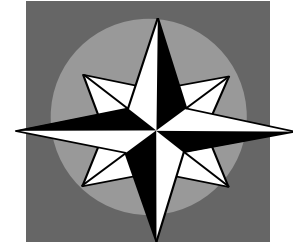


Venice Shores Property Owners Association



GENERAL MEMBERSHIP MEETING

DATE: Wednesday, May 6, 2015
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
- Presentation for repair of Clairpointe crossover culvert
(See article inside)
- General update for 2015 (year to date)
- Treasurer's 2014 year-end report
- VSPOA Board Member Elections (8 terms expiring)
- Selfridge Air National Guard Base update
- 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

Harrison Township Public Library, Rosso Hall
(Townhall at L'Anse Creuse Road)
586-329-1261 website: www.htplib.org
Mon 10-6 - Wed 12-8 - Sat 10-4

COMING EVENTS

Garage Sale May 15-17 -- Barb Marten, CHAIR
Annual Fishing Contest --- CHAIR(S) NEEDED
Boat Outing (s) --- CHAIR(S) NEEDED
Fall Garage Sale Sept. 11 – 13 Barb Marten, CHAIR
Celebrate Fall Picnic Sept. 19 --- Jim Senstock, CHAIR
Christmas Decorating Contest --- CHAIR NEEDED

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

Building Committee Chairman
Bob Piltz 468 - 5951

REMINDERS:

√ **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).

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

√ **Wanted:** Event Chairperson (s)
Any resident or group of residents can chair an event. Board funding is available. New event ideas are welcome. Contact any Board officer.

√ **DEED RESTRICTIONS** are strictly enforced to maintain an attractive subdivision and protect everyone's use of the canals. Contact a Board member with any questions.

CLAIRPOINTE CROSSOVER CULVERT REPLACEMENT

A presentation will be made at the May general membership meeting regarding replacement of the Clairpointe crossover culvert. Currently there is a galvanized pipe installed which has rusted and deteriorated over the years. Over the past weeks it has partially collapsed. It is the responsibility of the Macomb County Department of Roads to replace this pipe at no charge to the association. However, they have made it clear that repair and replacement of the seawalls and landscaping on both sides of the road will be the responsibility of our association. That cost is likely to deplete the current balance in our canal fund.

A proposal has been brought to the board that the association pay to upgrade and enlarge the circulation tube to allow better circulation and for canoe and kayak size boats to transit through the circulation tube. The significant cost of this upgrade would be entirely paid by the association and require a substantial additional assessment this year.

We have three additional culverts that are approximately the same age as Clairpointe, so we can expect that they will also need to be replaced in the coming years with the association bearing similar large seawall and landscaping costs each time. These repairs are going to have a significant impact on Venice Shores over the next few years. The Board would appreciate your input at the May 6th general meeting.

2015 DUES AND ASSESSMENTS

The VSPOA Dues and Assessments were due on March 1st and are deemed delinquent if not received by June 15. Please remember that all dues will be collected. The property owner will face additional legal costs, and 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 2015 CY is \$170. Please direct questions and payments to:

Jim Wietecha, VSPOA Treasurer 468-4289
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 serves 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.

SELFRIDGE AIR NATIONAL GUARD BASE

Recent media reports have revealed that significant activities at Selfridge may be eliminated by Congress in the near future. This raises the prospect that attempts may be made to bring joint civilian uses to the base. The last proposal involved a large quantity of daylight and all night long operations by freight companies and domestic/international parcel carriers. Historically this type of activity has led to significant deterioration of neighborhoods surrounding the airfield along with loss of value to

homeowners. Venice Shores may have to step up with workers and serious financial resources to oppose joint use activities in order to protect our homes.

GARAGE SALE TRAFFIC

Remember that the Annual Spring VSPOA Garage Sale is Friday May 15th -- Sunday May 17th. 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.

NO WINTER BLUES PARTY

The No Winter Blues party was held in March at the Double D Restaurant with nearly 80 residents in attendance. Everyone enjoyed the dinner, entertainment, camaraderie, and door prizes. During our second especially harsh winter, this event was a truly welcome break! Make plans to attend next winter.

CANAL COMMITTEE

The Board has again contracted with THE POND GUY to treat our canals three times for weeds. As stated in the attached notice, the exact dates will depend upon the weather. As usual we will provide an updated notice via our portable entrance signs, and the contractor will post yellow signs on the day of treatment. See the enclosed **Notice of Treatment and Water Use Restrictions** for details. If you have questions, please contact Mike Divito 465 - 3029 or Mark Ososki 465 – 5266.

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.
- Homeowner businesses.

If you are planning any activity or home improvements that involves these items we ask that you contact any Officer or the Building Committee Chairman before you proceed. In recent years several residents have spent their money on a project only to find out that it had to be removed. Your directors have a great deal of experience and often can help you accomplish your goal without being in violation of our Building and Use Restrictions. Please be sure you are familiar with the Venice Shores Building and Use Restrictions as they are strictly enforced by the Board.

If you suspect that an activity may be a violation of our restrictions, please report it to an officer of Venice Shores as soon as possible. Many people who violate our restrictions do so innocently and our pointing out the violation to them quickly can often save your neighbor money and considerable distress.

RESTRICTION ENFORCEMENT, A WORD TO THE WISE.....

Last summer a resident noticed and reported that a homeowner had erected a large shed in her side yard. Your association commenced its procedures to inform that homeowner that she was in violation of our Building and Use Restrictions. The homeowner refused to remove the shed and eventually she commenced a lawsuit against Venice Shores which resulted in a settlement whereby she could solicit

signatures on an amendment to the restrictions which would permit large sheds. To date this unnecessary litigation has been very expensive for your association.

The provision prohibiting such large sheds was originally approved in the 1986 amendments by an overwhelming majority of property owners in Venice Shores and has been carefully enforced since then. Numerous long time owners and Board members oppose any change to allow larger sheds. If you are approached for your signature on this document, please remember that it may allow your neighbor to place a large unattractive structure in his/her yard. If you are opposed to this, be sure that no one in your household signs the proposed amendment for any reason.

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

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 have been posted and the sheriff will ticket offenders. Hopefully this will eliminate the hazard of parked cars narrowing our roads at these locations. An added benefit should be fewer strangers wandering in our subdivision.

ROAD COMMITTEE

Last year, 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 committee and 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 are 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.

NOTICE TO SELLERS AND REALTORS

When a property in Venice Shores is sold, it is the responsibility of BOTH seller and realtor to inform the buyer that the property is bound by the Venice Shores Building and Use Restrictions. New residents who have not been informed of these responsibilities have expressed a great deal of anger toward the seller, their realtor and the V.S.P. O.A. You may direct them to the Venice Shores website, www.veniceshores.org or to any board officer for assistance.

INTERNET USES, A WORD TO THE WISE

In conjunction with a matter involving a home business operation in the subdivision, a neighbor made us aware that the business owner was using the internet to advertise his home-based business. While reviewing his advertising which included his address in Venice Shores, we noticed pictures of his young children. Today's media constantly is telling us of the dangers we incur by allowing predators to know where there are small children they might be able to target. **PLEASE** be very careful who you invite into our homes by your use of the internet and any social media.

IN SYMPATHY

It is with great sadness that we report the recent loss of Grace Gentz (10-21-2014) who lived on North River Road and Dolores Duggan (10-2014) who lived on Windmill.

We also must report the passing of long time VSPOA director Valarie Richardson (12-08-2014) who lived on Windmill and served with distinction on our board for many years in the 70's, 80's and 90's. All three of these residents have been our friends and neighbors for many years, and it is hard to let them go. For loved ones, families and neighbors of the deceased, please accept our sincerest condolences. May they rest in peace.

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

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 enjoyable. Your neighbors will appreciate your effort.