



Great Lakes Shores Annual Newsletter

Important Dates!

General Meeting – June 7th 11:00 am
Annual Meeting – July 12th 11:00 am
Annual Elections – July 26th 12:00 pm to 2:00 pm
BBQ – July 26th 12:30 pm to 3:00 pm
General Meeting – August 30th 11:00 am

DOG FRIENDLY BEACH AREAS

The possibility of dog friendly beach areas was discussed last year at the July and August general membership meetings. A vote of approval was granted by the membership attending the August meeting to designate the BOAT ONLY AREAS that are located between Aspen and Birchcrest and between ELM AND HURON BAY. Those areas alone will be designated dog friendly beach areas. Please remember to pick up after any "accidents" your dog may have while on the beach. Also remember that your dog must be leashed at all times while on the beach and like good parents, you must accompany your dog on the beach.

GARBAGE PICKUP

Prior to 1984 there was no garbage pickup within Great Lakes Shores. Each homeowner made their own pickup arrangements. Association members dissatisfied with that system circulated a petition and presented it to Worth Township requesting that the Township act as the agent for Great Lakes Shores so as to arrange contracts for trash pickup and for the charges to be prorated among association members as a special assessment on their tax bill.

The current contract for this type of pickup within Great Lakes Shores, which was negotiated between the Township and Waste Management expires on March 31st, 2015. In a letter dated December 18th, 2013 to Great Lakes Shores from Robin Milewski, the Worth Township Clerk, it states that the Worth Township Board voted not to renew the current waste pickup contract and to no longer handle garbage pickup for Great Lakes Shores once the current contract expires. Your board attempted to get the township to continue this service for us but they reiterated their position. So this means that after March 31, 2015, an alternative contracting mechanism to handle our garbage pickup must be made.

A committee has been formed to research and gather information as to how and handle waste pickup for Great Lakes Shores starting in April of 2015. We will bring alternatives to you for consideration and approval. We must complete our due diligence by the close of summer. If you are interested in working on this, please come forward.

TRAFFIC SAFETY

Everyone who operates a motorized vehicle within Great Lakes Shores needs to promote safe driving habits. All roads within Great Lakes Shores are under the jurisdiction of Worth Township, Sanilac County and the State of Michigan traffic laws and ordinances. No motorized vehicles are allowed on the beach or bluff areas at any time.



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The Concerned Association Committee which is made up of all the homeowners associations within Worth Township was granted approval to change the speed limit within each subdivision from 25 MPH to 15 MPH. The 15 MPH signs have been installed. At the same time we received permission to install the new post and cable and to remove the arrow signs etc. "No Left Turn" signs have been placed at the intersections of Cedar and Lakeview and at Elm and Lakeview. We had also worked on removing signs where we had previous written permission from the road commission to perform the work. The work was not done when the cable was installed as we were going to complete it when installing the speed signs. Unfortunately, when contacted the County had the signs put back up.

PARKWAYS, CLIFF and BLUFF AREAS

We have once again contracted with Sure Cut who will continue to service the bluff and common areas. Regular lawn cutting, routine maintenance and other special needs will be scheduled by Fran Parker and Manny Mallia. So if you see an issue that needs attention, please contact Fran or Manny who will authorize the work that needs to be done. Work will be scheduled so please do not contact Sure Cut directly or 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.

BEACH RULES

No glass containers are allowed on the beach at any time. No unattended gas containers are allowed on the beach. Please cleanup before leaving the beach and leave only your footprints.

BLIGHT

The most detrimental item that reduces property value is blight. The neglect and abandonment of property within Great Lakes Shores is a major concern that is aggressively being addressed. We must all be determined and committed to improving our surroundings. Worth Township has taken steps to address and improve the blight issue. Please report all blight concerns to the Great

Lakes Shores Board of Directors, or directly to the Worth Township Zoning Administrator, John Yatros. John can be reached at 810-359-8852, Ext. 6 or by email at zoning@worthmi.org. We have been extremely fortunate to have Mr. Yatros attend all of our meetings.

ELECTIONS

Our annual election of Board Members will be held on July 26, 2014 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. **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 12, 2014.**

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.



Great Lakes Shores Annual Newsletter **YARD WASTE**

Waste Management will once again collect yard waste in approved yard waste paper bags from May 6th through October 31st.

ASSOCIATION DUES

The 2013 Great Lakes Shores association dues are currently due and payable by July 12th, 2014. Yard waste pickup, lawn, beach and bluff, seawall and jetty maintenance, club house maintenance and utility bills along with property taxes and insurance coverage are just a few of the many items 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 by-laws and statute under which Great Lakes Shores operates provides that Great Lakes Shores can file suit and add to the delinquent dues amount a late fee, actual attorney fees and court costs. Often times the attorney fees will exceed the delinquent dues amount and in effect grossly increase the amount of the judgment.

The Meisner Law Group has been retained as legal counsel to represent Great Lakes Shores in the collection of delinquent dues. Once a lien has been registered on a delinquent property, the Meisner Law Group has been authorized to foreclose on the lien and to proceed with the collection process. Great Lakes Shores is reluctant to commence legal action against any of its members. When the unpaid delinquent balance has persisted for an extended time period, notwithstanding previous notices, the failure to pay the delinquent assessments leave it no alternative!

RESIDENTS CONCERNS

If a resident should have any questions or concerns about work that is being done or is contemplated to be done, please reach out to any of the Board Members with your questions. The projects that we are working on are discussed at the meetings, input received and if permission is needed from a governing entity, such as the township or county it is obtained. So please let us know your thoughts or questions.

ANNUAL BBQ

Come join in the fun and meet your neighbors at the 3rd annual BBQ and Pot Luck on July 26th from 12:30 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.

MEETINGS

All Association meetings are held at the clubhouse on their specified dates. The Board of Trustees holds open meetings immediately preceding the Association meetings from 9:00 am to 10:45 am at the clubhouse. The Association membership is welcome to observe the Board meetings.



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OPERATING BUDGET

	2013 BUDGET	ACTUAL EXPENSES	2014 Budget	2014 Budget
	(APPROVED)	(as of 12/31/13)	(APPROVED)	(REVISED Pending Approval)
CLUBHOUSE	\$2,000.00	\$1,160.00	\$2,000.00	\$2,000.00
BEACH FRONT	\$5,000.00	\$3,482.43	\$5,000.00	\$5,000.00
INSURANCE	\$2,250.00	\$1,992.00	\$2,250.00	\$1,900.00
PROPERTY TAX	\$2,000.00	\$1,842.72	\$2,000.00	\$2,000.00
UTILITIES	\$1,500.00	\$740.67	\$1,500.00	\$900.00
LAWN MAINT.	\$5,250.00	\$5,450.00	\$5,250.00	\$5,500.00
YARD WASTE	\$5,000.00	\$5,150.00	\$5,000.00	\$5,300.00
MEMBER COM.	\$1,500.00	\$1,825.44	\$1,500.00	\$2,000.00
MEMBER ACTIV.	\$1,000.00	\$423.57	\$1,000.00	\$750.00
PROFESSIONAL FEES	\$6,000.00	\$2,960.30	\$6,000.00	\$4,000.00
OFFICE SUPPLIES	\$1,000.00	\$997.09	\$1,000.00	\$1,000.00
MISC.	\$1,000.00	\$200.00	\$1,000.00	\$500.00
CONTINGENCY	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00
TOTALS	\$38,500.00	\$26,224.22	\$38,500.00	\$35,850.00
ANNUAL DUES BASED ON 341 PROPERTIES WITH A STRUCTURE @ \$100		\$31,335.00	\$34,100	\$34,100
ANNUAL DUES BASED ON 57 VACANT PROPERTIES @ \$35.00		\$1,520.00	\$1,995	\$1,995
PROJECTED YEARLY INCOME				
Association Dues		\$32,855.00	\$36,095	\$36,095
(Less Expenses)		\$26,224.22	\$38,500	\$35,850
Net Cash Flow		\$6,631	(\$2,405)	\$245

Board Member Contact Information:

Dave Falzon, President	7370 Willow	ddcfalzon@sbcglobal.net
Manny Mallia, Vice-President	7458 Birchcrest	mannymallia@gmail.com
Joe Rotellini, Treasurer	7371 Aspen	jrotellini@comcast.net
Bob Schlotterer, Secretary	7414 Cedar	bobdman@yahoo.com
Greg Amyot, Trustee	7282 Birchcrest	toyma1963@hotmail.com
Fran Parker, Trustee	7492 Dogwood	parkerfrancine54@yahoo.com
Mark Van Epps, Trustee	7307 Huron Bay	mowk@hotmail.com
Gary Warzybok, Trustee	7313 Huron Bay	axiom.gw@gmail.com