

Prez sez:



.It's been so long since our last newsletter that I don't know where to start, so forgive me for being behind schedule but here goes...

.First off, I regret to inform you of another lost member, Sylvia Estes passed away. Despite her poor health, she and Buddy stopped by the clubhouse after the hayride and again after the removal of docks to say Hello. It was really great to see Sylvia and Buddy (they were the couple just up the hill from the clubhouse with the pet monkey, Twinkle Toes). She died shortly thereafter. Our condolences go out to Buddy and the family.

.Speaking of the Hayride, thanks to Dave and Patty Bird for again coordinating a successful event this year. The weather cooperated and as usual the 30 or so folks that attended enjoyed some great colors and great eats!

.As you probably know by now the Special Assessment District for our Lake Management Plan has passed all the hurdles. It is an eight year plan, and will cost \$147 per lot per year. I can't thank you enough for your support to keep our lake healthy and beautiful. Also, the new 5 year drawdown permit was approved and you can see our progress by looking at the shoreline. We are down about 23 inches so we have another 13 inches to go. Thanks to Blair and the Lake Committee for all they have done in this very busy year.

. If you attended the semi-annual meeting on 8/31/2014 you were able to see the clubhouse really shaping up. The appliances have been moved to the new addition so we have more meeting room and seating space now. The electrical is complete and has been approved by the county inspector. The well is now drilled and the tank and pump have been installed. The really good news is that the well came in \$2000 below the estimate because it was a shallow well. John Sackrider says he hit good water that pumped 50 gallons per minute at 36 feet, so he stopped and saved us a bundle of money.

.Due to this unexpected savings your board has now approved money to complete the rough plumbing which will be done yet this year.

.Thanks to all who have worked so hard to coordinate this huge clubhouse undertaking, thanks to all who have worked so diligently raising money (especially George & Cindi Jackson and the golf committee, and Kathie Nihls for another successful raffle). Thanks to all of you for your generosity, whether it was a significant donor contribution or buying a 50/50 raffle ticket, it all adds up. But don't stop now .... We still have so much to do... furnace, insulation, fixtures, walls ceilings, cabinets, and counter tops etc. etc. etc.

. As always I must thank the Board for all their long hours, dedication and commitment to improving the lake, the club and the clubhouse. We would not be where we are without them.

.. Lastly, thanks to all of you for your support of the Board and all you do in volunteering for our social events, projects and maintenance.

.I hope to see you at the stump cutting party on January 24, 2015. Have a great and safe winter.

Moving forward,

JJM

**Fishing Contest Winners 2014:**

Bass large mouth: 18 3/4 inches Lyn Fleishman

Rock Bass: 16 inches Rocco Yacobelli

Pike: 27 inches Rocco Yacobelli

These winners have been added to our new fishing contest plaque and received a Dunham's gift card.

Thank you Bob Nickodemus for chairing this.

**Winners of the WVPOAC Raffle on August 31, 2014:**

The 5 \$100 prizes:

Tom Schmidt

Elaine Berardi

Steve Olger

Gayle Mroczkowski

Les Bruscha

The grand prize \$1000: Len and Mark Shelp

Thank you to, Tom for donating your money back to the Building Fund.

Thanks for all who participated and to all who sold tickets (we sold 313 of the 500 tickets) and had a profit of \$1530.00.

THANK YOU TO WHEELER MOTORS FOR SPONSORING THE TICKETS

*Hayride: We had about 30 people attend the hayride. The colors were good, lots of marshmallow throwing (large ones this year) and silly string. Back at the clubhouse, some great chili, dips, and desserts awaited us. Thank you to Dave and Patty Bird for organizing the event.*

**Maintenance Corner:**

Dave Andrusiak thanks all who helped with mowing the grass this year. Bill Stapels, Dave Dohring, Mark, Deb and Sarah Morelli, Ross Peppler, Dave Andrusiak, Lori Connelly, Jim Nihls, Mike VonHagen, Dennis and Justine Gallagher, and Bob and Nancy Nickodemus. It is so much easier with lots of volunteers.

### **Thank you:**

For the Clubhouse cleanup and rearrangement on August 30, 2014 after the construction: Michele Andrusiak, Bob and Pat Chadwick, Bob and Nancy Nickodemus, Jim and Kathie Nihls, Mel Rzepecki, Mike VonHagen and Ernie Zack.  
For removing the dock: Dave Bird, Bob Chadwick, Dave Dohring, Lyn Fleishman and Lyn's friend Paul, George Jackson, Bob Nickodemus, Bill Stapels, Blair Wickman, and Rocco Yacobelli  
For removing the buoys: Blair (Loon buoy), and Lyn Fleishman and his friend Paul for the cove buoys.

### **Social Events for 2015**

**Board Meeting:** January 24, 2015 10:30 am

**Stump Cutting:** The date of the party is January 24, 2015 4 pm at the clubhouse please bring a dish to pass. The actual stump cutting may be that day, it is based on weather conditions – we will keep you informed.

**Annual Membership fees due:** May 1, 2015

**Trash Amnesty Day:** May 9, 2015 9 am- 4 pm Lumberjack Park

**Board Meeting:** May 23, 2015 10 am

**Clubhouse cleanup:** May 23, 2015 11 am

**Dues and Raffle tickets collected:** May 24, 2015 11 am

**Annual Meeting:** May 24, 2015 noon

**Pontoon Poker Run:** Ernie & Jackie Zack June 27, 2015 (tentative)

**Boat Parade:** Rick & Mel Rzepecki July 4, 2015 2 pm at the clubhouse

**Golf Outing:** George & Cindi Jackson and Bob & Nancy Nickodemus July 18, 2015

**Garage Sales:** Dave Dohring TBD

**Fishing Contest:** Bob Nickodemus (would like some help please consider volunteering) May 1 – Sept 6<sup>th</sup>

**Semi-annual Meeting:** September 6, 2015

**Hay Ride:** Dave & Patty Bird TBD

**PLEASE CONSIDER VOLUNTEERING TO HELP ON ANY OF THESE EVENTS OR CHAIRING ONE OF YOUR OWN!!!**

### **Lake Committee Report:**

**Lake Report:** Jennifer provided the update at the Sept 2014 membership meeting: overall water quality is excellent, good oxygen level and water clarity. The visual Lake Survey was held on August 31, 2014. Water milfoil found, but 3' drawdown should eliminate. Pondweeds now the big issue, followed by yellow water lilies and water shield. Pondweed cannot be treated systemically; it needs to be treated annually. Jennifer recommends continued approach of aeration and annual treatment.

**Aeration:** The two aeration test sites (Turtle cove w/6 jets and the SE corner of the lake w/12 jets) began operation in 2013. Current trial agreement expires October 2015. DEQ has requested samples for comparison to prior years. We will continue to monitor for effectiveness.

**Lake Draw Down/Lowering:** The DEQ approved new permit for five (5) years with an allowable drawdown of three (3) feet. We are currently at approx. 23”.

**Dam Repair:** Blair estimated it will cost approx. \$1000 to add rip rap at the south side of the dam, but DEQ permit is required and has been approved. The Dam repair was approved as part of the Lake Drawdown permit, saving \$250.

**Newsletter and communications by email:** If you would prefer to receive your newsletter and our communications by email please send your address to [Nihls2@gmail.com](mailto:Nihls2@gmail.com).

**Membership:** We currently have 89 paid members – please talk to your friends and neighbors about joining – remember they do not have to live on the lake.

**Clubhouse expansion:** The electrical is complete and approved by the county. The well is in and pump and tank are set. The cost of the well came in approx. \$2000 less than the estimate, so the rough plumbing will be installed this fall. Thanks to all who helped on these many projects. We are looking forward to much more progress in 2015. Please consider being a significant donor (form below).

**Condolences:**  
**To the family of Sylvia Estes, you are greatly missed!**

**LMP Special Assessment:** We are in the last year of our LMP Special Assessment District. At our May 2014 membership meeting, it was recommended by the Board and approved by the attending members to proceed with Plan B with Nunda Township to create a new LMP Special Assessment District for 8 years at a cost of \$147/yr. per lot. (Note: The current LMP assessment is \$95/year and expires this year.) The Nunda Township Board approved this and meetings were held on August 30, 2014 (several protests were presented) and the SAD was approved on October 12, 2014 by the Township Board.

**Dam Insurance:** Ernie Zack presented his findings on Dam insurance. Based on his analysis, he recommends we only maintain Commercial General Liability Insurance and not insure the dam itself. Ernie obtained current rates from two additional insurance carriers, and based on his evaluation, recommended we switch from Cincinnati to National Specialty, saving approx. \$150 annually with better overall coverage. Liability coverage amount will remain at \$1M. The Board agreed with his recommendation and we will proceed with National Specialty.

**\*\*\*JUMP ON THE BANDWAGON BELOW\*\*\***

**BUILDING FUND  
SIGNIFICANT DONOR CAMPAIGN**

Please help our clubhouse expansion by donating at one of the below levels. Your name will be placed on an appropriate plaque as determined by your giving level to be displayed in the clubhouse on the expansion wall (unless you choose to remain anonymous).

Platinum	\$1000.00
Gold	\$500.00
Silver	\$250.00
Bronze	\$100.00
Contributor	\$ 25.00

AMOUNT \$ \_\_\_\_\_ PLAQUE INSCRIPTION: \_\_\_\_\_

Please return this form with your check payable to W.V.P.O.A.C. Building Fund to:  
W.V.P.O.A.C.  
PO Box 284

**WILDWOOD VALLEY PROPERTY OWNERS ASSOCIATION & CLUB**

MEMBERSHIP APPLICATION - MAY 1, 2015 TO APRIL 30, 2016

\_\_\_ NEW MEMBER \_\_\_ RENEWAL \_\_\_ BUSINESS

**Membership dues are due May 1, 2015**

NAME \_\_\_\_\_

HOME ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL ADDRESS (if prefer): \_\_\_\_\_

PHONE \_\_\_\_\_ LAKEFRONT? (Circle one) Yes No

WOLVERINE ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

**DUES are \$75.00 per year \$150 for Rentals**

AMOUNT ENCLOSED \_\_\_\_\_

Please complete this form and return it with your payment to:

WILDWOOD VALLEY PROPERTY OWNERS  
ASSOCIATION AND CLUB  
P.O. Box 284  
Wolverine, MI 49799



**P.O. Box 284  
Wolverine, Michigan 49799-0284**