



Lakeville Lake ECHO

Lakeville Lake Property Owners Association

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Lake Management

Lakes are living entities, constantly changing and evolving. It has been said that the ultimate goal of a lake is to turn itself into a swamp and eventually back to land. It is a long and slow process taking thousands if not millions of years. Weeds grow and die, fall leaves blow into the lake, trees fall into the lake, shorelines erode and fish die, all settling to the lake bottom as nutrients and sediment. The cycle repeats itself year after year. Lake management is a near-term effort to maintain a healthy lake environment and slow the lake's transformation by intervention where possible.

Lakeville Lake is a relatively new lake having been formed in 1830 when a number of smaller ponds/lakes were combined by the construction of dam at the South end of the existing lake. The dam powered a gristmill, created a new environment for fishing, recreation and leisure and fueled the development of the area with vacation cottages and permanent homes.

Lakeville Lake is fortunate in that a number of early residents saw the value of the lake and the need to protect it. Residents formed the Lakeville Lake Property Owners Association and collected voluntary membership dues to fund projects aimed at maintaining the health of the lake and its recreational use. When weeds in the lake threatened navigation, a weed cutting service was contracted and paid for with membership dues and loans. When it became clear that the harvesting needs would continue and that the voluntary dues wouldn't be sufficient, the Association worked with Township and County officials to create a Lake Improvement Board and authorize a Special Assessment District (SAD) for Lake Management. The SAD provided automatic Association membership with shoreline property ownership and collected lake maintenance fees along with property taxes. In addition to the SAD, the Lake Restoration Association was formed to be contracted by the Lake Improvement Board for weed harvesting services. The LRA purchased equipment in 1985 and hired operators for seasonal weed cutting.

To further protect the lake environment, the Association worked with Addison Township to develop ordinances specific to lake lots in the township. The most significant being the Natural Protection Strip where the first 25 feet from the shoreline is to be maintained in native vegetation and excavation and filling are not permitted.

In the early 2000's weed growth was outpacing the LRA's capabilities. The Association hired professional consultants who identified the presence of a couple of aggressive invasive species, Eurasian Milfoil and Starry Stonewort, and cautioned that they could quickly spread and take over the native vegetation. In 2006, the Association obtained membership approval to initiate a chemical treatment program aimed at controlling the invasive species. The program has shown that Eurasian Milfoil can be effectively controlled but there is currently no approved chemical that does anything more than temporarily retard Starry Stonewort growth. To complicate matters, the consultants caution that Starry Stonewort can spread by transporting cuttings.

The goal of the LLPOA Board is to monitor the constant changes in the lake and pursue actions to maintain a healthy lake environment while supporting continued recreational use of the lake.

Weed Harvesting

The weed harvesting equipment owned by the LRA is now over 30 years old and in the last five years has been plagued with maintenance issues. Last year more than 50% of our time was spend repairing equipment, demonstrating the need for major changes.

A committee was announced and formed at the June 2017 LLPOA meeting to research future harvesting needs for Lakeville Lake. Eleven residents volunteered for the committee, representing five percent of the property owners and covering most areas on the lake. All committee members believe that harvesting needs will continue in the future. Members evaluated options including; hiring weed harvesting services, leasing harvesting equipment, making major repairs to existing equipment, purchasing used equipment and purchasing new equipment. New harvesters cost \$200,000. A major rebuild of each existing harvester is estimated to cost \$35,000. The committee is currently pursuing the major rebuild option along with upgrading our preventative maintenance program and monitoring the availability of used equipment.

North Bay Weed Harvesting

Starry Stonewort is spreading mainly in the North Bay. No chemicals are currently approved that do more than slow its growth. The MDEQ and our professional services consultant caution against harvesting and transporting Starry Stonewort at the risk of spreading it to other parts of the lake.

As a result **the LRA can not harvest Starry Stonewort in the North Bay this summer unless there is a weed off-load site made available in the North Bay.** If you have property in the North Bay that could be used to off-load weeds please contact Jeff Banaszynski at 248-495-8850.

Riparian Article on Mooring Rights

The Winter 2018 Riparian has an article discussing property owner’s rights relative to boats moored at their shoreline that may be relevant to the disruptive partying in specific areas on the lake. It is worth reading.

LLPOA BOARD MEMBERS 2017-2018

President	Wayne Hodges (2016)	248-628-4811
Vice-President	Tom Maliszewski (2017)	248-969-1515
Treasurer	Paul Hosner (2016)	248-804-3496
Secretary	Jeff Banaszynski (2017)	248-969-0186
Directors	Chuck Sargent (2016)	248-736-3801:
	Michael Cattane (2016)	248-576-1136
	Paul Woodring (2017)	248-628-3064
	Marc VanHoogstraat (2017)	
	Michael Bartlett (2017)	
ECHO	Jeff Banaszynski	248-969-0186
Weed Harvesting	Jeff Banaszynski	248-495-8850
Web-Site	Jeff Banaszynski	248-969-0186

2018 LLPOA Meeting Schedule

Fourth Tuesday of every even month except December (February, April, June, August and October), 7:30 p.m., Addison Township Complex. These are your meetings. Please come.

Address or Name Corrections

Please contact Jeff Banaszynski (248-969-0186) with any address or name corrections. The current distribution list was updated to the Township Tax Roll in February 2017.

Lakeville Lake Property Owners Association
 P.O. Box 96
 Lakeville, MI 48366-0096
 Return Service Requested