

# 2013 Winter Newsletter

Venice Shores Subdivision  
Harrison Township, MI  
[www.veniceshores.org](http://www.veniceshores.org)

## Venice Shores Property Owners Association

### **VSPOA Board & Officers—Elections and Terms**

VSPOA board members are elected during the May General Membership Meeting for a term of three (3) years. Elections are staggered, meaning 1/3 of the board is elected each calendar year. Officers are elected annually, serving one year terms. The following lists current board members and officers, along with term expirations.

<u>Name</u>	<u>Term Expires</u>	<u>Name</u>	<u>Term Expires</u>
Scott Bawol	2013	Doug McDougal (CS)	2014
Mike Beck	2013	Bill Peters	2014
Mervine Champine	2013	Bill Struhar	2014
Phil DeVergilio (RS)	2013	Mark Wright	2014
Doug Porter	2013	Karl Bobcean	2015
Michael Rice	2013	Mike DiVito	2015
Jim Senstock (VP)	2013	John Gabor (P)	2015
John Skrzycki	2013	Paul Kurtz	2015
Tom Bane	2014	Mark Ososki	2015
Ed Drapeau	2014	Bob Piltz	2015
Scott Hall	2014	Don Pryjmak	2015
Kevin Kollmorgen	2014	Jim Wietecha (TR)	2015

If you are interested in becoming a board member, please attend one of the upcoming meetings & make your wishes known. Nominations will be accepted at the May meeting. Board meetings are now held the first **WEDNESDAY** of every month at Bumpers Boat Club, 31970 N. River Rd, beginning at 7:00 p.m. 2013 schedule is as follows:

Feb 6	June 5	Oct 2
March 6	July 10 (one week delay)	Nov 6 (GMM)
April 3	Aug 7	Dec 4
May 1 (GMM)	Sept 4	

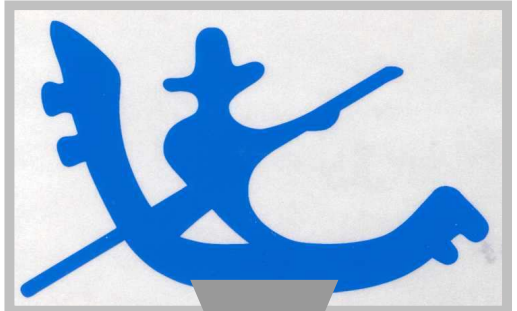
### **VSPOA COMMITTEES—CURRENT CHAIRS & MEMBERS**

<b>BUILDING:</b>	<i>Bill Struhar, Chair</i>	<i>468-7169</i>
Members: Piltz/Drapeau/DiVito/Wietecha		
<b>CANAL:</b>	<i>Mike DiVito, Chair</i>	<i>465-3029</i>
Members: Bane/Bawol/Beck/Champine/Hall/Ososki/Porter/Senstock		
<b>MAINTENANCE:</b>	<i>Mike Rice, Chair</i>	<i>465-4253</i>
Members: Bane/Kollmorgen/Ososki/Pryjmak/Wright/DeVergilio		
<b>CIVIC AFFAIRS:</b>	<i>Open</i>	
Members: McDougal		
<b>WELCOMING:</b>	<i>John Gabor, Chair</i>	<i>783-8916</i>
Members: Jeannie Gabor*/Bobcean/Kurtz/Porter/Skrzycki/Koch*		
<b>EVENTS:</b>	<i>Open</i>	
Members: Struhar/Kurtz/R.Ososki*/G.Porter*/J.Gabor*/ B.Marten*/ Potoski*/Wright/DiVito		

\* Non-Board Committee Members

### **VSPOA OFFICERS**

<b>President</b>	<i>John Gabor</i> <i>783-8916</i>
<b>Vice President</b>	<i>Jim Senstock</i> <i>463-9150</i>
<b>Treasurer</b>	<i>Jim Wietecha</i> <i>468-4289</i>
<b>Recording Secretary</b>	<i>Phil DeVergilio</i> <i>468-5457</i>
<b>Corresponding Secretary</b>	<i>Doug McDougal</i> <i>463-5112</i>



### **INSIDE THIS ISSUE:**

<b>VSPOA Board and Committees</b>	<b>1</b>
<b>VSPOA Business Updates</b>	<b>2</b>
<b>Community News</b>	<b>3</b>
<b>Committee News</b>	<b>4-5</b>
<b>Boat Club Openings</b>	<b>6</b>
<b>Dues/Assess Payment Coupon Dues/Assess Procedure</b>	<b>Inserts</b>

## Venice Shores General Business Updates

### **NOVEMBER 2012 GENERAL MEETING RECAP**

#### **2013 Dues and Assessments**

The 2013 VSPOA Dues & Assessments were approved by a majority of those residents present and voting at the November 2012 General Membership Meeting. The total amount of dues/assessment did not increase over 2012CY. The breakdown is as follows:

#### **2013 DUES/ASSESSMENTS:**

General Venice Shores Dues:	\$ 95
Weed Control Assessment:	\$ 75
Snow Removal Assessment:	\$ 10
Canal Maintenance Assessment:	\$ 20

**TOTAL:** **\$200 per lot**

The 2013 Association Dues/Assessments are due **March 1st** & are deemed delinquent if not received before June 15th\*\*. The enclosed payment coupon is specific to your property. Please verify all of your information is correct. Contact Jim Wietecha @ 468-4289 with any questions. Make check payable to VSPOA and MAIL payment coupon & check to:

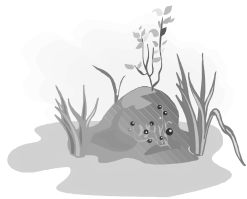
Jim Wietecha, VSPOA Treasurer  
31375 N. River Rd  
Harrison Township, MI 48045

To ensure your payment is credited properly, please DO NOT drop off envelope with payment in Jim's mailbox. **Payments must be made by mail!** Thank you in advance for your cooperation.

\*\* Please also read the Dues/Assessment collection procedure enclosed with this newsletter, which outlines the costs, fees, & penalties of delinquent payments. This procedure was approved by the board in 2012 and follows the VS Deed Restrictions, which states that dues & assessments (D&A) are due on March 1 and are considered delinquent if not paid by June 15. A list of all properties not current on D&A will be forwarded to the VS attorney for collection on June 16. Remember that D&A are mandatory & not subject to negotiation. Partial payments are not accepted. Please take a few moments to review and understand this procedure. Contact any board member with questions.

#### **WEED CONTROL**

Weed control was approved for the 2013 season, with three treatments scheduled. An additional treatment has been budgeted, but will need board approval if treatment is deemed necessary. The first of three treatments is tentatively scheduled to be applied between April 20 and May 10, weather dependent. Please watch for updates on entrance signs & for a notice posted on your property. The treatments also cover empty boat wells, but please remember that the DNR restricts treatment in certain areas of Canal 5 (along MacRay's wetland). Contact Mike DiVito, Canal Chairperson, if you have questions.



#### **WATER LEVELS**

Two of the Great Lakes have hit their lowest water levels ever recorded, says the U.S. Army Corps of Engineers, capping more than a decade of below-normal rain and snowfall and higher temperatures that boost evaporation. Measurements taken in January 2013 show **Lake Huron** and Lake Michigan have reached their lowest ebb since record keeping began in 1918, and the lakes could set additional records over the next few months. The lakes were 29 inches below their long-term average and had declined 17 inches since January 2012. The other Great Lakes - Superior, Erie and Ontario - were also well below average. **Let's hope we can all get our boats off the hoists and into the lake this season!**

## Venice Shores Community News



### **IN SYMPATHY**

It is with great sadness that I report the passing of several of our beloved friends & neighbors. Please join me in offering sincere condolences to the loved ones of the following VS residents:

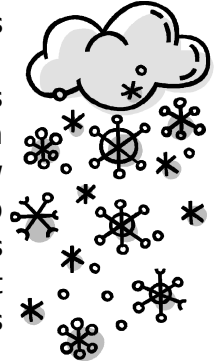
**Sandy Peters** (Bayhaven)

**Tom Gregor** (Bayhaven)

**Bell Tusi** (Windmill)

### **SNOW ETIQUETTE**

We've seen more snow so far this season than we had all last year! While many of us are happy to see some of it pile up, shoveling is not on everyone's favorite activity list! Streets in VS are plowed when there is at least a 2" snowfall. To help keep the streets as clear as they can be, we ask that you do not park in the street when snow is forecast in an amount where plowing will be required. We also request residents shovel / blow snow from their driveways back onto their property, and not into the street. This helps keep the roads clear after the plows have been through. In addition, the plow contractor has been cautioned not to move snow into resident's driveways, as sometimes happens at the ends of each street. Thanks to all for working together to keep the roads as clear as we enjoy this winter weather!



### **FLOOD INSURANCE**

Several residents have reported that they received notices from their mortgage company stating they no longer needed flood insurance. This is possible if your property already had a Letter Of Map Amendment (LOMA) from FEMA. The flood plain in this area was recently lowered by FEMA re-qualifying property owners that had a valid LOMA in the past under the old flood plain map. Mortgage companies were notified of this change & some may have notified the property owners. If you had a qualifying LOMA in the past & have not been advised that you no longer need flood insurance, contact your mortgage company & ask what paperwork is required to re-qualify your property. The information needed is usually available through the Harrison Twp Building Department. You may be eligible for up to a one year refund on previous flood insurance premiums.

If you have never applied for a LOMA on your property the HT Building Department can provide the information on how to apply. Please keep in mind that the cost of applying for a LOMA can range from \$350 to \$500 with no guarantee that your property will qualify since it is based on the elevation of your property, house, and the current flood plain level map. **This information is being passed along to residents as a courtesy only.** This does not fall under the responsibility of VSPOA and its board members.

**VSPOA  
Newsletter  
Editor-in-Chief**

**Jeannie Gabor**

Contact  
**jagabor@att.net**

to request content or include your  
special interest items!  
Newsletter is published three  
times per year

**Winter  
Spring / Summer  
Fall**



# Enjoy Winter!

# Venice Shores Committee News

## events committee



Announcing the winners of the **2012 Annual Christmas Decorating Contest:**

### **Specialty Awards:**

President's Award—31618 San Juan

James & Therese Barbarich

Elegance Award—41346 Gloca Mora

Ted & Sheryl Krupa

Santa's 1st Stop—41393 Gloca Mora

Joyce Solinski

Santa's Runway—41311 Windmill

Brandon & Kelly Kelly

### **Street Awards:**

31175 North River Road

41501 Bayhaven

31035 San Juan

41265 Windmill

41430 Clairpointe

41459 Gloca Mora

Vincent Cipriano

James & Patricia Lijana

Kevin & Dawn Paton

Carrie Lynn Fuca

Michael & Sharon Carley

Bill & Carolyn Struhar

Each winner received a gift card to a local eating establishment (River Rat for Specialty Awards & Carlo's Pizza for Street Awards) as well as community recognition via front yard signage announcing their award! Once again, congratulations to the winners of the 2012 contest!

\*\*\*\*\*

### **NO WINTER BLUES**

Wow! Attendance was up 25% at the No Winter Blues event, held at Mac&Rays on January 31! We added music & dancing this year with the added space, and even had dining entertainment, courtesy of Stephanie Spencer, professional Hawaiian dancer! Prizes were awarded for 1st & 2nd place for the "Best Summer Dress" for both guys and gals! Impressive, being it was very cold that day! Hope everyone had a good time!



Sure wish I could do that!



HOT LEGS!!!



Boy—Bill H. danced all night!!



## Venice Shores Committee News

### upcoming events

Venice Shores strives to provide events that are of interest to its residents. Have an idea for a VSPOA sponsored event or want to chair an neighborhood-wide event? Just come to any board meeting & present your idea for discussion. We'd be happy to hear what you have in mind! Some booked / proposed 2013 events are listed below.



#### Board Appreciation Dinner

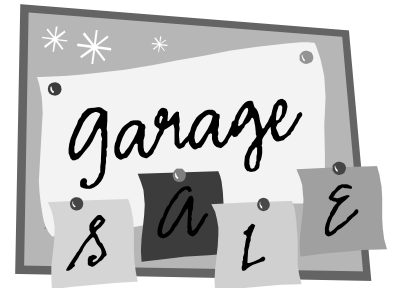
Date: April 25 2013

Organizer: Jeannie Gabor

#### Annual VS Garage Sale

Dates: May 3rd, 4th, 5th

Organizer: Barb Marten



#### Annual VS Fishing Derby

Date: TBD

Organizer: Mike DiVito

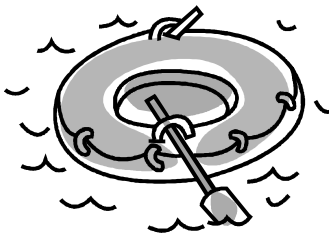
#### Annual VS Boat Outing

Tentative Date(s): July 26-28 OR Aug 3-5

Place: Algonac Harbour Club

Organizer: Lori Abbey & Friends

Preference on a date? Email [jagabor@att.net](mailto:jagabor@att.net)



#### "Parade of Boats" Dingy Decorating Contest

Date: Proposed 4th of July

Organizer: Laurie Kelke & friends

#### VS Annual Christmas Decorating Contest

Judging Date: TBD

Organizer: Bill Struhar



Gather some friends, submit an idea! I'll list YOUR event idea here!  
Or volunteer for the position of event Chairperson for 2013

## Local Boat Club Openings

### BUMPERS LANDING BOAT CLUB

Applications are being taken for membership at Bumpers Boat Club, formerly Mariner's Boat Club. Bumpers is located N.River Rd. & is the site of the VS board meetings. The new owners have exciting things planned for Bumpers, including a new menu & club sponsored events. Bumpers features a two story clubhouse with full service bar, pool table, meeting rooms & patio. It even has a dance floor for special parties. It also boasts 17 boat docks off the Clinton River with electricity, and restroom / shower facilities in club. This is a great opportunity for those who like the camaraderie of belonging to a boat club, but don't like the initiation or higher fees of typical yacht clubs, or still like to be close to home. Bumpers is also open all year round, although hours are different for the off-season. Best of all, it's right down the street! So stop in and ask for more information and pick up an application.

Bumpers Landing Boat Club  
31970 North River Rd.  
Harrison Township, MI 48045  
586-630-0501

### NORTH CHANNEL YACHT CLUB IS ON SALE!

Have you ever considered joining a yacht club? NCYC is a great close destination for us home owners that want to use our boats on the weekends to get away. It is located in the North Channel, on the island across from Deckers. It's a GREAT dinghy place!



Check out the details:

[www.ncyconline.com](http://www.ncyconline.com)

Normally, the initiation fee is \$1100, and \$700 per year dues.

Please be advised that the Board of Directors, at its' last regularly scheduled meeting, approved a **decrease of the initiation fee for new members from \$1,100.00 to \$500.00.**

The decreased initiation fee is effective immediately and applies to all on the Waiting List and for those individuals who join by Memorial Day. After opening weekend, the initiation fee will return to \$1,100.00.

Please call your neighbors Kim or Larry Miedema on Bayhaven with any questions. 586-468-8148.