

Lake Templene



L T P O A

Fall 2018

Lake Templene Property Owners Association



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Financials Budget for 2018

- **Income**
 - Total Income **\$132,105**
- **Expenses**
 - Total Expenses **\$105,165**
- Variance** **\$ 26,940**

We have an accumulated surplus of approximately \$120,000, largely a carryover from the past three years with little road maintenance.

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- On January 1st we returned to using Norman & Paulsen in Sturgis for our bookkeeping records, payment of bills, annual dues billing, etc..
- Property owner records are being updated continuously by Lynn Ulrich & provided to Norman & Paulsen



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- Throughout this year late dues follow ups have been timely. Liens are in place on seriously overdue accounts

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FALL 2018



- **Lake Preservation & Improvements**
 - **Aquatic Plant Management .**
 - **Bottomland Removal-
aeration + bio-augmentation**

**Spicer Group bathymetric
survey results for 2018**

- **Fishery Enhancement**
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Aquatic Plant Control

- Progressive AE did 4 lake weed surveys on May 2, June 1, July 2, and August 13
- Clarke Aquatic Services did 4 herbicide applications shortly after the surveys
- We spent \$127, 000 vs. \$120,000 budgeted
- Milfoil and coontail north of the Findley Road bridge proved difficult to control.

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Aquatic Plant Control

- **Progressive provided an annual activity summary report earlier this month which can be found on our laketemplene.org website**
- **Our lake has an abundance of plant life with Eurasian milfoil & starry stonewort the targeted plants, both non-native species**

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Aquatic Plant Control

- In 2019 the Harvester will be utilized earlier in the season
- DEQ regulations do not permit herbicide weed control further than 300 feet from shore past June 15th
- Starry Stonewort was not an issue in 2018

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Reminder-Aquatic Plant Control

- **The Lake Templene Improvement Board contracts with Progressive AE & Clarke Aquatic Services**
- **The LTIB advisory committee works on a tactical basis with recommendations**

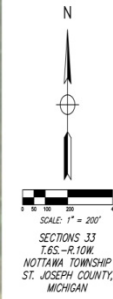
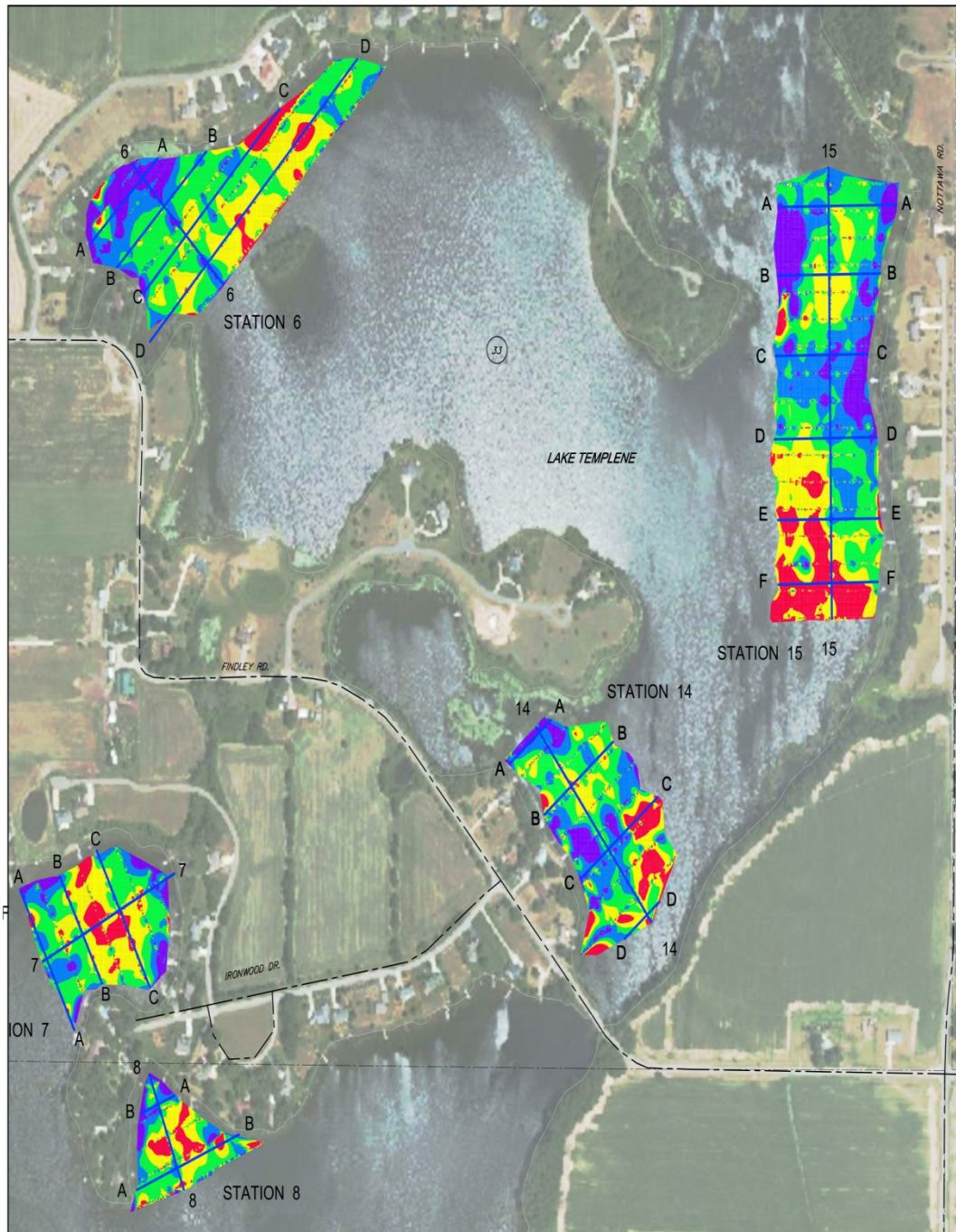


Fall 2018



Bottom Land Removal Status

- **Reduction of bottom land Sediment**
- **Aeration + Bio-augmentation**
- **Aeration only**



ELEVATIONS TABLE - STATION 6			
MINIMUM ELEVATION (FT)	MAXIMUM ELEVATION (FT)	AREA (SQ. FT.)	COLOR
-3.36	-1.00	78,178.47	RED
-1.00	-0.20	139,019.47	ORANGE
-0.20	0.20	157,852.16	YELLOW
0.20	1.00	114,539.26	GREEN
1.00	3.53	75,619.16	PURPLE

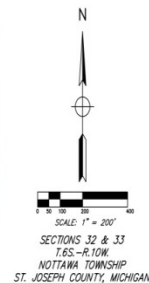
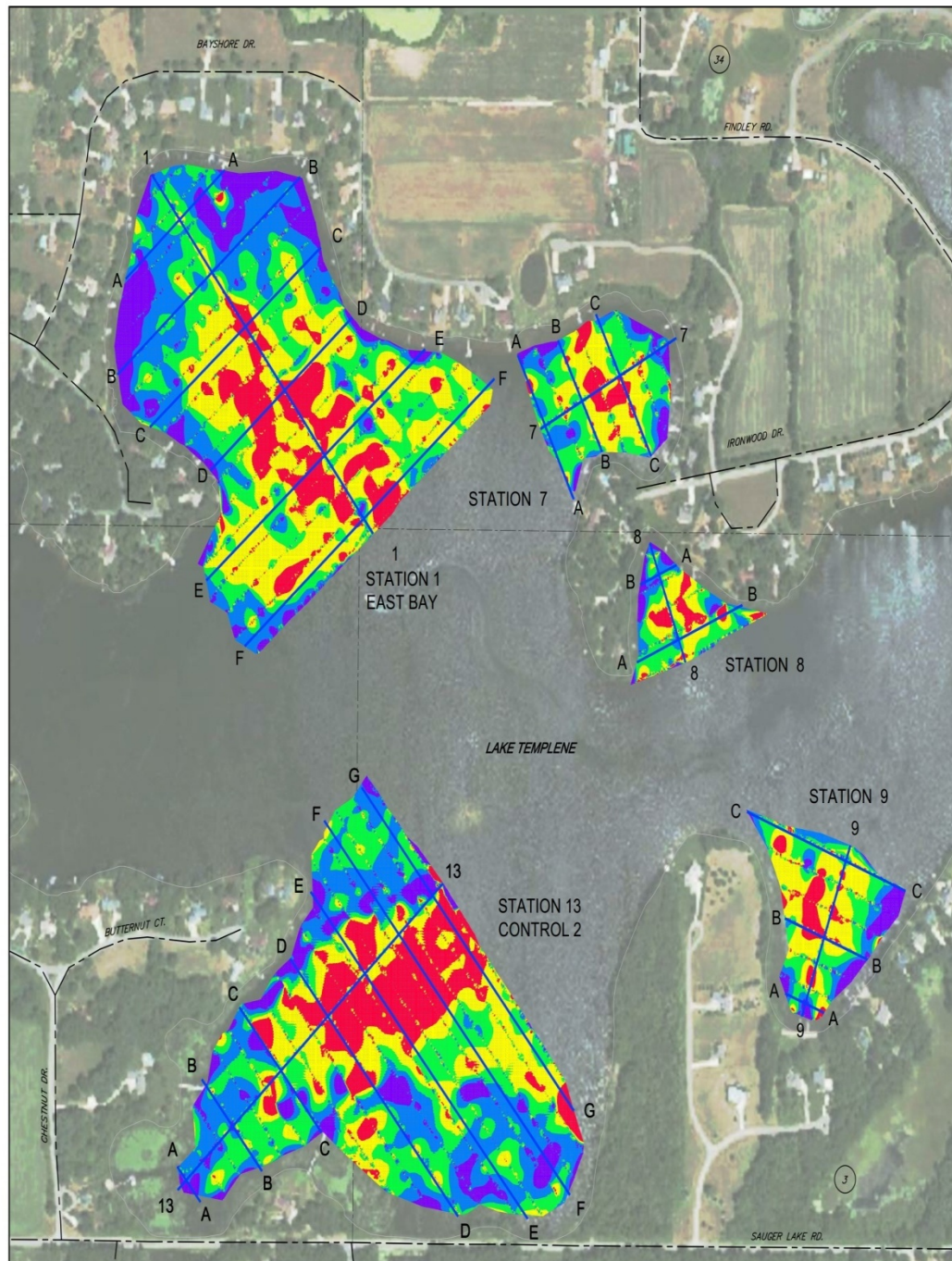
ELEVATIONS TABLE - STATION 14			
MINIMUM ELEVATION (FT)	MAXIMUM ELEVATION (FT)	AREA (SQ. FT.)	COLOR
-3.36	-1.00	58,781.77	RED
-1.00	-0.20	78,087.01	ORANGE
-0.20	0.20	89,804.48	YELLOW
0.20	1.00	86,779.68	GREEN
1.00	3.53	72,227.18	PURPLE

ELEVATIONS TABLE - STATION 15			
MINIMUM ELEVATION (FT)	MAXIMUM ELEVATION (FT)	AREA (SQ. FT.)	COLOR
-3.36	-1.00	136,699.39	RED
-1.00	-0.20	184,232.11	ORANGE
-0.20	0.20	194,273.62	YELLOW
0.20	1.00	163,164.18	GREEN
1.00	3.53	151,132.67	PURPLE

LEGEND
ROADS - - - - -
SECTION LINES - - - - -
BATHYMETRIC SURVEY - - - - -
CROSS SECTIONS - - - - -

PRELIMINARY

BY	MARK	REVISIONS	DATE
THE WORK REPRESENTED BY THIS DRAWING WAS DESIGNED BY THE ENGINEER FOR THE SPECIFIC APPLICATION AND SPECIFIC LOCATION DESCRIBED HEREIN AND IS NOT TO BE USED FOR ANY OTHER LOCATION, CONDITION, OR PURPOSE.			
LAKE TEMPLENE NOTTAWA AND SHERMAN TOWNSHIPS, ST. JOSEPH COUNTY, MICHIGAN			
SUBSTRATE REMOVAL COMPARISON PLAN VIEW JUNE TO OCTOBER, 2016			
		ST. JOSEPH OFFICE 1402 S. Main Street St. Joseph, MI 49781 Tel: 800-254-2333 Fax: 800-254-2333 www.SpicerGroup.com	
DES. BY: TAM	CHK. BY: ERS	PROJECT NO.	120185SG2012
DRAWN BY: TAM	APP. BY:		
SHEET 4 OF 4			
DATE: NOVEMBER, 2016		FILE NO.	
SCALE: 1" = 200'		JDR-3010-04 4	



ELEVATIONS TABLE - STATION 1			
MINIMUM ELEVATION (FT)	MAXIMUM ELEVATION (FT)	AREA (SQ. FT.)	COLOR
-3.36	-1.00	336,122.69	Red
-1.00	-0.20	443,702.71	Orange
-0.20	0.20	363,796.81	Yellow
0.20	1.00	312,320.29	Green
1.00	3.53	238,613.23	Blue

ELEVATIONS TABLE - STATION 7			
MINIMUM ELEVATION (FT)	MAXIMUM ELEVATION (FT)	AREA (SQ. FT.)	COLOR
-3.36	-1.00	32,170.81	Red
-1.00	-0.20	71,962.70	Orange
-0.20	0.20	78,094.94	Yellow
0.20	1.00	59,524.44	Green
1.00	3.53	35,294.38	Blue

ELEVATIONS TABLE - STATION 8			
MINIMUM ELEVATION (FT)	MAXIMUM ELEVATION (FT)	AREA (SQ. FT.)	COLOR
-3.36	-1.00	30,472.48	Red
-1.00	-0.20	35,594.41	Orange
-0.20	0.20	35,407.31	Yellow
0.20	1.00	32,276.41	Green
1.00	3.53	16,800.33	Blue

ELEVATIONS TABLE - STATION 9			
MINIMUM ELEVATION (FT)	MAXIMUM ELEVATION (FT)	AREA (SQ. FT.)	COLOR
-3.36	-1.00	61,686.05	Red
-1.00	-0.20	76,259.33	Orange
-0.20	0.20	62,004.43	Yellow
0.20	1.00	46,038.51	Green
1.00	3.53	42,130.85	Blue

ELEVATIONS TABLE - STATION 13			
MINIMUM ELEVATION (FT)	MAXIMUM ELEVATION (FT)	AREA (SQ. FT.)	COLOR
-3.36	-1.00	326,411.47	Red
-1.00	-0.20	376,920.26	Orange
-0.20	0.20	361,548.76	Yellow
0.20	1.00	355,608.40	Green
1.00	3.53	243,464.67	Blue

LEGEND
ROADS ---
SECTION LINES - - -
BATHYMETRIC SURVEY CROSS SECTIONS —

PRELIMINARY

BY: MARK	REVISIONS:	DATE:
LAKE TEMPLENE NOTTOWA AND SHERMAN TOWNSHIPS, ST. JOSEPH COUNTY, MICHIGAN SUBSTRATE REMOVAL COMPARISON PLAN VIEW OCTOBER, 2016 TO OCTOBER, 2017		
Spicer group		ST. JOSEPH OFFICE 1402 East Main Street St. Joseph, MI 49781 Tel: 800-224-2263 Fax: 800-224-2267 www.spicer-group.com
SE. BY: TAM DR. BY: TAM	CH. BY: ERS APP. BY:	PROJECT NO. 120185SG2012
STATUS: DATE: OCTOBER 2017 SCALE: 1" = 200'	SHEET 3 OF 6 FILE NO. JDR-3081-03	3



Fall 2018



Spicer Group Bathymetric Survey Results

- **Will not be available until the end of November**
- **Results from previous years show bottom reduction from 1"-3" on an annual basis**

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Bottomland Reduction 2015 Thru 2017

Bottomland Reduction Inches							
Site	Acres	2015	2016/2017	2017	Total	Cubic Ft.	Cubic Yds.
1	37	3	8		11	1,477,410	54,719
2	29	1	10		11	1,157,970	42,888
3	22	3	8		11	878,460	32,536
4	6		5		5	108,900	4,033
5	12		8		8	348,480	12,907
6	13		10		10	471,900	17,478
7	7		5		5	127,050	4,706
8	3		7		7	76,230	2,823
9	7		10		10	254,100	9,411
14	9			3	3	98,010	3,630
15	19			1	1	68,970	2,554
Total	164					Total	187,684



Fall 2018



Bathymetric Survey Results

- **When the report showing bottom results is received the data will be on posted on our website**
- **Each aeration compressor host property owner will be mailed a letter with their individual results**

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Bottomland removal plans for 2019

**East Bay will have one aeration +
bio-augmentation system removed.
Likely will add bio-augmentation to
a portion of Hickory Hills 2 near the
Norris and Splitt homes**



Fall 2018



Bottomland removal plans for 2019

- **Will be doing water quality sampling spring, summer, fall for a new permit application process.**
- **Changes in DEQ permitting require data gathering prior to submitting paperwork.**



Fall 2018

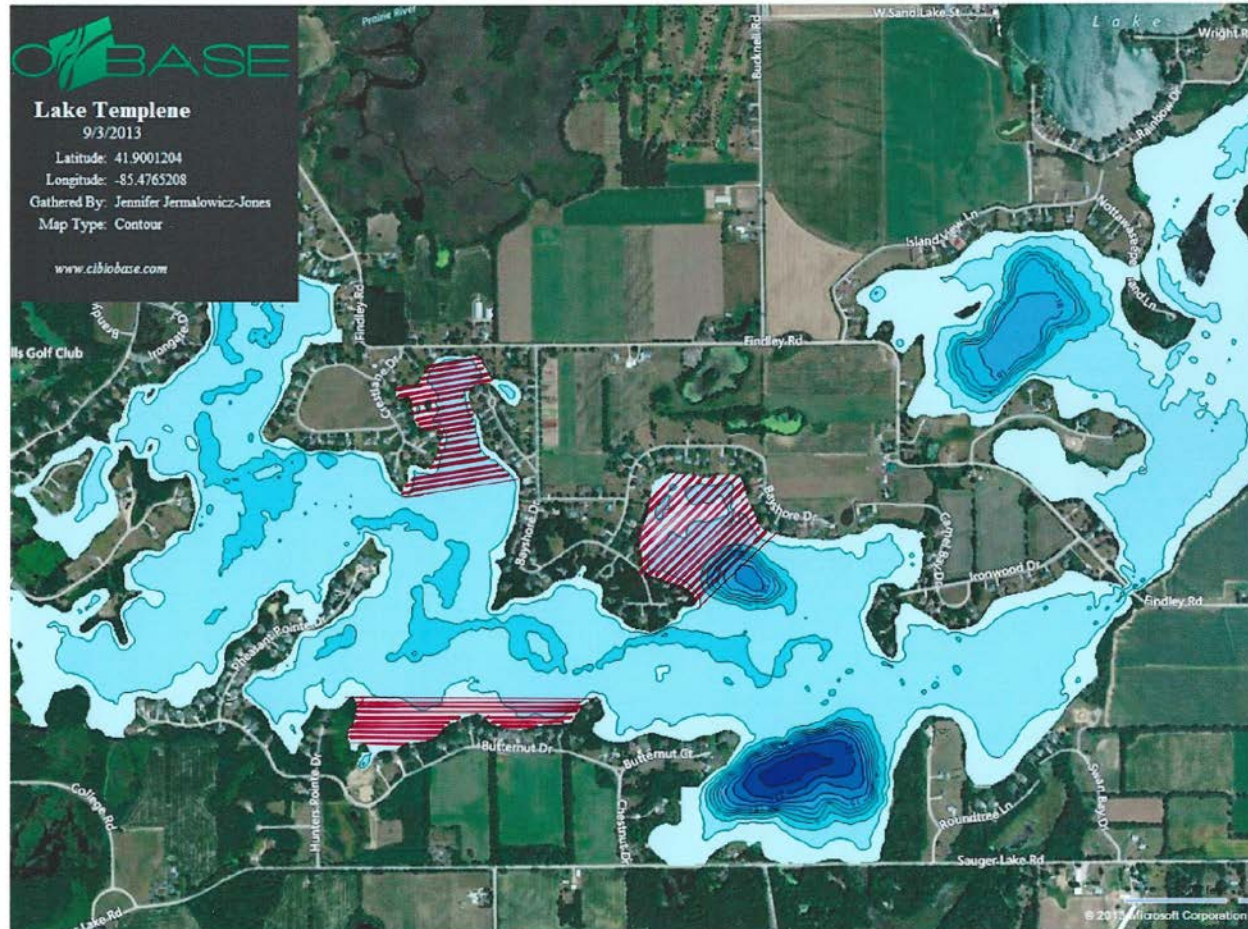


Bottomland removal plans for 2019

- **Depending on 2018 results we are looking at adding aeration to 2-3 sites**
- **Currently we have 3 sites with bio-augmentation only on Findley Rd, near Crystal Beach and on Butternut east of the Boyce home**



Pilot Sites



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Fishery Enhancement for Spring 2019

- **2000 Yellow perch size 4-7" at \$1,940/1000 plus \$150 freight**
- **4,000 Black crappie size 3-4" at \$2,750.**
- **1,600 Hybrid bluegill size 4-6" at \$3,008 plus freight**
- **Total cost to restock Lake Templene will be \$10,000**

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Fall 2018



- **SAD FUNDING FOR 2019**
- **The Lake Templene Improvement budget for 2019 is \$318,533**
 - **Aquatic Plant Control**
 - **Bottomland Reduction**
 - **Fishery Enhancement**



Fall 2018



- **SAD FUNDING FOR 2019**

The Lake Templene Improvement SAD assessments on the winter tax bill will be

- **\$780 for a developed lakefront lot**
- **\$390 for a undeveloped lakefront lot**
- **\$4,200 for the Island Hills Golf .Club**

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Shoreline Improvements

- Pheasant Pointe Drive shoreline leading to the Big House is being restored this month with fabric underlayment and stone. Erosion has been occurring for years
- Walter's Island near Ridgewoods 2 will be restored next spring when water returns to normal pool level. Have permit, barge, and workers

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LTPOA Fall 2018



- **Development Plans for South Beach**
- **The Island Hills open space preservation ordinance was approved in October by Nottawa Twp.**
- **The plans for development being considered call for 8 single family homes with lakefront lots.**
- **The Fall Lake Templene newsletter contains an article on the current status**



Fall 2018



- **Snow Plowing new contract**
- **Alpine Construction was the low bidder of five contractors who submitted quotes**
- **The contract is for 2018-2023, a 5 year firm price basis**
- **The base price will be \$27,000 plus extra costs for sand, heavy equipment if needed**



Fall 2018



Road Repaving Project Results

- We had asked for \$500 for developed lots and \$250 for undeveloped lots each year for a 5 year period
- None of the 11 subdivisions around the lake supported the petition drive to the required 60% acceptance
- The overall average was 32%



LTPOA Fall 2018



Next steps to repair the roads

- We have cul-de-sacs that need to be made fire truck friendly-primarily cutting out obstructions. An example would be Lakeview Circle in Hickory Hills 2
- There are a very few road edges that allow rainwater to run into property owner garages. They are in the road right of way

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Fall 2018



Next steps to repair the roads

- Double chip & seal with fog coat
- This is what St. Joseph County road commission utilizes. Findley Road is an example
- Lasts 5-7 years on a normal public road



Fall 2018



Next steps to repair the roads

- 10.6 miles times \$18,000 = \$190,000
- Establish a 3 year sinking fund at \$200 for a developed lot, \$100 for an undeveloped lot
- This would give us \$216,000



Fall 2018



Next steps to repair the roads

- **Billing would be part of the annual dues billing. No SAD would be established**
- **Funds would be kept in a separate account code within our accounting**
- **The LTPOA board would have to approve the sinking fund route**

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Fall 2018



July 7th Fireworks Display

- **Thanks to the shore captains for their work on obtaining the \$15,000 cost**
- **This was the fifth year for Flashing Thunder to light up the sky**



Fall 2018



Mowing of common grounds & vacant lots

- We have a 3 year contract with Custom Lawn Care 2017-2019
- 10 mowings per season cost \$16,000
- We schedule mowings every 2 weeks beginning early May
- Vacant lots are \$200.



Fall 2018



Lake Safety

- Have ordered new buoys for spring 2019
- Installed more lights on buoys
- Working with the sheriff's department to have their time on the lake focused on boater safety issues
- If you see an unsafe activity report it to the sheriff's department 269-467-9045

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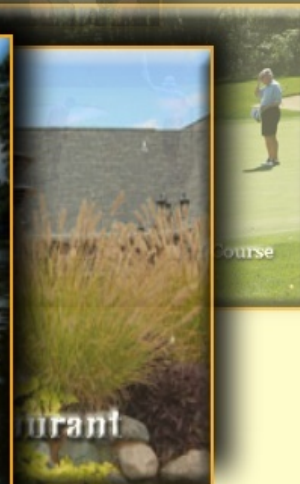
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Fall 2018



Property Owner Communications

- **LTPOA Newsletter publication**
- **www.laketemplene.org website**
- **LTPOA Yahoo Groups Site**
- **Facebook –Lake Templene Home Owner's Group**



Fall 2018



Property Owner Communications

- **LTPOA News & Notification e-mails to everyone**



Fall 2018



- **Shore Captains**
- **Welcome packages**
- **Insurance policies**
- **Keys to boat launch & waste site**

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Fall 2018



- This concludes the set of slides to accompany our fall membership meeting discussions
- The entire presentation will be posted on the www.laketemplene.org website