



Great Lakes Shores Annual Newsletter

IMPORTANT DATES!

General Meeting – June 6th 11:00 am
Annual Meeting – July 11th 11:00 am
Annual Elections – July 25th 12:00 pm to 2:00 pm
BBQ – July 25th 12:00 pm to 3:00 pm
General Meeting – August 29th 11:00 am

All GLS meetings are held at the clubhouse, 7168 Baker Rd.

All Board of Trustee meetings are held on the same dates as listed above starting at 9:00 am. These meetings are open to the membership; however, those wishing to address the Board during Trustee Meetings must be on the agenda. Those wishing to be heard are asked to contact the GLS Secretary at bobdman@yahoo.com.

2015 GLS BOARD of TRUSTEES

Dave Falzon* President
Manny Mallia Vice President
Robert Schlotterer* Secretary
Greg Amyot* Treasurer
Fran Parker*
Joe Rotellini
Michele Sulecki
Mike Troisi
Gary Warzybok
Mike Watson

*Denotes term ending in 2015

GREAT LAKES SHORES BOARD OF TRUSTEES ANNUAL LETTER

The past fall and winter weather was extremely brutal to the cliff, bluff, seawalls and jetties. Emergency repairs were needed to correct several areas of the cliff that had caved-in and poised potential problems to Lakeview Road. The drainage culvert at Aspen Beach suffered major damage and was repaired. A new drainage culvert was installed at Dogwood Beach. A large section of the cliff caved in between Aspen and Birchcrest and will require repair. There is potential for further damage to the beachfront infrastructure. The seawall and jetties are approximately 25 years old and are in need of more repairs. Cliff erosion remains a major concern. The Board of Trustees has been in constant discussion over the past months as to how to address this issue. Several construction companies were contacted and they offered their informal views and ideas as to how to address these issues. This situation will become worse if it is not immediately addressed. The formation of a committee to oversee these concerns and issues along with restoration of the beachfront infrastructure will be a major topic of discussion at the upcoming meetings.

SEWER INSTALLATION / CONSTRUCTION

Sewer engineering is currently underway. Survey crews have been working in the area since last fall. Per the Township, the sewer project is scheduled to begin in the Spring of 2016. Special assessments on the sewer project are expected to start being amortized on the 2016 Winter Tax Bill. The assessments will be by parcel, not by lot. If you have parcel numbers that touch and can be combined, this needs to be done by July 2015. Vacant parcels will be charged 20% of the total assessment. Great Lakes Shores Board of Trustees, Joe Rotellini and Manny Mallia have volunteered to head a committee that will address issues and concerns with the sewer project within the Great



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Lakes Shores subdivision. The committee will coordinate with the engineering and construction companies throughout all phases of the project. We are in need of 3 or 4 volunteers to assist Joe and Manny on this committee. Your support is greatly needed to insure the success of this committee. Please contact Joe (jrotellini@comcast.net) or Manny (mannymallia@gmail.com) to volunteer to assist on the committee.

WASTE PICKUP

The new waste pickup service began on April 1st. All GLS residents who had previously been paying for waste pickup through their tax bill should have received a mailer/contract from Waste Management. If you did not receive the mailer, please contact Waste Management Customer Service at (866) 797-9018 or email CustomerService_MIOHIN@wm.com.

GLS residents will no longer be billed for waste pickup through their tax bills. Waste Management has offered two ways as to how the bill may be paid. The new service includes weekly yard waste pickup and a seasonal hold option. This option allows you to start and stop the service whenever you want, for a minimum of 4 weeks. If you prefer a rolling trash cart, one will be provided at no additional cost.

If you do not want the waste pickup service, contact Waste Management at (866) 797-9018.

There are funds remaining in the Great Lakes Shores Waste Pickup Authority account that are being held by Worth Township. Those residents of Great Lakes Shores who had previously been paying for waste pickup through the tax bill are to be refunded \$116.05 from the Township directly less expenses. These funds are from the remaining balance of the garbage pickup special assessment.

TRAFFIC SAFETY

The promotion of safe driving habits within Great Lakes Shores is everyone's responsibility. No motorized vehicles are allowed on the beach or the bluff area at any time.

All roads within Great Lakes Shores fall under the jurisdiction of Worth Township, Sanilac County and the State of Michigan traffic laws and ordinances. Please report any unsafe or dangerous drivers to the Sanilac County Sheriff or the Michigan State Police.

BEACH RULES

No glass containers are allowed on the beach at any time. No unattended gas containers are allowed on the beach. Please anchor your boat or personal watercraft in the designated areas. Please cleanup before leaving the beach and leave only your footprints.

BLIGHT

The neglect and abandonment of property within Great Lakes Shores is a major concern that is aggressively being addressed. The most detrimental item that reduces property value is blight. Worth Township has taken steps to address and improve the blight issue. Please report all blight concerns to John Yatros, the Worth Township Zoning Administrator, at (810) 359-8852 ext 6 or by email at zoning@worthmi.org.

ASSOCIATION DUES

The 2015 Great Lakes Shores association dues are currently due and payable by July 11th, 2015. Clubhouse maintenance and utility bills along with insurance, property taxes, lawn, beach and bluff, seawall and jetty maintenance are just a few of the main things that the dues pay for. It is essential to the wellbeing of Great Lakes Shores that all property owners maintain current payment of their association dues. The Meisner Law Group has been retained as legal counsel to represent Great Lakes Shores in the collection of delinquent dues.



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PARKWAYS, CLIFF AND BLUFF AREAS

Sure Cut Lawn Care will continue to service the bluff and clubhouse. Regular lawn cutting, special needs, and routine maintenance will be scheduled by Fran Parker and Manny Mallia. No one is authorized to contact Sure Cut directly or to hire any other contractor to perform work on Great Lakes Shores' property. No dumping or disposal of anything over the bluff is permitted. No one is allowed to trim, cut or dislodge any shrubs, trees or grass from the parkways, cliff or bluff area within Great Lakes Shores.

ELECTIONS

Our annual election of Board Members will be held on July 25, 2015 at the GLS Clubhouse. The hours of the election will be from NOON until 2:00 pm. As in previous years we are looking for new members who will be willing to help maintain and improve our community and serve on the Board of Trustees. **If you are interested in running for the board you should make your intention known either in person at one of our meetings, or by other means no later than the close of the GLS membership meeting on July 11, 2015.**

Also, we are in need of help the day of the election. Please contact Fran Parker if you are willing to donate a few hours of your time.

ANNUAL BBQ

Come join in the fun and meet your neighbors at the 4th annual BBQ and Pot Luck on July 25th from 12:00 to 3:00. The event features hot dogs, hamburgers, pulled pork, and all the summer picnic fixings supplied by GLS. You are encouraged to bring a dish to pass. To ensure we plan for enough food, please RSVP to Greg Amyot at (586) 212-5539 or by email to toyma1963@hotmail.com.

CASH FOR THE CLIFF RAFFLE

The association is raising money for cliff repairs and beautification outside of the collection of annual dues. There are eight prizes including: Bushnell Binoculars, Avenger fishing reels, and Coleman Lanterns. First prize is a 12 gauge Escort shotgun or \$200 cash. The tickets are \$2.50 each or five for \$10 available from any association board member. The drawing will be held immediately following our July BBQ. Please help keep the cliff area an enjoyable asset for all association members!



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OPERATING BUDGET

	2014 Budget	2014 Actual Expenses	2015 Approved Budget
Clubhouse	\$ 2,000.00	\$ 420.00	\$ 2,000.00
Beachfront	\$ 5,000.00	\$ 9,495.00	\$ 5,000.00
Insurance	\$ 1,861.00	\$ 1,816.00	\$ 2,000.00
Property Tax	\$ 2,000.00	\$ 1,651.85	\$ 2,000.00
Utilities	\$ 900.00	\$ 545.90	\$ 900.00
Lawn Maintenance	\$ 5,500.00	\$ 6,280.00	\$ 5,500.00
Yard Waste	\$ 3,866.50	\$ 3,866.50	- Eliminated in 2015 -
Member Communication	\$ 2,000.00	\$ 2,755.87	\$ 1,500.00
Member Activities	\$ 750.00	\$ 500.00	\$ 750.00
Professional Fees	\$ 4,000.00	\$ 2,920.00	\$ 3,000.00
Office Supplies	\$ 1,000.00	\$ 482.48	\$ 1,000.00
Misc.	\$ 500.00	\$ 1,001.58	\$ 500.00
Contingency	\$ 5,000.00	\$ -	\$ 5,000.00
Attorney Fees	\$ -	\$ 25,992.83 *	\$ 12,000.00
Totals	\$ 34,377.50	\$ 57,728.01	\$ 41,150.00

Projected Income

2015 Dues Income Based On 341 Properties With A Structure @ \$100.00	\$ 34,100.00
2015 Dues Income Based On 57 Vacant Lots @ \$35.00	\$ 1,995.00
Projected Income Based On Dues Collection	\$ 36,095.00
Projected Income Based On Payment Plans/Back Dues	\$ 10,740.00
Total Projected Income	\$ 46,835.00

(The projected income for 2015 is the same as the 2014 projected income.)

As of 12/31/14 Total Amount Of 2014 Property (Structure) Dues Collected	\$ 30,539.06
As of 12/31/14 Total Amount Of 2014 Vacant Lot Dues Collected	\$ 1,470.00
As of 12/31/14 Total Amount Of All Dues Collected	\$ 32,009.06
As of 12/31/14 Total Amount Collected From Payment Plans/Back Dues	\$ 24,240.76
As of 12/31/14 Income From Clubhouse Rental And Donations	\$ 978.38
As of 12/31/14 The Total Amount Of 2014 Income Collected	\$ 57,228.20

* the attorney fees are paid through the collection of payment plans/back dues & late fees.
\$1,752.07 from the GLS general fund was used in 2014 to pay attorney fees.