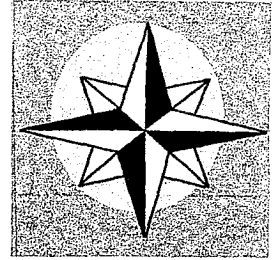


Venice Shores Property Owners Association



GENERAL MEMBERSHIP MEETING

DATE: Tuesday, NOV 5TH, 2019
All residents encouraged to attend

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

PLACE: Harrison Township Town Hall
38151 Lanse Creuse St.

AGENDA

- Opening Comments and Welcome
- Roll Call (Phil DeVergillo)
- Approve Agenda
- Introduction of Board Members
- Overview of Last Year
- Budget Presented by Jim Wietecha
- Vote on Each Fund as Presented in the Budget
- Questions and Comments
- Closing and Motion to 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.*

PROPOSED 2020 MEMBERSHIP DUES

- Dues: (General Fund) \$220.00
- Weed Maintenance \$70.00
- Canal Maintenance \$5.00
- Snow Maintenance \$20.00
- Total: \$315.00

Dues to be paid by March 1st. There will be a \$50.00 late fee for any dues paid past this day. This is a change from previous years when a \$25.00 late fee was not charged until June 15th.

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

General Membership Meeting Nov 5th
Christmas Lights Decorating Contest Dec 20th

VSPOA OFFICERS

President

James Faircloth 734-552-7757

Vice President

Mark Deldin 586-948-9878

Treasurer

Jim Wietecha 586-468-4289

Recording Secretary

Phil DeVergilio 586-468-5457

Corresponding Secretary

Jessica Swanson 989-529-0545

Record Retention Secretary

Mark Ososki 586-465-5266

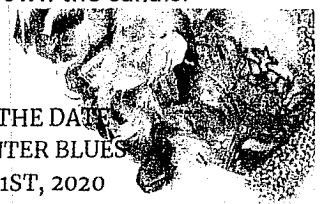
REMINDERS:

✓ **Please** watch your speed while driving down the streets.

✓ **Residents** are encouraged to get involved with the VSPOA. We are always looking for community involvement.

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

✓ **Please** watch your speed when traveling down the canals.



SAVE THE DATE
NO WINTER BLUES
FEB 21ST, 2020



VSPOA ANNUAL BOAT PARADE AND PICNIC

The 2019 Boat Parade and Picnic (BP&P) was a huge success. Chairperson, Kevin Paton and his team of volunteers organized another fun event that brought neighbors together to celebrate all things good about living in Venice Shores...our premier boating community in Harrison Township.

The day started with five parade judges recognizing three winners who decorated their small boats in a creative patriotic theme. The Rheeders, the Coutures and Lori Kelke selected from prizes donated by West Marine.

A delicious picnic followed and included Scott Rheeder's famous smoked pulled pork sliders, grilled hot dogs and abundant side dishes contributed by neighbors. Live music was once again presented by Maceri and Wright. It was the perfect backdrop for chilling out, meeting new neighbors and sharing stories about living in Venice Shores.

A big Thank you to our local business neighbors for their generous support of gift certificates for the "Picnic Attendance Raffle". Let us continue to support: Sorrento Pizza, Crews Inn, Bumpers Landing, Bentley's Roadhouse, Capelli Hair Salon, Coldwell Banker Weir Manuel – Kevin Paton, D Brothers and Ned's Gourmet Pretzels.

Plans for the 2020 BP&P are already in the pipeline. Thanks to Scott and Michelle Rheeder, who graciously agreed to co-chair next year's event. They will need volunteers to help with suggestions, creativity, manpower and support. Get your name on the list by contacting Kevin Paton, Chairperson of the VSPOA Events Committee, at 586-292-1770. It's great fun making other people happy.

Thanks to everyone who supported this event by attending, and thanks to the volunteers who made it happen. See you again next year for another fun day!!!!

The Faircloth-Cusic Resort was, once again, the perfect venue for the annual BP&P. Great ambience with something for everyone to kick back and enjoy each other. Thank you James and Scott for offering and preparing your property for this summertime event.

FRIENDLY REMINDER

With the high water and more water being on our roads, we are dealing with more potholes. Anyone can report a pothole (or chuckhole) to Macomb County Department of Roads and the MCDR will fill it. This applies to both, Venice Shores roads or any Macomb County road.

- 1. Google *Macomb County Department of Roads*
- 2. Select *Maintenance*
- 3. Select *Submit a Service Request*

A form will appear asking for your name, address, and location of the "Chuckhole



BUILDING AND USE RESTRICTIONS

One of the VSPOA board's important functions is to uphold the deed restrictions to keep our subdivision looking great and maintain our property values. Please visit our webpage: www.veniceshores.org to view our official deed restrictions. Below are highlights of frequently asked questions.

Boat and other trailers, motor homes

Motor home parking is limited to the side yards between the front and rear lines of the house. There are no deed restrictions concerning parking of boat trailers, campers, and other trailers or vehicles.

Sheds, Dock Boxes

Sheds are prohibited by our deed restrictions. The VSPOA board has long considered storage lockers and typical marina dock boxes that are under 52" in height to be acceptable.

Fences

Fences must be at least 25 feet from the front lot line, and only ornamental wire, iron or open wooden fences are allowed. The board has traditionally considered a wooden fence with 1/2" spacing between the boards to be "open" (1 opening per linear foot). Fences must be 4 feet high or less.

Brick or Stone Exterior

New construction or exterior remodeling plans must be approved by the VSPOA building committee before work begins. Plans must show the exterior surface areas and materials to be used. The deed restrictions state that wood, vinyl, metal and other siding materials may be used but must not exceed 25% of the total exterior surface (not counting the roof area, windows, and doors). The rest of the exterior must be brick, split rock or stone mortared in place. The building committee is pleased to help you understand this if you are considering remodeling or construction.

Signs

One sign less than 1 square foot in area may be placed on your property. Typical real estate signs under 5 square feet may also be used. Realtors' and/or builders' signs are allowed. They must be removed upon termination of their use. No other signs are allowed.

Canal Usage

Nothing shall extend past the property line into the canal at any time. If you are doing some work on your seawall etc. and must secure your boat temporarily outside your property line, let a board member know when the work will start and finish. Often a boat protruding into the canal can be corrected by simply adjusting the mooring lines to bring it inside the property line. Commercial uses such as rental and repair or sales businesses are not allowed.

Procedures and Miscellaneous

Once the responsible committee is notified of a possible violation, it will follow a standard procedure to investigate and document (including photos) any violation. When a violation is found, the homeowner will be notified by mail and have a reasonable time to correct the violation. The matter is then reported to the board for any further action that is needed.

The board does not get involved with where cars and trailers are parked, noise complaints, school bus or garbage truck issues, speeding and traffic etc. Most of these issues are governed under township codes and ordinances. You may contact the township ordinance enforcement officer, Jim Harris, in the Engineering Building at the township offices or the Macomb County Sheriff for assistance with these matters.



OFFSTREET PARKING REQUIREMENTS

The deed restriction committee has had numerous complaints from residents regarding inappropriate parking of vehicles and trailers on lawns in Venice Shores. This issue is governed by Harrison Twp. ordinance # 9.03, Section A – 1. The applicable portion of this ordinance reads as follows, “ The off-street parking area required for single family dwellings shall be located on the same lot or plot of ground of the building they are intended to serve and shall consist of a paved parking strip, parking apron or carport, excluding any garage provided on site, on the basis of two parking spaces for each dwelling unit. Parking shall be prohibited in the front yard when not on an approved driveway and shall be restricted to paved areas.”



SPOTLIGHT ON OUR NEW RESIDENTS

We would like to welcome the following new families into Venice Shores. We tried to include all the families that have moved in recently. We apologize in advance if we missed anyone. *Please take a minute to return the New Resident Information Sheet in your Welcome Package. If you have not received a Welcome Package, please contact Diane Carlson at 586-291-3566 or dijcarlson@sbcglobal.net.*

- THE SCOTT FAMILY – GLOCA MORA
- THE DEGRANDE FAMILY – CLAIRPOINTE
- THE ISKENDERIAN FAMILY – GLOCA MORA
- THE KACZMARSKI FAMILY – BAYHAVEN
- THE PALAZZOLO FAMILY – N RIVER RD
- THE COOK FAMILY – SAN JUAN
- THE BAKER FAMILY – GLOCA MORA
- THE LACHANSKY FAMILY – SAN JUAN
- THE TOARMINO FAMILY – BAY HAVEN
- THE BURDY FAMILY – GLOCA MORA
- THE RIPARD FAMILY – BAYHAVEN
- THE SHEPPARD FAMILY – WINDMILL
- THE KRZESAK FAMILY – GLOCA MORA
- THE CIPRIANO FAMILY – WINDMILL
- THE DOSS FAMILY – GLOCA MORA
- THE BURDY FAMILY – GLOCA MORA
- THE MIRIANI/RUPKUS FAMILY – BAYHAVEN



High Water Report

This summer has brought new record high water levels to Lake St. Clair resulting in widespread flooding in lakeshore communities. The Army Corps of Engineers is forecasting higher water levels next summer, presenting new challenges to keeping our subdivision dry. The VSPOA high water committee has mostly completed our high water mitigation project and so far, it has performed very well. We have installed Muni-Ball plugs in almost all of the drain culverts that connect to the canals to stop the rising water in the lake from flooding the streets. The downside of installing the plugs is that rain and snowmelt has no way to drain off of the roads. We have 29 electric pumps installed to remove rain water and any leakage from the canals. If you have ventured out after a heavy rain, you probably saw flooding on the streets, sometimes quite deep. Within 4 – 8 hours, all that is left are isolated puddles.

We were presented with new problems in the early summer when the Clairpointe entrance at North River Rd flooded badly. Also, the ditches along North River Road overflowed and started flooding the road. The water on Clairpointe came from a drain connection to the river. Water in the ditches was coming in from a drain connection to the Bayhaven crossover canal, and also from a river connection. We worked closely with the Macomb County Department of Roads and the Macomb County Sherriff Dive Team and installed plugs and gas powered pumps to give drivers and our North River residents some much needed relief. Many thanks to both of these organizations for their excellent support.

We have a few areas where we continue to have water problems. At the crossover canals along San Juan and on Clairpointe, water is coming through the ground and keeping the streets wet. On Bayhaven, there are no catch basins on the east side of the street between the crossover canal and probably 10 houses down. Because we can't get a plug into the culvert that connects to the crossover canal, water comes up through holes in the pipe in several front yards. Our concern here is that if the water is several inches higher next year, this leakage will completely flood the road, and there is no way with the current setup to stop it. The board has decided to install 2 catch basins in the common area at these crossover canals to provide a way to plug the culvert, and give us a place to install a pump. We also have several additional locations to install pumps to provide more capacity and backup. We plan to do the heavy digging work in November when the water is lower to minimize the mess and effort. Installation of power and discharge pipes will follow. This work is the reason we are asking for a temporary dues increase. If we don't install the new catch basins, and the water levels increase next year as predicted we will have severe and uncontrollable flooding on Bayhaven and a huge mess on San Juan.

We have another challenge that is starting to rear its ugly head... rusted out culverts. There are several places where the culverts have rusted and collapsed creating sinkholes or leaking. In one situation on Clairpointe, we are unable to plug a culvert in the canal but were able to install a plug in the catch basin at the street. Unfortunately, the culvert at the street is falling apart and water now leaks through the



resident's lawn, before our plug, and flows into the drain system. Our pump is handling the water, but it runs a lot and the resident's lawn is swampy. There is nothing we can do to remedy this until the water goes down. We fear that we will see more of this as pressure on the system increases with higher water levels.

Culverts that connect to the canals are the responsibility of the Department of Roads. They would like to address the problems but can't with the high water. They also do not have the budget to replace / repair these pipes at this time and that is the larger issue.

Residents with a catch basin in their front lawns should keep the grass trimmed around the edges of the grate so we can get into it without having to make a mess. Please try to keep debris from falling in as it clogs up our pumps and fills the basins with stinky gook.

If you have a pump installed near you, please take a look at it whenever you walk or drive by. If you see water over the grate or on the street, call Doug Pollum (586) 530-9069 or Doug McDougal (586) 419-8917 or any board member. If a pump is not running, in all likelihood, the GFI has tripped. Most pumps have a GFI in an electrical box located on the side of the home that is supplying power. You can reset this GFI and get the pump running. If you do this, please let one of the Dougs know so we can keep track of problematic GFIs. You can check to see if a pump is running by taking a stick or long screwdriver and touching it to the pipe under the grate. If the pump is running, you will feel vibration.

Last month we sent out reimbursement checks to cover power used by the pumps. The amount of the reimbursement was derived by tracking power usage of an average well behaved pump installation, and applying a multiplier to cover abnormally high cycling pumps. It is an educated guess done to the best of our ability. We tried to be as fair as possible to cover the electric costs. We all owe a thank you to the residents who agreed to supply power for the pumps. Without them, we would all be driving through deep water to get to our homes.

Lastly, hay bales will be placed over catch basins with installed pumps to keep them from freezing. In April, please feel free to take a bale if you need it for mulch. You can also save the subdivision money if you can get the bales to the street with your garbage in early April. We pay to have the bales removed and we save money for every one that doesn't have to be picked up by our landscaping service.