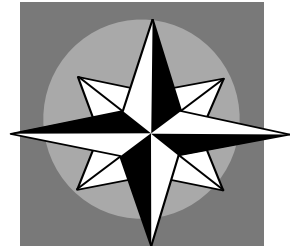


# Venice Shores Property Owners Association



## GENERAL MEMBERSHIP MEETING

DATE: Wednesday, May 7, 2014  
All residents encouraged to attend  
TIME: 7:00 PM (doors open at 6:30 pm)  
PLACE: Double D Restaurant on North River Road across from  
Gibraltar Trade Center entrance

### AGENDA

- Welcome
- Guest Speaker from Macomb County Sheriff's office  
Marine Safety Officer: John Kashinsky
- General update for 2014 (year to date)
- Treasurer's 2013 year-end report
- VSPOA Board Member Elections (8 terms expiring)
- Questions & new issues
- Adjourn

VSPOA Quorum: Twenty (20) voting members of the association shall constitute a quorum for the transaction of business at any General or Special meeting of the VSPOA membership.

### SPECIAL BOARD MEETING AGENDA

IMMEDIATELY FOLLOWING GENERAL MEMBERSHIP MEETING

- VSPOA Officer Elections
- Adjourn

BOARD Quorum: Eight (8) directors required.

## VSPOA OFFICERS

### President

Jim Senstock 463-9150

### Vice President

Mike Rice 465-4253

### Treasurer

Jim Wietecha 468-4289

### Recording Secretary

Phil DeVergilio  
468-5457

### Corresponding Secretary

Doug McDougal 463-5112

## ANNOUNCEMENTS:

✓ VSPOA Canal vegetation trimming rules mandate the maintenance of a passageway clear of all trees and vegetation above the canal surface to a height of 20 feet above the Low Water Datum (572.3 feet) as established by the Great Lakes Water Datum 1985.

✓ Residents are encouraged to turn on lights or install motion detectors to discourage criminal activity.

✓ Wanted: Event Chairperson (s) for various Venice Shores social activities. Any resident or group of residents can chair an event. Board funding is available.

✓ Wanted: New event ideas. Contact any Board officer.

Harrison Township Public Library, Rosso Hall (Townhall at L'Anse Creuse Road)  
586-329-1261 website: [www.htplib.org](http://www.htplib.org)

## COMING EVENTS

Garage Sale May 2-4 -- Barb Marten, CHAIRPERSON  
Fishing Contest July 26 --- Mike DiVito, CHAIRPERSON  
Boat Outing (s) --- CHAIRPERSON (S) NEEDED  
Fall Picnic --- CHAIRPERSON (S) NEEDED  
Christmas Decorating Contest --- CHAIRPERSON(S) NEEDED

## GUEST SPEAKER: MARINE SAFETY OFFICER KASHINSKY

We are pleased to welcome Officer Kashinsky who will be present to discuss the role of the Macomb County Sheriff's Marine Reserve activities on Lake St. Clair. This group is comprised of highly trained men and women who volunteer their time assisting the Marine Patrol effort to provide better safety for all of us on the lake. After his presentation there will be a question and answer time.

The 24<sup>th</sup> annual Marine Safety Officer fundraiser will be Tuesday May 13<sup>th</sup> at Palazzo Grande, 54660 Van Dyke. Tickets are \$35.00 per person with a cash bar. Proceeds support purchase of equipment needed for their mission. Tickets are available from Jim Wietecha and at the meeting. See the attached insert for additional information.

## 2014 DUES AND ASSESSMENTS

The VSPOA Dues and Assessments were due on March 1<sup>st</sup> and are deemed delinquent if not received by June 15. Please remember that all dues will be collected, and the property owner will face additional legal costs & have a lien placed upon his/her property if the board has to take action to collect delinquent dues. The amount per property for the 2014 CY is \$170. Please direct questions and payments to:

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

## BOARD ELECTIONS

Your Board consists of 24 residents who serve staggered three year terms. Each year we elect/re-elect eight (8) owners to our board which services all 271 property owners in the subdivision. Your directors deal with many maintenance, administrative and community oriented issues including those involving Harrison Township. Often an issue affects only a portion of the subdivision especially when it comes to dealing with any one of the six marinas that adjoin Venice Shores. Even when an issue only directly affects a smaller number of residents, your board has, on many occasions, gone to bat for these groups. That support for all residents is an often overlooked part of what a good homeowners association is about. Please come out to the General Membership Meeting and consider becoming a member of our Board of Directors.

## GARAGE SALE TRAFFIC

Remember that the Annual VSPOA Garage Sale is Friday May 2<sup>nd</sup> -- Sunday May 4<sup>th</sup>. There will be increased traffic in the subdivision, so please be mindful of our visitors, especially the children. If you are participating, use balloons or streamers to mark your house as "OPEN FOR BUSINESS" during garage sale hours. If you are not participating it is a good idea to keep your garage door closed when not in use, and make sure to lock all your doors if you will not be home! SEE ENCLOSED FLYER FOR A SNEAK PEEK AT SOME OF THE GREAT DEALS AVAILABLE!

## NO WINTER BLUES PARTY

The No Winter Blues party held this year at the Double D Restaurant was a great success with nearly 100 residents in attendance. Everyone enjoyed the dinner, entertainment, camaraderie, and door prizes. During our especially harsh winter this event was a truly welcome break! Make plans to attend next winter.

## CANAL COMMITTEE

The first of three anticipated seasonal weed control treatments of our canal system will be scheduled as soon as the water warms up to a temperature where the product applied will be effective. The date will be posted on our signs at the subdivision entrances. Additional treatments will also be posted as they are scheduled. If you have questions, please contact Mike Divito or Mark Ososki.

### RESTRICTION ENFORCEMENT

Your board is responsible for enforcing the Building and Use Restrictions that govern Venice Shores. The most common problems revolve around several issues:

- Boats, Sea-Doos, docks, hoists, trees and other vegetation that encroach into the canals.
- Sheds, storage lockers, and fences.
- Motor homes in front yards.

Please be sure you are familiar with the Venice Shores Building and Use Restrictions as they are strictly enforced by the Board.

### NEWSLETTER EDITOR NEEDED

We are in need of an Editor for our three annual newsletters. The editor does not have to make a large time commitment and the officers will see to all the printing and mailing chores. Contact Jim Senstock or Doug McDougal if you are interested.

## **ANIMALS IN VENICE SHORES**

### WHEN YOUR WONDERFUL DOG FINDS TIME TO TAKE YOU OUT FOR A WALK!!

Please insist that, in accord with the Harrison Township Ordinances, your dog stays connected to you via his/her leash. This is for your dog's safety and that of your neighbors. We love to see you and your pets using our streets for some exercise. Many residents on your journey enjoy sharing a bit of time with your pet. However, most residents would appreciate it if you would leave your address with any deposits your pet leaves behind so they can return it to your doorstep! 😊

### OUR FINE FEATHERED FRIENDS ON THE CANALS

Please do not feed the ducks and geese as this causes them to congregate in our canals which, in turn, raises the e-coli levels in the water. Some residents swim in the canals and most of us use canal water to sprinkle our lawns and gardens. VSPOA conducts a water test annually to monitor and report these pollution levels. By not attracting excess numbers of these birds, we can help keep our water cleaner.

## **RECENT BOARD INITIATIVES**

### **USE OF ROAD/CANAL CROSSOVERS BY MARINE CONTRACTORS**

Last season, while working in our subdivision for the association and for individuals, various marine contractors backed their trucks up against and onto the crossover seawalls to unload dredging spoils from their barges. Your board has recognized that this activity places potentially damaging weight against these very expensive seawalls and damages the landscaping. The board has passed a resolution to require that all such trucks must keep their wheels on the pavement at all times. In order to prevent any misunderstandings regarding such activity we ask that you contact any Board Officer in advance of any work that will involve disposal of dredge spoils using the canal crossovers.

### **GENERAL PUBLIC USE OF ROAD CROSSOVERS FOR PARKING AND CANAL ACCESS**

Recently your board was able to obtain permission from the Macomb County Department of Roads to eliminate parking at the canal/road crossovers. Signs will be posted shortly. Hopefully this will eliminate the hazard of parked cars narrowing our roads at these locations. An added benefit should be less strangers wandering in our subdivision.

### **BOARD CREATES "ROAD" COMMITTEE**

At a recent meeting, upon request by several residents, your board created a "Road Committee" which has been charged with reviewing the condition of all roads in Venice Shores for the purpose of determining what maintenance, repairs, or replacements are appropriate. They have also been charged with obtaining a preliminary determination of the costs for each possible course of action. This information will be brought first to the board for review and presented to the members at a future General Membership meeting as deemed appropriate by the board.

At the present time this committee has identified four locations which the Macomb County Department of Roads may be willing to repair this summer. A letter is being sent to them requesting these repairs. Your board will continue to monitor and work on addressing these needs.

## **WHAT CAN YOU DO TO HELP THIS YEAR?**

### **DRAINAGE OF WATER FROM THE ROADS**

When board members drive around the subdivision after rainstorms, they always notice that the places where water is not properly drained from the road are where the most road damage occurs. This is NOT a coincidence. In nearly all such situations, proper drainage of the road has been blocked by the landscaping (grass) on the adjoining lots. You can go out and observe how the water is draining from the road in front of your property and that of your neighbors. Often some small adjustments to the sod elevation between drains and the road is all you need to do to correct this problem. If you have any questions about what actions you can take to alleviate this problem, contact any director.

## DO NOT OVERWATER YOUR LAWN

Many owners seem to water their lawns much more than is necessary. Most healthy lawns will do very well with 20 minutes of water per zone three times per week even in very dry times. Excess watering just causes more nutrients (fertilizer you paid for) to go into the canals and exacerbate the weed problems in our canals. Also, when excess sprinkling water stands on the streets, it just adds to the deterioration of our road surfaces.

## GET ACTIVE!

Come out to a Venice Shores Homeowners Association meeting or event. Meeting some of your neighbors from another street can enhance your enjoyment of life in Venice Shores. Another fun thing to do is to become the chairperson for one of our events. Yes, it is some work, but two or more people splitting the task often makes the job more fun. Your neighbors will appreciate your work.