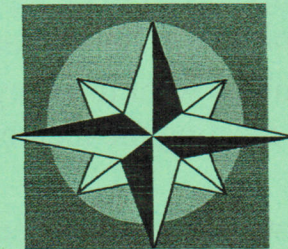


Venice Shores Property Owners Association



GENERAL MEMBERSHIP MEETING

DATE: Tuesday, May 3, 2016
All residents encouraged to attend

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

PLACE: St. Hubert's Activity Center 38775 Prentiss

AGENDA

- Welcome
- Presentation for repair of Clairpointe crossover culvert
(See article inside)
- General update for 2016 (year to date)
- Treasurer's 2015 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.

Harrison Township Public Library, Rosso Hall
(Townhall at L'Anse Creuse Road)
586-329-1261 website: www.htplib.org
Mon,Th 10-6 – Tu,Wed 12-8 – Fri 2-6 -Sat 12-4

COMING EVENTS

Garage Sale May 13-15 – Elizabeth Kandt, CHAIR
Fall Garage Sale TBD Barb Marten, CHAIR
Celebrate Fall Picnic TBD --- CHAIR NEEDED
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
Ken Kandt 246-8252

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.



"5" 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 Crews Inn Restaurant with nearly 90 residents in attendance. Everyone enjoyed the dinner, camaraderie, and door prizes. During the 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. The proposed dates are May 13th, June 10th, and July 8th (weather permitting). 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 Mark Wright 568-468-8488

DEED RESTRICTION UPDATE

Your board had made several proposed changes our deed restrictions in response to concerns of the residents. They were last updated in 1986 and can be only changed every 10 years. The proposed changes can be updated by November 30th, 2016. A separate packet will be sent with a copy of your old and new deed restrictions with a letter explaining the differences. Please read and understand these documents. The board will be contacting you for your signature of approval this spring.

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.

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 ONE 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.

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.

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.



CLAIRPOINTE CROSSOVER CULVERT REPLACEMENT

The crossover over canals still remains collapsed with a temporary steel plate over it. The collapsed pipe needs to be replaced. The Macomb County Department of Roads has agreed to replace this pipe with no charges to the subdivision.

Several Members want to enlarge this pipe to a 63"x43" pipe. At the November 2015 general membership meeting the members agreed to pay up to \$30,000 extra out of the VSPOA funds, for the larger pipe.

A cost estimate has recently been submitted to VSPOA from the Macomb County Road Commission that will cost the association \$56,000 more than just replacing what is there. These costs don't include the cost of landscaping on both sides of the road.

We have three additional culvert crossovers that are approx. the same age as Clairpointe, so we can expect that they will need to be replaced in the coming years with VSPOA bearing similar large costs each time.

The board decided that they would solicit your input on this added cost at this meeting

Proposal #1 36" culvert (same as current) NO COST

Proposal #2 64" x 43" oval culvert \$205/per Home

The total cost for Proposal #2 could be collected over 3 to 5 years for 1 crossover culvert. The total cost of the remaining 3 culverts could be an additional \$615/per Home

Make sure you attend to have your VOTE HEARD!

2016 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. Please direct questions and payments to Jim Wietecha, VSPOA Treasurer 468-4289. The amount per property for the 2016 CY is \$170.

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. We will be taking nominations from the floor. Please come out to the General Membership Meeting and consider becoming a member of our Board of Directors.

GARAGE SALE TRAFFIC (Flyer Included)

Remember that the Annual Spring VSPOA Garage Sale is Friday May 13th -- Sunday May 15th. 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