



Middle Straits Lake *Connection*

Spring 2023

Letter from the MSLIA President

HAPPY SPRING to all our MSLIA members in good standing! It's a great feeling when the weather improves, and we turn our attention to exciting summer plans with friends and family.

We have quite a bit going on in our lake community. The West Acres boat count saga continues to rage on in the courts. As you are probably aware, West Acres has been trying to gain approval to dock 80 boats on various areas of their shoreline. Last summer, they took their case to the West Bloomfield Zoning Board (ZBA) and were denied this 80-boat request. The township did, however, grant them a variance to dock 47 boats on said shoreline based on historical data supporting non-conforming use. West Acres has not accepted this decision and has filed an appeal in the circuit court against West Bloomfield Township in hopes of overturning their decision. MSLIA is engaged in this process, and we will let everyone know the outcome when it becomes available.

The Baypointe Golf Club property has sold again! This time to the Chaldean Diocese. We attended an informal planning meeting at the Commerce Township City Hall to hear what they had planned for the property. It's not entirely firm, but it appears that they are targeting building a new church on the site and keeping the clubhouse with a 9-hole executive course. Of all the proposals we have seen in the past, this one would be the most desirable. We are in contact with the proposed new owners and will ensure that the concerns of our community are heard and addressed.

I am sure that everyone noticed the low lake level we had last fall. Mother nature was the primary cause, but the situation was amplified by lack of a working river pump. At the west end of Lower Straits there exists a large pump to transfer water from the Huron River system to Lower/Middle Straits when the lake level drops below the legal level. This pump has been historically unreliable and was inoperative most of last year due to a broken component. We have joined with the Lower Straits Lake board to hold Oakland County accountable for the repair of this pump. The latest update is that the pump should be operable by the end of May. Thank you to Mother Nature for the abundance of precipitation this winter/spring.

Dues collection continues to be a challenge. I find it hard to believe that we have conscious objectors to paying \$55 a year for the health of our lake. For those of you that pay on time, thank you. For those that are significantly behind on payment, we will be opening liens against their property per our bylaws.

Fireworks are back on Friday, July 7. Matt Barron, our Social Director, will talk about this and related fundraising events in his section.

We have a fresh Middle Straits logo thanks to our new VP, Jon Nemeth. He will be creating some new SWAG! Out with old and in with the new!

Please join me in thanking all the board members who generously devote significant personal time to supporting the health and prosperity of Middle Straits Lake. Much of the work is behind the scenes and goes unnoticed, but it is essential. Thank you and see you on the lake!

Jeff Carroll, MSLIA President

MSLIA Merchandise – Jon Nemeth, Vice President

We have some great new MSLIA gear that is available to purchase now. We have ¼ zip long sleeve lightweight pullovers and new hats with the all new logo. We will have them at the annual meeting and you can email me any time to pick up something fresh for summer.

I hope to see you all in “the bay” this summer!

Cheers,
Jon Nemeth – MSLIA Vice President

Water Quality Report

Weed Removal: Weed harvesting for the summer of 2023 is scheduled for the 2nd week in July. We schedule this time frame to achieve maximum harvest while cutting when weeds are at full growth. The contractor we are using is Mike’s Clearwater Harvesting Inc. We need the cooperation of all of the Eldora property owners to make sure that we have email addresses so we can notify the day of planned canal weeding. The harvester will not go down the canal if there are any boats due to a previous issue. Send your email via the contact page at www.MSLIA.org or email it directly to lakeboard@mslia.org

Fish Stocking: Fish Stocking for 2022 took place in October with Croppie and Shiners. As in the past, we purchased the fish from Imlay City Fish Farm. According to a DNR fish study several years ago, our fishery was healthy. We alternate stocking the lake with Pike and Bass, and we plan to continue working on our stocking program.

Michigan Lakes and Streams Association: MSLIA is a member of the MLSA which is a statewide organization of riparian organizations and waterfront residents. Visit their website to see the good work they do and resources that are available: www.mymlsa.org

Lake Ecology/Biology – Al Proulx

Fertilizer Ordinance Reminder:

West Bloomfield has a fertilizer ordinance that protects our lakes from harmful runoff. **Do not fertilize prior to May 1 each year.** If you have questions, please contact the West Bloomfield Township Environmental Department. They have additional materials available. You can also contact the Detroit Landscape Association at www.healthylandscapes.com.

Lakeshore Maintenance:

Many of our residents utilize lawn services for maintenance and clean-ups of their property. Whether you hire it out or do it yourself, keep our lake clean by making sure leaves and grass don't get blown into the lake. Did you know?... It is illegal to intentionally dump or blow leaves and grass clippings into the lake. Violators are subject to a misdemeanor and may be fined up to \$2,500. You are responsible for any person or company that you hire so make sure they are abiding by the law!

Lake Monitoring:

Our association pays every year to be a member of the Co-operative Lakes Monitoring Program (CLMP). We submit lake samples for phosphorous analysis twice a year and take clarity readings multiple times throughout the season. Our data is then published every year by CLMP.

Lake Safety – Bob Barbour

Please be sure to follow the following rules while on the lake to keep everyone safe:

- Stay 50 feet from another boat at wake speed and 100 feet from shore and marked swim areas.
 - Generally, drive around the lake in a **counter-clockwise** direction when underway.
 - There is **no wake** on Sundays and Memorial Day, July 4th and Labor Day before 11:00 am and after 7:30 pm.
 - **Personal watercraft, PWC (Jet Skis, wave runners, etc.) may not be operated by persons younger than 14. Consult the Michigan Boating Rules at <http://www.boat-ed.com/mi/handbook/>. Keep in mind that these craft are highly maneuverable, harder to see than a boat, and very dangerous in the hands of an inexperienced operator. They must adhere to all boating rules.**
 - **14 and 15 year olds may only operate a PWC with a parent or guardian 21 or older on board, or no more than 100' from their parent or guardian, and must have a Boater Safety Certificate**
 - **Anyone born after December 31, 1976 MUST have a Boater Safety Certificate to operate a PWC**

 - If you see a person operating recklessly, either approach the person and explain the laws, or call the Oakland County Sheriff at 248-858-9411 and report the violator.
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MSLIA Event Calendar – Social Chairperson Matt Barron

Thank you to all the members for making 2022 such a great year, the Social Committee has been hard at work to generate fun fundraising events and opportunities for the lake communities to come together and meet all our wonderful neighbors. Here is a highlight of the events we held in case you may have missed them:

Winterfest/Chili Cook Off – Even though we didn't have a lot of ice on the lake this year to conduct our usually hockey games, kids skating and ice fishing, we had a very well-attended winter party on February 4th at the east end of the lake. There were a lot of delicious chili recipes to sample and congratulations to the top 3 winners, this is always a fun family event.

Fireworks – On July 8th we hosted our 2nd annual lake-sponsored fireworks display. The show continues to get better each year and we look forward to the display that Gen-X has planned for 2023. Thank you for all your donations and to all our family/corporate sponsors, this event would not be possible without all your support.

Summer Party – Unfortunately we were not able to hold this even this year, but the plan is to bring it back this year so please watch our social media for updates.

Bowling – After a very successful 2022 bowling event we decided to bring this back again and the turnout was even better than last year. We had the entire alley at Wonderland Lanes filled with people from our community, it was a great opportunity to catch up with neighbors and get out of the house after those long winter months. Everyone had a great time and we raised several thousand dollars for the fireworks display.

THE MSLIA Annual Meeting is scheduled for Friday, June 2nd @ 7pm. The meeting will be held at the Bloomer Park pavilion and is a great opportunity for you to come out and meet the board members/neighbors, learn about what is going on in our lake community, volunteer, buy your all the new MSLIA merchandise, and share any concerns you may have.

The 11th Annual Independence Day Boat Parade will be held on the 4th of July holiday at 7pm (Tuesday Night). As in previous years we will meet at the east end of the lake by Twin Beach Park so that we can then parade around the lake to show off the festive boat decorations and celebrate the USA! Invite your neighbors and friends out and be sure to get creative as there will be a Best Boat prize this year which will include the very popular MSLIA apparel and gift certificate for local dining!

FIREWORKS!

For the 3rd year in a row the MSLIA has contracted GEN-X Pyrotechnics to conduct a firework display that will be launched from a barge on July 7th. The barge will be positioned in the middle of the lake north of Bloomer Park. There will be a patrol boat to keep everyone a safe distance from the launch site. Thank you to everyone who has donated! If you know of anyone who might be interested in sponsoring this event please pass along their information. The goal is to generate enough fundraiser to ensure we are able to hold this annual event, donations and sponsorships will help to make this happen. You can also include donations with your annual dues or send donations through PayPal at lakeboard@mslia.org. Make sure before you hit 'Send' that it says 'Paying a friend' that way 100% of your donation comes to us and no fees are deducted.

The annual MSLIA Summer Party is still in the process of being planned, please look for updates on the MSLIA website or Facebook page.

***Please like our Facebook page <https://www.facebook.com/Middle-Straits-Lake-Improvement-Association-282504370226/> and provide the committee with your email address so that we can keep you updated with upcoming events.*

Golf Outing Title Sponsor

Doug Browne
Agency Owner
Oakland County Lakes Area
(248) 486-1831
dbrowne@fbinsmi.com



A big thank you to Doug Browne of Farm Bureau Insurance for continuing to sponsor our MSLIA events. Farm Bureau offers an insurance policy, [The Lake Estate](#), that is designed specifically for lakefront homeowners (back lots too), to cover your home, watercraft and shoreline property, golf carts, umbrella, everything you need.

Call the Doug Browne Agency at 248-486-1831 to complete your coverage and save money at the same time.

Important Dates for 2022:

Golf Outing	Thursday May 25 th Baypointe
Annual Meeting	Friday June 2 rd – 7PM – Bloomer Park pavillion
Summer Party	TBD look at our social media for updates
Boat Parade	Tuesday July 4 th – 7PM – East end of lake
Fireworks	Friday July 7 th – at sunset
Boat Rally	Saturday August 12 th – email the camp counselors at MSLSC2023@gmail.com for more information. This event is always a blast!

Email Please!

Make sure that we have your email address so that we can send you late breaking news and let you know when important events take place. To submit your email address go to MSLIA.ORG and select the Contact Us link, or simply drop us a message at lakeboard@mslia.org

Treasurers Report – Chip Campbell

The Association ended 2022 in a solid financial position, despite some large “new” expenses that were incurred -- the legal fees related to the West Acres issue, and the 2nd Annual July Fireworks Display. For 2023, we are attempting to hold expenses at minimal growth year-over-year while

pursuing dues collections, and additional fundraising and cost-cutting opportunities, to beat the budget and get to breakeven without having to cash in some of our past-year investments (presently valued at over \$47,800). Our May forecast has us within \$2700 of breakeven (vs. \$9785 shortfall at Budget). We still have fellow members who have large outstanding balances that they owe all of us, and we will continue to address those, including placing liens on related properties. Again, thanks for your continuing support in keeping the financial health of our organization in great shape. We really appreciate the membership's support in our fireworks fund-raising activities – golf outing, bowling event, Super Bowl Squares, and general contributions –raising over \$10,300 to date, and we still have the golf outing to go! Any further support here will help fund undertaking. You can simply add the desired amount to your base association dues when you them mail in. Do not hesitate to contact us if you have any questions about the MSLIA finances or your account. Also, as a reminder for those selling or buying a house on Middle Straits Lake, the status of the property's account would be reviewed by the Closing Agent with us as part of the sale.

2023 Budget - APPROVED		2023	2022	2023 B/(W)
		Total	Forecast	2022
		11/6/2022	12/31/2022	12/31/2022
Revenue	Dues Collections -Home Owners	\$ 8,653	\$ 8,336	\$ 318
	Dues Collections - BayPointe and HOA's	4,603.50	3,229	1,375
	Sponsorship Funds	500	-	500
	Prior Years Dues Payments	-	15,178	(15,178)
	Subtotal Dues	\$ 13,757	\$ 26,742	\$ (12,986)
	Fireworks (Including PayPal Balance)	\$ 22,000	\$ 20,616	\$ 1,384
	Lake Wear	-	-	-
	Total Income	\$ 35,757	\$ 47,359	\$ (11,602)
Expenses	Admin Costs	\$ 140	\$ 91	\$ (49)
	BoD Insurance	850	850	-
	Fish Stocking	1,600	1,600	-
	Fish Stocking Social (Oct/Nov)	100	-	(100)
	Lake Wear	-	-	-
	Mailbox	264	232	(32)
	Newsletter	570	570	-
	Postage	114	114	-
	Summer Social	300	216	(84)
	Website	210	119	(91)
	Weed Harvesting	12,000	8,446	(3,554)
	WinterFest	624	624	-
	ML&SA Membership / Conference (Apr)	250	150	(100)
	Other Admin Costs (Misc.)	-	48	48
	Legal Fees	10,000	12,257	2,257
	Fireworks Display	18,500	19,200	700
	State Filing	20	-	(20)
	Total Expenses & Investment	\$ 45,542	\$ 44,516	\$ (1,026)
	Net Income/(Loss) (Rev - Exp & Invest)	\$ (9,785)	\$ 2,842	\$ (12,628)

Lake News – Greg Andrick, Secretary and Mike Caruso, Government Relations

Lake Level Control

Middle Straits water level is maintained by a large pump located west of Newton Road that pumps water from the Huron River into Lower Straits which then feeds up stream to Middle Straits Lake. This pump is maintained by Oakland County Water Resources Commission (WRC, formerly the Drain Commission) and its upkeep is paid by lakefront homeowners through a Special Assessment District which appears on your tax bill. This pump is over 50 years old but was fully refurbished over the 2017-2018 winter at a cost of approximately \$26,000. This pump is able to push 4,500 gallons per hour, but it only can run when there is available water in the Huron River.

Bay Pointe Golf Club

A purchase offer was made and accepted by the Chaldean Diocese. Preliminary plans are to build a church. We will monitor this development and provide updates as they become available.

Boat Docking

As of this publication Westacres has not been successful in attempting to increase their permitted docking from 47 to 80. MSLIA was active in requesting that this expansion not be approved and the West Bloomfield Zoning Board agreed as did the Oakland County Circuit Court. We are waiting to see if Westacres attempts to get the Appeals Court to grant them leave. There is no right of appeal in this type of case so Westacres will need to show that there was error in law in order to appeal.

Boat Storage

No more than two boats and/or watercraft together with their trailers may be stored in the lake yard. If storage in the lake yard is not feasible, storage may be permitted in the side or street yard subject to the regulations in Section 10-103 of the West Bloomfield Township Code of Ordinances.

Docks, boat lifts, and boat hoists may be stored only in the lake yard.

The owners of all developed residential lots within a subdivision having Township approved or officially recognized access to, a navigable watercourse for boating purposes may petition the Planning Commission to permit outdoor storage of not more than two boats and/or watercraft together with their trailers subject to the requirements of Section 10-104 of the West Bloomfield Township Code of Ordinances.

Dues Reminder

Thanks to everyone that pays their dues on-time, every year. This represents around 85% of our members.

You have heard it before, but this year liens will be filed on any properties that are 5 or more years delinquent in their dues. Letters went out last spring to inform those who meet this criterion and several have cleared their balance, but there are a few holdouts. Please contact our Treasurer at cicampbell76@gmail.com if you have any questions. Once a lien is filed a property can not be transferred, sold or refinanced without having the lien released.

Fireworks Donations

The MSLIA would like to thank the following people who contributed extra funds toward the fireworks fund this year when they paid their dues. I apologize in advance if I missed anyone here.

Diamond Club - \$500 or more

Platinum Club - \$200 - \$499

**Andrick, Gregory T
Bonnett, John & Michelle
Caplan, Matthew & Cheryl
Gallant, Jeffrey
Lankowsky, Larry And Susan
Miller, Michael**

**Reibitz, Robert
Rotenberg, Stuart & Kathy
Shina, Basim & Hana
Tomczyk, Mike
Ureste, Matthew & Michele
Wisniewski, John**

Gold Club - \$20 - \$199

**Ankerson, Kyle & Megan
Barbour, Robert
Beshi, Alfons & Linda
Bien, Luke & Trisha
Bott, Dennis & Lori
Brassenx, Christopher And Kelly Semro
Brehm, Thomas
Campbell, Charles & Deborah
Capinjola, Curtis & Heather
Caruso, Mike
Cassidy, John & Deborah
Castorri, Mary Beth
Chowanic, Curt & Andrea
Coles, Linea
Coraci, Michael T
Corrigan, Mike & Jan
Dunn, Kara & Mike
Faber, Gary
Falzon, Samuel & Denise
Finkel, Jerome & Linda
Firlik, Richard G
Ford, Robert & Barbara
Garland, Lynne
Gorny, Kay & Mike
Grams, Robert J; Change To Marjorie
Hedlund, Richard & Kim
Jalkanen, Arthur
Jennens, Thomas & Kathleen
Johnson Iii, Perry & Connie
Kerney, Mark & Susan
Khatib, Hussein & Kim
Khetrapal, Sanjay & Sarmistha
Langberg, Lois And Mark
Lavela, Betsy & Joe
Laveroni Tr, Gail E
Lawrence, Thomas A**

**Lesnick, Howard & Shari
Lifton, Keith
Long, Christopher & Bridget
Loszewski, Timothy & Kimberly
Mann, James W
Mcdonald, Robert & Rebecca
Mchale, Michele
Miljan, Robert & Hensley, Christine
Moriante, Larry & Valerie Kaplansky
Myers, Mary
Nemeth, Jon & Tracy
Neumann, Anja
Northey, Thomas A
Payne, Jeff
Proulx, Alan & Holli
Provizer, Jeffery & Kari
Robertson, Alan & Sara
Rossow, David & Stephanie
Sauer, Bob
Saules, Peter A
Schickel, Karen
Schmitt, Pamala & Brian
Shin, David & Deann
Smietana, James & Zina
Stillman, Michael
Stockdale, John J
Surowiec, Stephanie
Varana, Bruce & Katie
Vinckier, Mark & Nicole
Waterstone, Joel & Carrie
Weberman, Aron & Cheryl
Worthy, Marcia
Youkelson, Jerry
Ziemkiewicz, David & Maria
Zrepskey A, Mark & Christine
Zywicki, Larry and Carole**

