how much, when, or how, each lot will be reimbursed. Our Treasurer estimates that the amount will be around \$150.00 per lot. This Board is confident that we have done due diligence in our handling of this issue, despite obstacles from some members of the Adams Township Board.

# Lake Bel Air Property Owners Association

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I personally assure you, with the backing of this Board, that we will continue to **represent the interests of only you**, our membership, in all issues concerned with our lake affairs.

Our Board is happy to announce the **new appointment of a new Board member, Sue Surducan** who was voted for by a majority of you. Thank you for giving Sue your confidence. Sue is a highly professional lady with great experience in administrative and board matters. Also, **thank you for voting Gerry Brown to continue** as a Board member with his very practical and “hands-on” work for many lake matters. We continue with a strong Board of Directors and I am grateful.

In this spirit I wish to thank all of you members and friends, and my engaged Board and Committee members, for your support of the administration of our beautiful Lake Bel-Air.

Sincerely,

Karl-Rainer Hermann (President - LBAPOA)

(on behalf of the Board)

## Lake Bel-Air Property Owners Association 2022-2023 Board

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President: Karl R. Hermann: [krhermann12@gmail.com](mailto:krhermann12@gmail.com)

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Dave Black: [damdblack67@yahoo.com](mailto:damdblack67@yahoo.com) or 517-425-7805

Lake Ladies Luncheons take place on the last Thursday of every month. If you would like more information please contact **Teresa** at: [teresaberes@yahoo.com](mailto:teresaberes@yahoo.com)

While doing a little research for somebody, I came across this story from a previous newsletter and thought this is a good reminder on various levels about the importance of neighbors helping neighbors and folks coming together for the good of our lake. I'm so grateful we didn't have a "Sanford" incident and drain our lake!

So, from the **archives**:

Speaking of our dam. Some of you may have heard this story, but for those of you who missed it the first time around here's what happened last summer (2017) over the July 4th holiday. I believe it was first spotted by **Dean Osenbaugh** and then **Duane Chase** that a bottom board had come loose on the north section of the dam. It was allowing a lot of water flow to come under the boards on that side. Duane called a few of the residents on the lake and they all met at the dam immediately following the July 4th boat parade. As they were trying to determine what the next steps would be, all of the boards from that section popped out and a significant flow of water was rushing from the lake. Duane called the Dam Commissioner. But he was away and not available for another day. Four members of the lake decided to take quick action to halt the flow through that part of the dam. **Duane Chase, Mike Gustitus, Rick Gibson** and **Steve Sczytko** worked quickly to cut and install temporary boards in the breached section and had to place a tarp over that section in order to impede the flow. We can all be thankful for the quick action this crew took, which stopped a significant drop in the lake water as thousands of gallons of water were already flowing through the breach. Without the repair, the lake level would have dropped as much as four feet in a short period of time. The Commissioner arrived on July 5th. Since that episode all the boards in the dam have been replaced. \*\* It's important for you to report anything unusual that you see!

## **BUILDING COMMITTEE NEWS**

Thinking about expanding, or perhaps a new deck, shed, or other outdoor construction?

The Lake Bel-Air building committee will issue residents an approval letter for the construction or renovation. They will then instruct the resident to contact the Adams Township Zoning Administrator (517-250-0201) and the Hillsdale County Building Inspector (517-437-4130), for their respective permits for approval or denial. The Township or County scope of jurisdiction is much more detailed & broader than that of the Lake Bel-Air property covenants. As with any governmental agency all construction, both inside & outside falls within their permitting.

Questions? Contact Neil Bendixen: 517-287-5093 or e-mail [neilben@juno.com](mailto:neilben@juno.com)