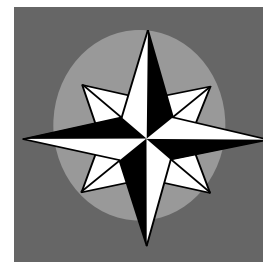




Venice Shores Property Owners Association



GENERAL MEMBERSHIP MEETING

DATE: Wednesday, November 2, 2016
All residents encouraged to attend
TIME: 7:00 PM (doors open at 6:30 pm)
PLACE: Bumpers Landing 31970 N. River Rd

AGENDA

- Welcome
- Guest Speaker: Macomb County Executive MARK HACKEL
- Recap of Activities 2016
- Recap of 2016 Revenues and Expenditures
- Review of 2017 Budget
- Approval of Proposed 2017 Dues and Assessments
- Review Program Events for 2017
- Resident Question & Answer
- 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

John Gabor 586-783-8916

Vice President

James Faircloth 734-552-7757

Treasurer

Jim Wietecha 586-468-4289

Recording Secretary

Phil DeVergilio 586-468-5457

Corresponding Secretary

Ken Kandt 586-246-8252

Record Retention Secretary

Mark Ososki 586-465-5266

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 enforced to maintain an attractive subdivision and protect everyone's use of the canals. Contact a Board member with any questions.

Harrison Township Public Library, Rosso Hall
(Townhall at L'Anse Creuse Road)
586-329-1261 website: www.htplib.org
Mon 10-6; Tue/Wed 12-8; Thur/Fri/Sat 11-5

UPCOMING EVENTS

VSPOA General Meeting November 2
Christmas Decorating Contest --- CHAIR NEEDED



2016 DUES AND ASSESSMENTS

All dues and assessments for 2016 have been paid by all property owners. Thank you, Venice Shores residents, for supporting VSPOA.

NO WINTER BLUES PARTY

Chair needed – if interested, please bring your idea to the November 2 meeting. VSPOA funds are budgeted for this event.

DEED RESTRICTION UPDATE:

Summary of Proposed Changes

The following summarizes the changes approved by the VSPOA board being put forth to the VS property owners. The board is recommending only three (3) changes to our current deed restrictions at this time. Although a lot of time and effort was put into reviewing several sections for change, the new board is not comfortable in moving forward with them without further study and input from our property owners. The changes that are being recommended will allow additional time to review possible amendments and put together a broader range of ideas that will align our subdivision with twenty first-century resident needs, building codes, and materials.

The following changes are the only items being addressed at this time:

- 1) **Merging of the two sets of subdivision restrictions (Page-1):**
 - a The proposed document will combine Venice Shores Subdivision, Venice Shores Subdivision NO.1, Venice Shores Subdivision NO.2 and Venice Shores Subdivision NO.3 into one single set of restrictions.
 - b Currently there are two sets of **IDENTICAL** restrictions covering VS & VS-1 (1981) and a second set covering VS-2 & VS-3 (1986).



- 2) **Term (Section 14)** - The board is requesting two changes in this section:
- a The 1st change would extend the combined deed restrictions (Item 1) until November 30, 2017. This would allow the board time to review all sections of our restrictions and bring back a broader range of proposed updates. If no changes are petitioned, the current document will roll over without change.
 - b The 2nd change would shorten the renewal period from 10 years to 5 years beginning November 30, 2017. This would allow future property owners to address potential issues in the subdivision every 5 years. *This does not change the process required to make changes to the restrictions.* It will still require a majority of the property owners to sign a petition to make changes. It will allow for more frequent reviews and possible updates if the majority of property owners desire.

At this time, these are the only changes the VSPOA Board is recommending to the subdivision property owners. If we do not complete the above changes by November 30, 2016 the next time any changes can be made to our Subdivision Restrictions will be **November 30, 2026**. If we are successful in making these changes, a new package will be developed over the next year and brought back to the property owners for review and approval.

Please contact a board member assigned to your street for more information as soon as possible:

Street	Board Member	Contact Number
Clairpointe	Karl Bobcean	586-493-9159
Gloca Mora	Scott Hall	586-463-3683
San Juan	Kevin Paton	586-2921770
Bayhaven	James Faircloth	586-549-2255



Windmill	Mark Deldin	586-615-1378
North River	John Gabor	248-640-3407

RESTRICTION REVIEW COMMITTEE

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

- Boats, Sea-Doo’s, docks, hoists, trees and other vegetation that encroach into the canals
- Sheds, storage lockers, and fences
- Motor homes in front yards
- Home-based businesses

If you are planning activities or improvement related to the above topics, 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 can often help you accomplish your goal without being in violation of the VPSOA Deed Restrictions.

Please be sure you are familiar with the Venice Shores Deed 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 the restrictions do so innocently and the board’s assistance 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 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, can raise 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, it's apparent that where the most road damage occurs is in places where water is not properly draining. This is NOT a coincidence. In nearly all situations, proper drainage of the road is blocked by landscaping (grass) on adjoining lots. Often some small adjustment to the sod elevation between drain and the road is all that's needed to correct the problem. If you have any questions about what actions you can take to promote drainage, contact any director.

FALL LEAVES

Now that summer has transitioned to fall, we'll find ourselves raking our lawns instead of cutting them. Please do not rake or blow leaves into the canal system, as they can accumulate on the bottom over time. Our canals are the most valuable resource in our community and we thank you for your cooperation

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 Deed 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 VSPOA. To reduce any chance of misunderstanding, it is recommended that a copy be available for potential buyers when viewing the home. Questions should be directed to any board officer, and the Deed Restriction and By-Laws are always available on the Venice Shores website, www.veniceshores.org



GET ACTIVE !!!

Come to a Venice Shores Homeowners Association meeting or event. Socializing with some of your neighbors from other streets will enhance your enjoyment of life in Venice Shores. Take it one step further and volunteer to chair one of our events. Yes, there is work involved, but it's rewarding and enjoyable. And best of all, your neighbors will appreciate your effort! Your name could be listed below!

- A very special THANK YOU to Laurie Kelke for organizing the 4th of July Dingy party! Couldn't have asked for better weather and who doesn't like a boat ride and food?
- Additional THANKS go out to Paul Kurtz and Mark Wright, along with their better halves, for arranging the Fall Block Party. Weather predictions were grim, but actually turned out very nice! Chefs were great too!

E-MAIL ADDRESSES

If you haven't been receiving E-mail updates from VSPOA maybe, we do not have an e-mail address for you or you have changed your address and have not notified us. VSPOA does not provide these addresses to anyone. Your board controls the type and frequency of the e-mails sent to provide valuable information in a timely manner so please keep us up to date. Send your updates to pres@veniceshores.org.