

Ess Lake Association

Annual Newsletter 2024

January 01, 2024

The new Board of Directors have been elected: President: Mark Pollard, Vice President: Cheryl Leach, Secretary: Jim Badour, Treasurer: Sharon Quist, Board Members: Aimee Smith, Geoff Denstaedt and Rick Koger. The board has set regular meetings on the following dates: 08/26/23, 10/28/23, 01/20/24, 04/20/24, and 06/22/24. At all board meetings, there is a time for public comment. If anyone is interested in attending or would like a concern addressed, please contact one of the board members in writing or send your information to esslakeassociation@yahoo.com or our address: PO Box 388, Hillman, MI 49746.

2022 – 2023 Ess Lake Board Goals:

- Setup Budget for fiscal 2023/2024
- Complete Canal Project
- Initiate process for review of the Bylaws and Restrictions for 2025 implementation
- Continue to address the issue of dead/dying trees along Norway Court
- Address Duckweed issue in the canal: Long-term & Short-term Solutions
- Address issue of Outlots/Transfer property from J. Mathias
- Address Issue of care/up-keep of outlots
- Address issue of fallen trees along Ess Lake Drive and neighborhood roads.


Please let the Board know if you would like additional issues addressed.

Legal Fund & Water Management Fund: The Board wishes to express its gratitude to the members of the association who have graciously donated to the Ess Lake Legal Fund and Water Management Fund. To date all of the legal fees that were incurred due to the Building Restrictions on lot #115 have been paid in full. The legal fund will now be funded partially from our yearly association dues, however, donations are still being accepted for this fund as well as our Water Management fund. The Water Management funds are used to address water quality issues associated with Ess Lake, especially the Duckweed issue that is present in the canal. Please mail donations to Ess Lake Association at the address above along with a note on the check for which fund the donation is for.

Website: It was brought to our attention that some members were having issues accessing building forms, the budget, and other items. These items are not visible unless you sign up and get approved as an Ess Lake Association Member. Once you have completed this and you have been approved, you can then access this special section by going to the upper right hand corner of the page and clicking on your name. You will then see a pull down menu with additional options that were not visible before. These options are: Dues Payment, Items For Sale, Member Directory, Forms, Treasurer's Report, Photo Upload, My Account, and Log Out. The website address is: www.esslake.com. If you have any questions, please contact Jim Badour at: jpbad1@yahoo.com or at esslakeassociation@yahoo.com

Canal Project: The canal project was completed in October of this year on one side of the canal. John & Sharon Quist graciously paid for and did all of the improvements on their side of the canal. The board will continue to work with the resident on the opposite side of the canal to try to get his side completed as well.

ByLaws & Restrictions Revision Committee: This update is from Cheryl Leach: Your committee has been working to assess the needs of the association for the coming years. In the past we have expressed the need to update many of the restrictions that have become obsolete in the last several years. We have informed you that for the past four years, your current board of directors has developed a yearly budget with dues of \$30.00 per lot, bringing in \$6120.00, to finance the costs associated with the operation of our association. We have several fixed costs such as the State of Michigan License, Insurance, PO Box, November to April Security, the Port A John at Long Lake and maintaining the outlots. Many of these fixed expenses will see price increases in 2024. Other business expenses include office supplies, stamps, cost of copies of newsletters and annual statements, accountant and legal fees, computer maintenance and ink, and website costs. We will have maintenance expenses to keep up the tennis court and the pavilion.



As such we have developed a survey to be sent out early in the new year to help us in determining the critical needs of the association. We will be using a platform called Survey Monkey® which will auto tabulate the results for accuracy. The survey will be sent by email to those with current email addresses and a paper copy will be sent to those who do not. Please take the time to complete this especially important survey. A vote on any proposed changes will be held later in the Spring.

Norway Court Dead Trees & Canal Clean up: We are continuing to deal with this issue through the help of volunteers from the association. Our next date to clean up more dead trees has been set for March 16, 2024. Mark Pollard is organizing this effort. If anyone would like to help, please meet at Mark's house at 19161 Pinecrest Circle West on this date in March.

Duckweed: Although it is winter the Board is also working to achieve the permanent eradication of Duck Weed in the canal. Rick Koger has been doing some research online to try to understand what it will take to resolve this issue permanently.

Address issue of Outlots/Transfer property from J. Mathias: The board has been working with Jack Mathius to resolve this issue and get all of the outlot property transferred to Ess Lake Association. This goal was completed in late October with the filing of a Quit Claim Deed to assign the property to Ess Lake Association.

Security Patrol: The security patrol will continue this year with John Quist. If there are any issues, John will be in contact with you.

Pickle ball: Are you interested in playing pickle ball? Do you know what it is? It's a fun sport that combines many elements of tennis, badminton and ping pong. We have a few Ess Lake Association members who like to play and are looking for more people to join. If you are interested or have more questions, please contact Nancy Lee (734)624-8757.

Committee Members Needed: We are looking for association members to help form the following committees for, 4th of July Activities, and Fishing Reports/Updates. If any members would like to be on any of these committees, please contact us at the association email address: esslakeassociation@yahoo.com

Building & Tree Removal: All construction of buildings and major changes to lots must be reviewed by the board.


A plan must be submitted to the Board for approval and record retention. The forms for submitting a building plan and variance are on the website in the member's area under the "Forms" button. They can also be requested by sending an email to our address: esslakeassociation@yahoo.com or by mailing a request to PO Box 388, Hillman, MI 49746. The form submittals are necessary to reduce the number of violations that exist in the association for items that have not been approved. Tree removal according to the Bylaws and restrictions is permitted with permission depending on the size of the tree, however the board is requesting that you contact them prior to removal of any trees, in case there are concerns from association members.

Restriction Highlight: We are featuring the following articles in this Newsletter.

ARTICLE VIII - Setback and Location of Buildings

8.01 Dwelling houses, garages, or other structures shall have the following setback requirements:

- a) No such structure shall be located within 75 feet of the high water line of Ess Lake or Long Lake, except lots 38 to 51 on Ess Lake which shall be a minimum of 60 feet back.
- b) No structure shall be located within 7 feet of the side line of the building site.
- c) No structure shall be located within 30 feet from the right of way of any public road or within 30 feet of the center of any private road.



Reminder for Unleashed Dogs: We continue to encourage residents to walk their dogs with a leash. To help protect the association, signs have been installed on all outlots stating: "Dogs Must be on Leashes". Your current Board of Directors supports all State, County and Township leash laws. Please abide by these laws while you have your dogs out & about.

E-mail Address: We ask that if you have an e-mail address please let us know. This is the best way to stay in contact with Association Business. If your email address or any other personal information has changed, please contact us at: esslakeassociation@yahoo.com or at PO Box 388, Hillman, MI 49746.

Minutes & Newsletters: Due to the cost of sending meeting minutes out, they are available on our website as they are approved. You can also contact Jim Badour or Sharon Quist at esslakeassociation@yahoo.com so that these can be emailed to you.

Community Cleanup Date: The annual community cleanup is scheduled for May 18, 2024. During this weekend we ask that the association help to clean up the outlots, put out the picnic tables, install the dock, along with general clean up on the owners property.

Directories: Sharon Quist has recently updated the association directory. The latest directory update is available on the association website under the member area. Please sign up as a member so that you have access to the most up to date directory.

Change of Status: If your address, phone number or e-mail address changes, please let us know at esslakeassociation@yahoo.com or contact us through the website: www.esslake.com

Annual Meeting and Proxy: The annual meeting will be held on Saturday July 6th, 2024 at the pavilion at 10am. The proxy for voting is available on the website under the member's area, under "Forms", or by requesting through the association email address: esslakeassociation@yahoo.com