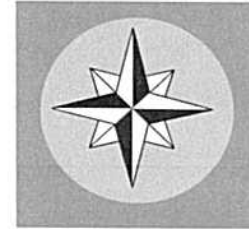


# Venice Shores Property Owners Association



## GENERAL MEMBERSHIP MEETING

**DATE:** Wednesday, Nov. 6, 2013  
*All residents encouraged to attend*

**TIME:** 7:00 PM (doors open at 6:30 pm)

**PLACE:** Harrison Township Rosso Hall (Board Room)  
 Townhall at L'Anse Creuse

### AGENDA

- Welcome
- General update for 2013 (year to date)
- Treasurer's 2013 Budget (year to date)
- 2014 Budget projection
- Establish 2014 dues/assessments **MUST BE PRESENT TO VOTE**
- 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.*

## 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

## HIGHLIGHTS INSIDE

√ **Phragmites:** Spraying has been completed on the West side of the Bay Haven Canal. Phragmites are an invasive species that if left unchecked will crowd out native plants. Pg. 3

√ **VSPOA Canal 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. Pg. 3

√ **Wanted:** Chairperson for Christmas Decorating Contest Pg. 4

√ Residents are encouraged to **turn on lights or install motion detectors** to discourage criminal activity. Pg. 5



**Harrison Township Public Library,**  
 Rosso Hall (Townhall/L'Anse Creuse)  
 586-329-1261 [htplib.org](http://htplib.org)  
 Mon 10-6 - Wed 12-8 - Sat 10-4

### VSPOA Events

**Garage Sale** May 3-5 Thank you **Barb Marten**

**Boat Outing** Lake St. Clair Metro Park - June 21-23  
 Thank you **Carol Fleming & Lori Abbey**

**Fall Picnic** September 14 Thank you **Paul Kurtz**

## VSPOA BUDGET, DUES, AND ASSESSMENTS

The Venice Shores dues and assessments for 2014 will be discussed and established at the November General Membership Meeting (GMM). For your convenience and reference, the 2013 calendar year (CY) dues and assessments are listed below alongside the proposed dues and assessments for the 2014 CY. Please remember that each **property** receives one vote, and property owners must be present to vote (no representatives, no renters, etc.)

	<b>2013</b>	<b>2014 Proposed</b>
General Fund	\$95.00	\$65.00
Weed Maintenance Fund	\$75.00	\$75.00
Canal Maintenance Fund	\$10.00	\$10.00
Snow Maintenance Fund	\$20.00	\$20.00
<b>Total Dues/Assessments</b>	<b>\$200.00</b>	<b>\$170.00</b>

---

## COMMITTEE REPORTS

### CANAL OBSTRUCTION VIOLATIONS

This summer season three tours of our canals were made by VSPOA officers and Canal Committee members. The purpose of these tours was to find and have the owners correct violations of Section 9 of our Building and Use Restrictions. Four violations were found with two being temporary due to hoist/seawall repairs. The other two owners have since corrected their violations. Your cooperation on this issue is greatly appreciated.

### DO YOU PLAN TO BUILD A DOCK, DECK, FENCE, SHED, SEAWALL, HOIST, HOME, OR HOME ADDITION?

Various sections of our restrictions govern what, where, or how we can build certain improvements to our property. The Venice Shores Property Owners Association maintains a Building Committee, chaired by Mike DiVito, for the purpose of reviewing plans for such improvements to determine if they comply with our Building and use Restrictions before an owner spends money on an unacceptable project. Please contact Mr. DiVito (465-3029) to review your plans before you commence any building project. The governing restrictions are available to you at the Venice Shores website or from any officer.

### WELCOMING NEW RESIDENTS

A warm welcome to all new residents of Venice Shores! As you read this newsletter, we hope you will see that VS is an inviting and fun community. We love to meet new neighbors, so please join us at the GMM on November 6<sup>th</sup>. The goal of our Welcoming Committee is to greet new residents within 60 days of when you move into VS. Sometimes a new resident is not brought to our attention. If you have moved into VS during 2013 and have not yet been officially welcomed, **please contact our Welcoming Committee** – John and Jeannie Gabor. They can be reached at 586-783-8916. They will arrange to visit you at a time that is convenient for you. They will bring you some valuable information about this area and answer any questions you may have about the Venice Shores Community. **PLUS**, you will receive a welcome gift that includes neighborhood identification stickers for your vehicles and a VSPOA burgee for your boat. Welcome to the neighborhood!

### 2013 WEED CONTROL AND PHRAGMITES

The general membership decided to apply weed controls in our canal three times during the 2013 season. As part of the regular canal inspections, it was noted that almost all of the areas that normally have excessive weeds were nearly weed free. The board members who are regularly on these trips were very pleased with this improvement. Because of this success, your Board recommends that we contract for three applications during the 2014 season.

Additionally, your Board has been having THE POND GUY spray the west side of Canal 5 in order to control the invasive Phragmites that are taking over the entire marsh between Venice Shores and the MacRay access road as well as invading Canal 5. This control effort will be continued in 2014. Experts recommend that the dead plants be cut down. The Board is planning to do so in the near future.

Phragmites are a dense non-native invasive weed that clogs up marshlands and blocks canal areas. In the process they destroy nesting and spawning grounds for many forms of wildlife that we all enjoy.

### REQUIRED TREE TRIMMING IN CANAL AREAS

During the past three years it has been becoming increasingly apparent to your Board of Directors that the natural growth of trees and other plants in Venice Shores has become a hazard to the boats and boaters that use our canals. Trees and other landscape plants that overhang our canals can easily damage electronics mounted on arches and flying bridges as well as other parts of many boats. Occupants of these boats could also be injured as a result of this kind of damage.

Last winter your Board hired a contractor who removed the largest obstructions which were mostly on Canal 5. It was then determined that this type of maintenance should be the responsibility of the owner of the land on which the tree/plant is growing as opposed to the association, as a whole, bearing these costs. After consultation with its lawyer, your Board passed a "Canal Vegetation Growth Resolution" to set a uniform rule that will be enforced under Section 9 of our Building and Use Restrictions. The resolution states "Resolved that Section 9 of our Building and Use Restrictions shall be enforced to include the maintenance of a passageway clear of all trees and vegetation above the canal surface to a height of 20 feet above Low Water Datum (572.3 feet) as established by the International Great Lakes Datum 1985."

A further careful review of the entire subdivision was done in June at which time it was determined that a number of homes in various locations had trees and/or plant growth that were in violation of this rule. Because the Board paid the cost of removing the larger obstructions on Canal 5 during the winter of 2012 – 2013 and, in order to be fair to all lot owners as we implement this uniform rule, your Board retained the same tree contractor to remove the remaining obstructions at no cost to the remaining property owners whose trees and vegetation encroached into the canal. These services were completed during the third week of September with the exception of two locations. Because the growth behind the party store is screening material required by the Township and is separated by a cyclone fence from the driveway behind the building, this work will be performed from the ice this coming winter. One residence is in foreclosure and the owner/occupant refused to allow entry to the property. We will commence the enforcement process on this home in the near future.

**BE ADVISED** that this maintenance of natural growth has been performed by your homeowners association **ON A ONE TIME BASIS**. In the future, all maintenance necessary to comply with the requirements of Section 9 of the subdivision restrictions will be the responsibility of each individual lot owner. Your Board will follow the same enforcement procedures as those used when there is an encroachment into a canal by a boat.

Complete copies of the deed restrictions that govern Venice Shores are available from the VSPOA Board or at [www.veniceshores.org](http://www.veniceshores.org). If you have any questions or need assistance, please contact Jim Senstock, Mike Rice or Doug McDougal.

## EVENTS

### SUMMER BOAT PARTY REPORT

The Summer Boat Outing was held in the back harbor at Metropolitan Beach on a beautiful hot summer weekend in late June. Along with the traditional balloon toss, two new games, Sponge Bob and a Captain's Challenge quiz, were added to test and entertain everyone. There were also door prizes given during the day. A good dinner was catered by Gary's Catering, and great "Sea Gull Cookies" were provided by Carol Fleming. Sixteen boats stayed over Saturday night and, because people could also drive over for the day, in all nearly 80 people attended. It was a good event, and we hear that Lori Abbey and Carol have already been asked by attendees to do it again next year.



seagull cookie fresh from the oven

### END OF SUMMER BLOCK PARTY REPORT

This annual event was held on September 14<sup>th</sup> at the island on Windmill Street. On a beautiful late summer Saturday afternoon there were games and prizes for the kids, a bounce house, door prizes, and food to go along with a great opportunity to meet and socialize with new and long-time neighbors. The party extended into the evening with an enjoyable fire pit and great conversation for those who stayed. Paul Kurtz chaired this event for the second year and reported that the event was well attended and enjoyed by all. Thank you Paul for a great job! If you missed this party, make a note on your calendar that this popular event is planned to be held right after Labor Day next year.

### HALLOWEEN – October 31

Have you noticed that we have more families with younger children in the neighborhood? Please be especially careful to remember this while driving during the Halloween time period. Parents should be sure that their Trick or Treaters wear something reflective and/or carry a flashlight!! We hope everyone has a safe and fun-filled Halloween!

### CHRISTMAS DECORATING CONTEST

Right now the Christmas Decorating Contest is in need of a chairperson. The chair does not have to be a member of the VSPOA Board of Directors. Any volunteer can be assured of good support from the board. We encourage anyone who may be interested to contact any officer or come to any board meeting to volunteer.

## PARTICIPATE IN YOUR SUBDIVISION

One of the best parts of living in Venice Shores is the variety of activities that are available to residents and their families. Years ago there were corn roasts and a street by street tug of war across a canal. Today we have a fall block party, a summer boat party, a fishing contest, a "No Winter Blues" party, and a Christmas decorating contest. Your Board is always interested in new proposals for similar activities. Each of these events must have a willing resident to act as chair person. Please contact any officer to indicate your interest in helping out with next year's events.

## NEIGHBOR NOTES

### LIGHT YOUR SUBDIVISION

Recently there have been a couple of thefts reported in our subdivision. Three years ago your board listened to a presentation by a sheriff's deputy which included a strong suggestion that residents turn on outside lights at night or install motion sensing lights outside their homes. That was publicized in the newsletter and people had their lights on for a while. With the coming of shorter days, it has been noticed recently that we have again become a very dark subdivision at night. **PLEASE TURN ON SOME OUTSIDE LIGHTS AT NIGHT!**

### VENICE SHORES WEBSITE

The Venice Shores Property Owners Association maintains a website for the convenience of our lot owners and those interested in Venice Shores. Our deed restrictions and information regarding enforcement of them is available for owners, realtors, and buyers of homes in Venice Shores. You can find out who is serving on our board of directors as well as the names and telephone numbers of the current officers. Copies of the official minutes of the association are also available. In order to help you know what has been going on in the subdivision copies of past newsletters are archived on the website. There is also a section that provides links to other websites that may be of interest to you. Our website address is [www.veniceshores.org](http://www.veniceshores.org).

### SPEEDING ON OUR ROADS

This summer several residents have complained that residents are exceeding the 25 mile per hour residential speed limit within the subdivision. In Venice Shores we have many adults, children, and dogs that use our roads for walking, running, biking, and other activities because we have no sidewalks. Drivers PLEASE be careful to drive at or below the speed limit and be extra careful when you are driving in an area where people and their pets are using the street. All others PLEASE be conscious of the traffic around you. Nobody wants to deal with a situation where one neighbor is injured by another neighbor while on our roads. Thank you in advance for your cooperation!

### SNOW ETIQUETTE

While we have no idea at this time how much snow will fall this winter, we hear that the Farmer's Almanac thinks we will have a greater than usual amount of snow. Although many of us are happy to see some snow pile up, shoveling is not on everyone's favorite activity list! Our streets are plowed when there is at least 2" of snowfall. When that amount of snow is forecast, we ask that you not park in the street so the contractor can do the best job possible clearing away the snow. We also ask that all homeowners blow/shovel the snow from their driveways back onto their property and **NOT INTO THE STREET!!** We have asked the plowing contractor to avoid moving snow into driveways, especially at the ends of each street. We thank all residents for helping keep our roads clear of snow this winter. Enjoy the winter season.

### **REMINDER FOR OUR DOG WALKERS**

Many of us enjoy seeing our neighbor's dogs. In order to keep everyone safe and accommodate those who do not like to greet your pets, please make sure you comply with the Harrison Township ordinance that requires you to keep your pets on a leash while walking them and don't let your pet wander out into the street while out playing. In addition, *please* be considerate of your neighbors and 'pick up' after your pets! Thanks for your cooperation.



Meet our newest neighbor, Moose.

### **NOTICE TO SELLERS AND THEIR REALTORS**

When a property in Venice Shores is sold, it is the responsibility of both the realtor and the seller to inform the buyer that the property is bound by the Venice Shores Building and Use Restrictions. Among other things, this document regulates the construction of homes, additions, fences, decks, seawalls, and boat docks/hoists. It also requires payment of dues in an amount set annually by the membership. New residents who have not been informed of these responsibilities have expressed a great deal of anger toward their sellers, the realtors involved, and the VSPOA. Please be sure to fulfill your responsibilities when you are selling a home in Venice Shores. If you wish, you may direct prospective buyers to the Venice Shores website, [www.veniceshores.org](http://www.veniceshores.org), or you can provide them with contact information for any board officer. We appreciate your cooperation.

### **IN SYMPATHY**

It is with great sadness that we report the recent loss of Venice Shores North River Road resident, John Simun. He has been our friend and neighbor for many years, and it is hard to let him go. For the loved ones, families and neighbors of the deceased, please accept our sincerest condolences. May he rest in peace.

If you know of anyone else who has passed away recently, please contact a board member.

### **THANK YOU**

On behalf of the Association, I want to thank Jeannie Gabor who has assembled and edited our fine VSPOA Newsletter for many years. Regretfully, her current work obligations do not leave enough time for her to continue preparing our newsletter. Many thanks go to Jeannie for the newsletters and all her other work on behalf of Venice Shores.

I would also like to thank Phil and Marsha DeVirgilio and Doug and Marie McDougal for stepping in to prepare this newsletter.

Jim Senstock