

# *Ess Lake Association*

## *Annual Newsletter 2025*

January 14, 2025

The new Board of Directors have been elected: President: Cheryl Leach, Vice President: Mark Pollard, 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: 07/20/24, 10/20/24, 01/18/25, 04/26/25, and 06/21/25. 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](mailto:esslakeassociation@yahoo.com) or our address: PO Box 388, Hillman, MI 49746.

### **2024 – 2025 Ess Lake Board Goals:**

- Setup Budget for fiscal 2024/2025
- Review Association Insurance Policies
- Draft new Bylaw and Restrictions Documents, File documents with the county, Post new documents on the Ess Lake website
- Continue to address the issue of dead/dying trees along Norway Court
- Address Duckweed issue in the canal: Long-term & Short-term Solutions
- Address issues of care/up-keep of the Outlots
- Replace road name signs along Ess Lake Subdivision
- Address issue of fallen trees along Ess Lake Drive and neighborhood roads.

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

**Message from Cheryl Leach – President:** To divide board responsibilities, we have asked each board member to take responsibility for an area of operation in the association. We have also invited Ilze Liepa to come on board as an active participant. Each board member will report on their areas at the board meetings.

- a. Building Committee: Mark Pollard
- b. Correspondence and Website: Jim Badour
- c. Tennis Court: Aimee Smith
- d. Canal and Lake Water: Rick Koger
- e. Pavilion: Geoff Denstaedt
- f. Outlot Maintenance: Ilze Liepa
- g. Legal Issues/Insurance Study: Sharon Quist and Cheryl Leach

**Gravel Pit Purchase:** The board has sent a letter to Hillman Township regarding our concerns about the gravel pit on Ess Lake Drive. We will continue to monitor the situation and report back to the association with any updates on the issue.

**Legal Issue:** We returned to court on the issue of a member violating a court order and prevailed in that issue.

**ByLaws & Restrictions Update:** The new bylaws and restrictions have been retyped and are in the process of being proofread. They will be filed with the county this spring. All members will receive a new copy in the future. These will also be posted on the Ess Lake website.

**Treasurer Update – Sharon Quist:** Welcome to 2025. I hope everyone had a safe and happy holiday. Due notices will be out in January and a second dues reminder will go out in May. Your dues are due by June 30, 2025 without a late charge. As of July 1, 2025, the dues will be going up to \$50.00 per lot. The budget has been completed for the 2024-2025 year and is on the website.

**Website Update – Jim Badour:** There have been a few changes to the website. All forms can now be found on the ribbon at the top of the main page between the “Home” and “Our Association” buttons. It was in the Members Only area before this. We hope that this will make it easier for members to find. The forms available on this page are Request for Building Approval, Request for Tree Removal, Request for Variance, and the Annual Meeting Proxy. The Member Directory was also updated on 10/22/24. The website address is: [www.esslake.com](http://www.esslake.com). If you have any questions, please contact Jim Badour at: [jpbad1@yahoo.com](mailto:jpbad1@yahoo.com) or at [esslakeassociation@yahoo.com](mailto:esslakeassociation@yahoo.com)

**Canal and Lake Water Update – Rick Koger:** Mark Pollard and Rick Koger had a final Zoom meeting with Erick Elgin from MSU Ext. Based on data collected from water testing, and Erick's research using satellite photography - Erick concluded that the dark color of the canal water is caused primarily by tannins (rotting vegetation) and it is not a threat to the health of Ess Lake. He also said that the Duck Weed is a naturally occurring indigenous plant native to Michigan caused by still water. The canal water is stationary; therefore we have duckweed.

The Ess Lake Canal committee comprised of Mark Pollard, Dave Shawdash, Jim Badour, and Rick Koger and Dan Lewalski met and has devised a forward plan with two options:


1. Hoping to restore the canal to its original design intent, request a permit to dredge the canal and reestablish the original depth and width to all four sides of the canal as depicted on the 1966 plat map for our Ess Lake community. Dredging was performed in 1999, but dredging of the south side of the canal was denied. That decision led directly to the current condition of the south side of the canal. Our permit request will ask to return the entire canal to its original 1966 condition.
2. If option 1 is denied, we will request to perform the same dredging that was done in 1999, with the addition of a sand bridge to be located at each end of the south side of the canal. The two sand bridges would trap the decaying matter in the south side of the canal, hoping that the color and quality of the other three sides would be improved.

Funding for the option selected would be pursued after the permit is granted. (Permits are good for 5 years.)

**Building Committee – Mark Pollard:** The Declaration of Restrictions governing Ess Lake Estates requires building plans be submitted and approved in writing prior to the commencement of the building project. Article V provide guidance on the character and size of buildings, while Article VI stipulates the requirement for approval of plans. Article VIII establishes the setback and location of buildings. Article IX stipulates conditions for and permission required to remove trees. Association members must review these requirements when preparing to build or remove trees on their property. Your Board President, Cheryl Leach, has assigned various Board functions to members of the Board. Submit plans for building or removing trees to Mark Pollard at [mpollard@freeway.net](mailto:mpollard@freeway.net) or through the Ess Lake Association website. If you wish guidance or direction concerning your plans and their approval, contact Mark Pollard at 989-742-3521 or 989-464-0749.

**Outlot Maintenance – Ilze Liepa:** Thank you to the following volunteers who keep our outlots maintained and ready for everyone's use: Ed Campbell, Ray Carney, Dennis Joyce, Dan Kleinow, Ed LaFramboise, Jon Laskowski, Warren Libka, Ilze Liepa, Tedd and Sue McDowell, Laurie and Brett Nugent, Mike Polk, John and Sharon Quist. Apologies if we missed naming others who have lent a hand keeping the lots beautiful. Thank you! Going into 2025, we'll be keeping an eye on both Red Pine Parks A&B for flooding, the washout condition on the entry of Park B, and the dead oak trees in the circle drive of the Long Lake Lot. If you'd like to be added to the list of volunteers, or have any suggestions for outlot improvements or needs, please send an email to the association email address: [esslakeassociation@yahoo.com](mailto:esslakeassociation@yahoo.com)

**Community Cleanup Date:** The annual community cleanup is scheduled for May 17, 2025. During this weekend we'll be installing the dock, putting out the picnic tables and getting the outlots ready for the summer. We ask that all association members also do a general cleanup of their own property to keep our association looking beautiful. If you have any dead or dying trees along the roadside of your lot, please remove them to keep the roadway and shoulder clear from debris.



**Tennis Court – Aimee Smith:** Aimee has called the company that resurfaced the tennis court about the small cracks in the tennis court. They shared with her the product to use to repair the cracks, however at the time there were not enough funds available in the budget to make the repair. The repair will be looked at again in the spring.

**Pavillion – Geoff Denstaedt:** The pavilion roof could be swept off and the inside under the roof needs to be power washed. If it was power washed, then another coat of varnish would need to be applied. We may be ok for up to two years if nothing is completed.

**Norway Court Dead Trees & Canal Clean up:** We are continuing to deal with this issue through the help of volunteers from the association. Anyone in the association that would like firewood is more than welcome to come haul away the trees that are currently down.

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

**Pickleball:** Are you interested in playing pickleball? 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 or Shelley Libka (989)916-6933.

**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](mailto: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](mailto:esslakeassociation@yahoo.com) so that these can be emailed to you.

**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](mailto:esslakeassociation@yahoo.com) or contact us through the website: [www.esslake.com](http://www.esslake.com)

**Annual Meeting and Proxy:** The annual meeting will be held on Saturday July 6<sup>th</sup>, 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](mailto:esslakeassociation@yahoo.com)