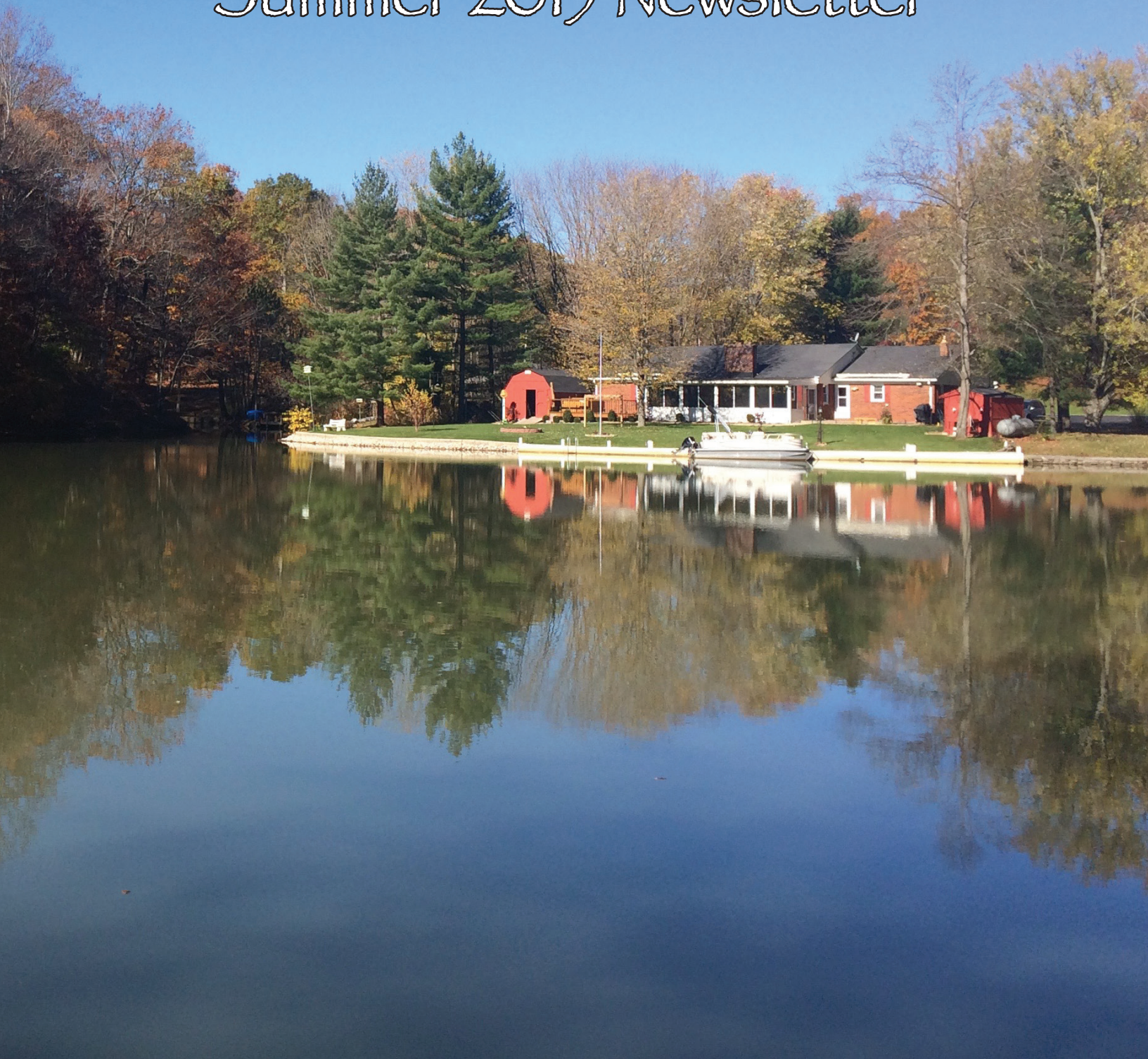


Lake LaSalle

Property Owner's Association Inc.

Summer 2015 Newsletter





Lake LaSalle Property owners Assn. Inc.

PO box 452 Morgantown In.46160 WWW.lakelasalle.com

Summer 2015 Newsletter

Lake LaSalle Property Owners Association Board Meeting – July 16, 2015

The meeting was called to order at 6:45 at the home of Charlie Backofen, President. Members present were **Mary Backofen**, Secretary, **Linda Schwaner**, Treasurer, **Joe Giblin**, Director of Grounds and Maintenance, **Joe Ridenour**, Director of Entertainment, **John Slater**, Director of Long-term Planning, **Jon Schwaner**, Communications, **Jared Sawyer**, Fishing, and **Charlie Backofen**, President. Absent were **Carolyn Giblin**, Complaints and Compliance/Building, and **Harry Hicks**, Vice-president.

Mary Backofen read the minutes from the April 16 meeting. One correction was cited by Linda Schwaner that “to avoid a service charge on the LLPOA savings account a withdrawal was made from savings to pay for the savings deposit box.” This correction will be added to the 4/16 minutes.

President Backofen discussed the small dam located on the Carl Ottenweller property to the east of our dam. As the Association had been mowing that dam for many years with no distinct reason for doing so, the secretary had written a formal letter to the Ottenwellers explaining that the LLPOA would no longer be mowing their dam due to costs and uncertainty of the need. Mr. and Mrs. Ottenweller then replied with a lengthy letter of details that in fact most of the dam is on LLPOA common ground and only the top section is on their property. Whenever in past years this mowing arrangement had been made, he had agreed to mow a section on Cardinal Drive adjacent to his property in return for the LLPOA mowing the dam. Charlie and he have talked personally, the information is valid and the mowing arrangement will continue as usual. In the meantime, LLPOA has further maintenance responsibility regarding that dam. Mr. Ottenweller has supplied newly surveyed stakes and is installing a concrete spillway.

There was no vice president report due to Harry’s absence.

Treasurer, Linda Schwaner read the monthly and quarterly banking accounts as follows:

June 30, 2015-end of quarter- details of below available on request

Linda further added that lots 92 and 93 required a lien as that property owner in writing has stated earlier that he will make no further payments and is planning to auction his property. The lien has been filed and delivered but the property has not gone to auction at this writing.

Partial payments are continuing for a few members. Due to no communication from the property owner for lots 14-15 after many attempts, a lien will be filed. The present lien status for lots 79-80 ½ remains due to the member’s Chapter 13 bankruptcy. The requested legal

“stay” to allow filing a lien for 2015 is expected soon. Charlie and Linda have supplied detailed information for this “stay” to our lawyer.

As Linda works individually with property owners with payment schedules due to their late payment and finds that some do not continue their promised payment schedule even though a preliminary payment was made, she asked (1) if the Association should still hold to the six month rule as stated article 10; (2) OR, if the payment schedule is offered in lieu of lien filing and is defaulted, can a lien be filed immediately; (3) and should there be a penalty or a fee of some sort for using a payment schedule. The Board held discussion and decided that, if a property owner has defaulted on payments by June 30/6 month rule, then a lien can be filed. In regard to a fee/penalty for using a payment schedule, it was decided not to implement this.

Linda proposed an amendment to Article 4, Section D, Item 2, that will allow a payment schedule for annual dues to be set up by contacting the Treasurer. The motion to proceed was made by Joe Ridenour and seconded by John Slater. Motion unanimously passed.

Secretary, Mary Backofen, reported that her flyer regarding the basics of being a Board member, the time commitment and the optimum condition to have 10 properties represented reached members in April. We officially have two officers’ positions, president and secretary, and two director’s positions to fill. She will reissue this information within a few weeks and then will **Board members assist her in contacting individuals if volunteers do not step up.** Couples who are willing to serve may yet have to fill the openings.

She continued that the Lake LaSalle flag is in place but damage to the flag pole has both flags aground and secured until a new pole is purchased.

Mary has twice contacted Mike Magner, the Superintendent of Roads for Brown County, regarding our status for beginning road resurfacing this year. Both times Mr. Magner was positive about beginning drainage and basic road preparation for this year. She restated that Chickadee Drive worsens with each week. She has invited Mr. Magner to speak briefly at the Annual Meeting to field questions and concerns from residents and he has gladly agreed.

Mary has written two formal letters to the Ottenwellers regarding the small dam. She also reminded the Board that at the first meeting they voted to include the 2014 Annual Meeting Minutes in the annual meeting mailer to make end of the year summary available to every property owner due to usually low attendance. These minutes will not be read at the meeting but will be approved by those attending.

In **Carolyn Giblin’s** absence, her report included a complaint and resolution of tree and brush left by a member on a neighbor’s property. Also, assistance was denied regarding a downed tree on a neighbor’s property as it was between property owners and not the LLPOA.

Joe Ridenour, Entertainment, reported that the Annual Meeting will be held on September 20, 2015 at St. David’s Episcopal Church in Bean Blossom. Refreshments will be supplied by the LLPOA and our speaker will be Mike Magner regarding road resurfacing details. A motion to approve this meeting date and site was made by Mary Backofen and seconded by Linda Schwaner. Motion was carried. Joe also has an idea for a Lake LaSalle Regatta on Saturday, September 19, at 10 a.m. There will be two races of a fun nature. Joe will develop his idea and distribute it to the membership in September.

Jared Sawyer, Fishing, has sent out several e-mails after the fish kill on the lake the weekend of July 10-11 with flooding. He has diligently examined all the suggested possibilities for the “kill.” As a note of caution for our water quality, he will take water samples to Purdue, W. Lafayette, on the 17th. This was recommended by DNR and Aquatic Control who do not have the testing tools.

The water analysis will be returned in 10-14 days and be sent to our membership. Swimming in the lake prior is at your own risk. Jared also stated that there is possible Fishing Contest around the Annual Meeting weekend to be announced. Hats off to Jared for his efficient research!

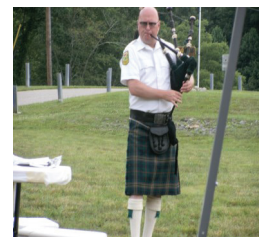
Joe Giblin, Grounds and Maintenance, noted that the rip-rap that the flooding water forced into Thunder Creek will have to be removed. Huge amounts of debris and silt have passed through Thunder Creek due to this record setting season of rain. An evaluation of the present silt depth will first be taken. With the retirement of Clifton Bryant, Affordable Services, a mowing service had to be found. S.T.B. Lawn Care will complete the mowing season at the same rate. Bids will be taken next spring for the full mowing season. The old fencing downed on Cardinal has been removed rather than repaired. Joe, Curtis McCloud and Gary Furgason installed the large, highly visible, yellow buoys. Also Curtis and Gary cut in half an old canoe left behind by a former property owner and installed the halves with lake decor at the boat landing. Finally, weed spray will be applied at the landing as soon as the rain stops for a few days.

Joe, Mary and Curtis have all spent many hours researching 25' flagpoles to select the most durable replacement as our first one has broken twice. Each concurred that a price range would have to be met for this quality. The Board agreed that a new pole must be purchased. As many members suggested that they would contribute to such a purchase due to the increased cost, a note to that effect will follow later with a contribution box available also at the Annual Meeting.

John Slater, Long Term Planning, made a motion that our "Who To Call" section of the newsletter be updated with some vendors to be removed. Mary Backofen seconded the motion and it was carried.

The meeting was adjourned at 9:15 pm with a motion by John Slater and a second by Joe Giblin.

Respectfully Submitted, Mary Backofen, Secretary



Joe and Carolyn Giblin's son, Brian, proudly displays his 10+ lbs. catfish. Using Limburger cheese as bait, Brian has caught two, big catfish the last two July 4th weekends off the dock. The smell of the bait is challenging but the results are well worth it. Next July 4th he and his new son, Curtis, will go for a third big catch! (Brian was the bag pipe player for our flag pole dedication)

Annual Meeting

Just a heads up that the Annual Meeting is going to be on Sept. 20th at the St. David's Episcopal Church in Bean Blossom at 1:00 PM.

We are having a speaker talking about our road repairs and I did hear we are having some entertainment from a group coming back out of retirement just for us. I think they said their name was the Mommies and Poppies. But I could be wrong on that. I do know its one show only.

(We are looking for any piano or guitar players-Please contact Joe Ridenour- 597-0135)



Critical Right-of-Way Information Regarding the Improvement of Chickadee and Cardinal Drives. PLEASE read prior to the road improvement process.

1. Chickadee and Cardinal Drives have 25' rights-of-way measured each direction from the center line of the roads for a total of 50'. This is assuming that the center of each of these roads is actually constructed in the middle of the right-of-way.
2. Our Covenants and Restrictions legal document that covers Lake LaSalle Estates additions I, II and III was created by the original developer of these Estates. The LLPOA did not create this document. However, it did create the Constitution and By-laws in 1966
3. "The Covenants and Restrictions, pg. 3, paragraph 6 state that the recorded plat states that all buildings shall be located AT or BEHIND the front building line in the recorded plat and no closer than 12' to an adjoining LOT line." The front building setback line for Chickadee Dr. is 25' and the front building setback line for Cardinal Dr. is 30'.
4. Since nearly all of the roads in Brown County DO NOT have rights-of-way, clerks at the County Offices may not understand that the roads of Lake LaSalle Estates do have rights-of-way and they MAY provide incorrect information to you regarding building setbacks. Always consult our Covenants and Restrictions.
5. When crews are working within the right-of-way, they are not required to replace any damage to landscaping. They will install appropriate drainage on both sides of the roads and restore in steps the drive portion of the road surfaces.

PLEASE KEEP THIS INFORMATION until road resurfacing is completed.

MEET YOUR NEIGHBORS

We would like to say “Well done “ to Steve (EMT) and Lisa Shaner (Red Cross) for their work during the flooding and high water we have been having. So many times this type of dedication goes without notice and we (friends and neighbors) here at Lake LaSalle want to thank you for your services!

**Thank
You**

Here are the Polkow Family (Cathy and Craig) and friends enjoying a afternoon of fishing in our wonderful lake!



Curt McCloud and Gary Furgason have added a cute little eye catcher at our boat loading ramp. Thanks guys– well done.



A sincere thank you to all the friends and neighbors who sent notes and cards to us on the recent loss of our grandson and brother. A special thanks to the friends and Board members who drove to Rushville, thru de-tours, to let us know they cared. It was much appreciated. JON AND LINDA SCHWANER

Editor's Note

Well its time for me to pass the runes to a new Editor. I have given my 3 yrs. and its time for a changing of the guard. I hope I have given you a few laughs– some good information –and not bored you when I used my art to filling the holes in a few newsletters. I want to say I could not have done this without the help of two ladies. My wife Linda was my spell checker and walking dictionary and Mary Backofen was my “Ace Reporter”.

I thank the people that did step forward and let me give them 15 min. of limited fame.

One last thought– This Newsletter, like the board of directors is only good when we get people to work and take pride in the Lake LaSalle life style.

God bless you all!

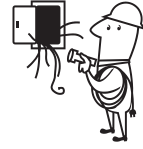
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Jon M. Schwaner, Director of Communications

LAKE LASALLE ASSOCIATION

2014/2015 Board of Directors

Name	Office/Committee	Year Elected	Term Expires	Contact Info
Officers:				
Charlie Backofen	President	2014	2015	Email chasbac@aol.com Ph. (812) 597-4871 Cell (260) 615-9705
Harry Hicks	Vice President, Budget/Finance	2014	2015	Email hhicks@butler.edu Cell (317) 431-4283
Linda Schwaner	Treasurer	2014	2015	Email linda128@msn.com Cell (317) 374-6463 Ph. (317) 881-5279
Mary Backofen	Secretary, Document Control	2014	2015	Email chasbac@aol.com Ph. (812) 597-4871 Cell (260) 615-9120
Directors:				
Joe Ridenour	Entertainment	2014	2017	Email jsridenour@live.com Ph. (812) 597--0135
Jon Schwaner	Communications Newsletter	2013	2016	Email jonmulford@msn.com Ph. (317) 881-5279 Cell (317) 840-3402
Carolyn Giblin	Complaints & Compliance/ Building	2012	2015	Email jgiblin@sbcglobal.net Ph. (812) 597-0890
Jared Sawyer	Fishing	2014	2017	Email jared.sawyer22@gmail.com Cell Ph (316) 409-5055
John Slater	Long Term Planning	2013	2016	Email grnhog63@yahoo.com Cell (317) 459-1094
Joe Giblin	Maintenance	2012	2015	Email jgiblin@sbcglobal.net Ph. (812) 597-0890



WHO TO CALL “When you need a helping hand”

Cecil Swafford, Jr. 597-0486 or 812-720-0695 Carpentry, decks, roofs, remodeling

The Chimney Man 812-829-4558-Chimney cleaning by Steve Beaumont

Parker Construction 812-597-4355-Carpentry, decks, roofs, remodeling

Critser’s Flowers & Gifts Shane White in Morgantown -812-597-4551 lives on the lake.

McCloud’s Home Maintenance 317-965-6333-General construction, landscaping, docks and painting, contact Andrew McCloud

Honey Creek Tackle (located south of Bargersville on State Road 135) huge selection of fishing tackle, rods and reels, live bait and quality outdoor gear.

Knight’s Electric licensed and Insured -812-327-3014

Clearshine window and or gutter cleaning service Pleasant St., Edinburgh, IN 46124, Ph. # 812- 350-3481
E-mail clearshine@sbcglobal.net Owner operator is Allan Woolbright