



# Middle Straits Lake *Connection*

Spring 2024

## Letter from the MSLIA President

What a spring! I think that this has been the earliest dock install and boat launch in recent memory. Warm weather and abundant precipitation is good news for an early start to the summer on the lake!

As usual, your MSLIA board members have been very active over the past year and we are happy to update you on some positive outcomes. The West Acres boat count situation has been finalized through the courts and their number of allowable boats remains at 47 on docks as approved by the West Bloomfield Zoning Board of Approvals. I have spoken to a few West Acres board members, and they have a plan for compliance. The West Acres boating community is still stinging from this loss and there will likely be some retaliation against those they perceive who are against them. Please be as patient and kind as possible when dealing with these situations. Time will be the only thing that brings this lake back together.

The new owners of Baypointe Golf Club, the Chaldean Diocese of Michigan, have decided to continue to operate the property as a public golf course at least for the time being! We do not know for sure how long this will remain, but we are encouraged by our discussions with them. There is even talk of opening a restaurant in the clubhouse!

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 for the last two years. We have learned that as of April of this year, the pump is fully functional and should provide an improved lake level management should it be required. Thank you to John Levinson and the Lower Straits Lake board for holding Oakland County accountable for the repair of this pump.

As you know, we raised our dues during a vote in the annual meeting last year due to increased costs. This was the first dues increase since 2003! For those that pay on time, thank you for continuing to help keep our lake safe and healthy. For those that are in arrears, we will follow our bylaws and place liens on delinquent properties.

Fireworks are back on Saturday, July 6 and we are continuing to fund raise as this event is targeted to be net zero to our annual budget. Please participate when you can!

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

Really excited to announce we have additional MSLIA gear available. Along with our ¼ zip long sleeve lightweight pullovers and new hats we have added laser etched tumbler/cooler in 2 colors, burgees (boat flags created by Casey Clapper) and embroidered golf towels all with the new Middle Straits Lake logo. These items will all be available for purchase at the annual meeting.

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

Cheers, Jon Nemeth – MSLIA Vice President

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## Water Quality Report

**Weed Removal:** Weed harvesting for the summer of 2024 is scheduled for early 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 have added a scheduled day for a total of 4 days with 3 harvesting machines. 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](http://www.MSLIA.org) or email it directly to lakeboard@mslia.org

**Fish Stocking:** Fish Stocking for 2023 took place in October with Golden 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.mylsa.org](http://www.mylsa.org)

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## 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](http://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.

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### **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 4<sup>th</sup> 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 Casey Clapper / Matt Barron**

A HUGE thank you to everyone who has supported our social and fundraising events. We will continue to hold all our usual social events in 2024 and will be adding some new events that will create opportunities to meet and connect with all the wonderful people we have in our lake community. We are very excited to introduce **Casey Clapper** as the new social chairperson and looking forward to the new ideas and events she is working to set up this year.

Here is a highlight of the events we held last year in case you may have missed them:

**Winterfest/Chili Cook Off** –We did not have a very good year for ice related activities on the lake but still were able to hold a very well-attended winter party and Chili cook off at Twin Beach. There were a lot of delicious chili recipes to sample and congratulations to the top 3 winners, this is always a fun family event and we hope to have better ice conditions this year.

**Fireworks** – On July 7<sup>th</sup> we hosted our 3<sup>rd</sup> 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 2024. 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** – There was a great turnout for the summer party that we held at CEBIA Auxiliary park. Thank you to CEBIA for offering this location. The summer party is a great time to play lawn games, grab some food and catch up with neighbors. This year we look to incorporate a poker run prior to the summer party so please keep an eye out for more details as we get closer to June 22<sup>nd</sup> .

**Bowling** – Thank you to Wonderland Lanes for hosting our 3<sup>rd</sup> annual bowling event. 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. We will be doing a bowling league this fall that will be once a month on a Friday night, we will be looking for 16 teams so please reach out if you are interested in signup a team of 4 people and we can share details on dates and costs. Email us at [lakeboard@mslia.org](mailto:lakeboard@mslia.org)

THE MSLIA Annual Meeting is scheduled for Friday, June 7<sup>th</sup> @ 7pm. The meeting will be held at Bloomer Park 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 12<sup>th</sup> Annual Independence Day Boat Parade will be held on the 4<sup>th</sup> of July holiday at 8pm (Thursday 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!**

MSLIA has again contracted GEN-X Pyrotechnics to conduct a firework display that will be launched from a barge on July 6<sup>th</sup>. 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 though PayPal at [lakeboard@mslia.org](mailto: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.

**FORE!!!!** It is great news that Baypointe is open as a golf course this year again and is hosting our annual golf outing for Fireworks Fundraising. We schedule this event for the Thursday before Memorial Day weekend to help kick-off the summer in style.

Please look for updates on the MSLIA website or Facebook page as we continue to communicate on new social events for 2024.

*\*\*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 2024:**

Golf Outing	Thursday May 23 <sup>rd</sup> Baypointe
Annual Meeting	Friday June 7 <sup>th</sup> – 7PM – Bloomer Park
Summer Party/Poker Run	Saturday June 22 <sup>nd</sup> -
Boat Parade	Thursday July 4 <sup>th</sup> – 8PM – East end of lake by Twin Beach
Fireworks	Saturday July 6 <sup>th</sup> – at sunset
Boat Rally	Saturday August 10 <sup>th</sup>

## 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](http://MSLIA.ORG) and select the Contact Us link, or simply drop us a message at [lakeboard@mslia.org](mailto:lakeboard@mslia.org)

## Treasurer's Report – Chip Campbell

		2024	
		Forecast	Better/ (Worse) Than Bdgt
Assessment As Of		5/26/2024	
Revenue	Present Year dues	\$ 30,085	\$ (95)
	Prior Year Collections	5,665	5,665
	Total Dues	\$ 35,750	\$ 5,571
	Fireworks Contributions/Fundraisers	\$ 20,000	\$ -
	Lake Ware Sales	545	545
	Total Revenue	\$ 56,295	\$ 6,116
Expenses	Fireworks Display	\$ 20,200	\$ -
	Fish Stocking	1,600	-
	Lake Ware Cost of Sales	2,000	-
	Legal Fees	10,000	-
	Weed Harvesting	11,790	1,837
	All Other (Admin, Winterfest)	2,552	200
	Total Expenses	\$ 48,142	\$ 2,037
Total Net Income/(Loss)		\$ 8,152	\$ 8,152
Memo: 2023 Actual Income/(Loss)		\$ (1,610)	Projected at \$(9,785) at Last Year's Mtg
Memo: Investment Portfolio		\$ 67,052	Reported as \$47,873 at Last Year's Mtg

The Association ended 2023 in a solid financial position, with better-than-expected results compared to what was shared at last year's meeting – a minor "loss" of \$(1,610) vs. what at the time was projected to be an almost \$(9,800) loss. For 2024, we are already off to a fast start financially, with the present full-year forecast projected at net income of \$8,152, and over \$8,000 better than the approved 2024 budget. Most of this improvement is related to un-forecasted collection on past dues & related penalties (\$5,655) and lower-than-projected weed harvesting contract costs (\$1,837). An opportunity to further improve this year's results is in the legal fees area related to how much further spending is required to address the West Acres-related issues. I would like to note that since 2021, through the efforts of your Board, we have been able to collect over \$32,700 on past dues & related penalties. We will continue to pursue these delinquent accounts with targeted communications and liens as a last resort.

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 \$12,600 to date (forecast of \$20,000), and we still have the golf outing results to finalize! Any further support here will

help fund the fireworks. You can simply add the desired amount to your base association dues when you them mail in. If using PayPal ( lakeboard@mslia.org), please remember to designate us as your “friend”, which saves us a 3% service charge. 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.

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

### **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](mailto: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.

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### **Fireworks Donations**

Thank you to our Golf Outing family and corporate sponsors:

Rossow Family, Coles Family, Langdon Family, Cunningham Family, Andrick Family, Ureste Family and Carnacchi Family

Troy Vandenbosch Capital Advisors and White Dove Marketing

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

**Diamond Club - \$500 or more**

**Dennis & Lori Bott**



**Platinum Club - \$200 - \$499**

**Andrick, Gregory and Margaret  
Bonnett, John & Michelle  
Dickson, Stan & Heather  
Gallant, Jeffrey  
Gorny, Kay & Mike**

**Gold Club - \$20 - \$199**

**Bachmeier, Jason  
Barbour, Robert  
Bernard, Dennis  
Blank, Dan & Linda  
Brassenx, Christophe And Kelly Semro  
Brehm, Thomas  
Campbell, Charles & Deborah  
Capinjola, Curtis & Heather  
Caplan, Matthew & Cheryl  
Cassidy, John & Deborah  
Castorri, Mary Beth  
Chowanic, Curt & Andrea  
Coraci, Michael T  
Corrigan, Mike & Jan  
Cumbo, Rick And Doherty, Grant  
Cunningham, Jake & Lisa  
Dunn, Kara & Mike  
Edwards, David  
Faber, Gary  
Falzon, Samuel & Denise  
Finkel, Jerome & Linda  
Firlik, Richard G  
Ford, Robert & Barbara  
Garland, Lynne  
Guibord, Tracee  
Haskins, Mark & Joan  
Hedlund, Richard & Kim  
Hoppe, Daniel & Cassandra  
Jalkanen, Arthur  
Jennens, Thomas & Kathleen  
Johnson Iii, Perry & Connie  
Kerney, Mark & Susan  
Khatib, Hussein & Kim  
Langberg, Lois And Mark  
Lankowsky, Larry And Susan**

**Loszewski, Tim  
Miller, Michael  
Rotenberg, Stuart & Kathy  
Tomczyk, Mike & Kerry  
Ureste, Matthew & Michele**

**Lavela, Betsy & Joe  
Laveroni Tr, Gail E  
Lawrence, Thomas A  
Lepsetz, Steven & Alice  
Lesnick, Howard & Shari  
Lifton, Keith  
Long, Christopher & Bridget  
Miljan, Robert & Hensley, Christine  
Moriante, Larry & Valerie Kaplansky  
Myers, Mary  
Nemeth, Jon & Tracy  
Pakray, Behrouz  
Peurach, Diane  
Proulx, Alan & Holli  
Provizer, Jeffery & Kari  
Reibitz, Robert (1/5/24 Updated To Undeveloped)  
Riggs, Paul And Terri  
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  
Vinckier, Mark & Nicole  
Waterstone, Joel & Carrie  
Worthy, Marcia  
Yono, Wadi & Hani  
Youkelson, Jerry  
Zeldes, Geri & Steven  
Zrepskey A, Mark & Christine**