

Upper Long Lake Dues 2015

Please pay by May 15, 2015

Oakway Beach - includes Uplong, Acorn Court and Oakway streets.

\$145

Middlebelt Beach – includes Middlebelt and Square Lake Roads

\$50

Please pay dues to one of the following Association Board or Outlot B Committee Members:

Jay Lim – 2811 Middlebelt – 248-935-7185

Chris Bonde – 2289 Oakway Drive – 248-335-5253

Monica Gapczynski – 2485 Uplong – 248-798-0699

Matt Wigent – 2901 Middlebelt Road – 248- 701-5912

Once dues are paid, residents will receive a new key for the new lock at the boat launch. Thank you for your support.

ULLWCA FINANCIALS
2013-2015

General Fund		FY 2013	FY 2014	FY 4/21 2015	Total Fund balance
Income					
Dues		460.00	475.00	0.00	
	Total Income	460.00	475.00	0.00	
Expenses					
Beach Party		234.41	182.40	0.00	
Meetings		172.65	97.00	0.00	
Office Supplies & Mailings			32.79	60.76	
	Total Expenses	407.06	312.19	60.76	
General Fund Balance		52.94	162.81	-60.76	247.57
Oakway Beach Fund					
Income					
Dues		2,815.00	3,000.00	0.00	
	Total Income	2,815.00	3,000.00	0.00	
Expenses					
Beach Maintenance		1,168.45	1,009.87	0.00	
Special Assessments		1,280.00	1,280.00	0.00	
	Total Expenses	2,448.45	2,289.87	0.00	
Oakway Beach Fund Balance		366.55	710.13	0.00	1,928.20
Middlebelt Beach Fund					
Income					
Dues		2,010.00	1,630.00	0.00	
	Total Income	2,010.00	1,630.00	0.00	
Expenses					
Beach Maintenance			722.38	0.00	
Beach Accessories			1,598.64	0.00	
Special Assessments		640.00	640.00	0.00	
	Total Expenses	640.00	2,961.02	0.00	
Middlebelt Beach Fund Balance		1,370.00	-1,331.02	0.00	1,749.07
Outlot B Fund					
Income					
Weed Harvesting Launching		3,200.00	1,400.00	0.00	
Oakway/Middle Beach Fund		460.00	470.00	0.00	
	Total Income	3,660.00	1,870.00	0.00	
Expenses					
Postage			0.00	3.79	
Keys		540.55	306.50	211.25	
Taxes			985.80	390.00	
	Total Expenses	540.55	1,292.30	605.04	
Outlot B Fund Balance		3,119.45	577.70	-605.04	8,134.15
Total All Funds Balance		4,908.94	119.62	-665.80	12,059.00

**Upper Long Lake Woods Civic Association
General Membership Meeting
April 21, 2015**

Matt Wigent called the meeting to order at 7:30 pm.

Review of 2013 minutes

- Steve George motioned that the 2014 minutes distributed last year be accepted, Chris Bonde seconded, motion passed.

Financials

- 2013, 2014 and ytd 2015 account balances are referenced in the financials provided and attached. One note is that the Outlet B paid 985.80 for taxes in 2014, which included penalties for 2013 taxes not paid.
- Outstanding fund balances for both beaches.
- Outlet B has about \$8000, any increase in allocation changes will be done next year, no changes this year.
- Jay Lim proposed that Middlebelt beach dues go down to \$50 and that the Oakway Beach maintains at \$145. Marilyn Whalen motioned to accept, Toma Mattia seconded. Motioned passed.

Lake Management Report – reported by Jim Whalen (last minutes distributed and attached)

- Current plan is the same as previous years. Budget includes an extra harvest for algae blooms if necessary. It is a delicate balancing act, cutting off the tops of the weeds. Wrong balance may result in algae bloom but this would be addressed as needed.
- No chemical treatment in the canals, but budget has room in case there is a need.
- Phragmite battle has been good. \$12-\$13,000 spent in previous years but now it is down to \$8,900.
- Goose round ups – Julie Foster asking for detail. Does not think we need to spend money but this has to be addressed at Lake Management Meeting.
- Consultant came in to study the lake. We are doing a good job but the lake lacks oxygen. Weed and algae deplete the oxygen, anaerobic bacteria gets in the lake, resulting in muck and ammonia gas, which many weeds love. The study was done last year and it was recommended that an aeration system be installed.
- Aeration can be done in combination with chemicals and harvesting. The recommendation of the outside consultants is to do aeration or aeration with chemicals.
- A survey of residents was distributed and compiled during the winter months. Chemicals came in dead last and most people voted for using aeration with minimal harvesting.
- To add aeration, additional cost is estimated to be a couple hundred more for waterfront but this would redefine the current SAD since it only allows for weed harvesting and algae control.
- Lake management started work on getting new SAD – 2/3 of households must approve from total # of households around the lake. There is some question if all homeowners will each get one vote each (freeholders - lake and non-lake) or riparian only. This needs to be explained.
- Questionnaires were also sent to 12 different lakes currently using aeration. Responses were very positive.
- The compressor would be about 5-6 feet long and 4 feet high and put it in a sound deadening box. Quieter than a generator about as loud as an air conditioner. Noise was not a factor in lakes questioned.
- Pads connected to compressor rotate the oxygen from top to bottom.
- All procedures are approved by the DNR.

- Our association or board members have not sought out any of these recommendations but Lake Board encourages discussion by those members who attend Lake Management meetings to share with association members. However, our own by-laws discourage any association member participate in any SAD.
- Ron Cousineo asked that Jim Whalen distribute information from Lake Management Committee to UPLLW residents. Bylaws were read. Members suggested that current association members not participate in getting petition signatures. Lake Board is responsible for getting information out to residents and signature. Jim will convey this information back to Ron and the Board.
- Upperlonglake.com web site has current information.

Beach Committee – Steve George / Gregg Leshman

- Middlebelt Beach in good shape. May want to get some of the weeds from the swimming area out. There is a rake available. Amount of sand is good. Raft was purchased last year. Zero expenses basically so decrease in price.
- Oakway Beach – the sand needs to be rototilled but no new sand needed. There is about \$1900 in fund, new picnic tables could be purchased.

Beach clean-up – Saturday, May 16 (rain date May 17) for Oakway Beach only. Gregg will send out flyer.

Beach party - officially the summer meeting is scheduled for August 8. Gregg will send out flyer and organize participation.

New Business

- Bill Robinson discussed the Pontiac School District 2.87 mil vote on Tuesday, May 5. Someone had distributed information in mailboxes saying that the millage would increase taxes. This is deceptive since a 3.87 mil will expire in 2015 so taxes will actually go down. Bill provided information, which was distributed and attached.
- Vince Alessi asks if Oakway, Uplong residents would be interested in doing snow plowing next winter. Matt proposed this be addressed outside of the association meeting with neighbors affected.

Election of Officers

The offices of president, vice president, secretary and treasurer are one year terms. All committee members are two years.

President:	Matt Wigent – re-elected
Vice President:	Chris Bonde – re-elected
Secretary:	Mike McGregor – replaces Monica Gapczynski
Treasurer:	Jay Lim – re-elected
Lake Management:	Jim Whalen
Beach Committee:	Steve George
Housing:	Toma Mattia – replaces Terry O’Flynn
Public Welfare:	Gregg Leshman
Social Welfare:	Gregg Leshman

Mar Sclawy motioned to elect the above officers, Vince Alessi seconded, motion passed.

Meeting adjourned at 8:20 pm.

Upper Long Lake Management Committee 2015 Plan

Year 2015 Plan	Situation	Plan
Weed Harvest Cuttings. Average about 1000 tons total for three harvests.	Lake weeds grow to surface in about 6 weeks. ULLE canal grows faster due to low water.	Three lake/canal harvests. Harvesting (approximate) dates May 26 – June 5, July 6 – July 17 and August 17 - 28. Shores needs two extra harvests, Estates one. 3 canal trimming.
Selective Chemical Treatments for algae in the canals and exotic submergent plants wherever. Lake cannot be treated for algae. Treat phragmites in 24 sites	Canals and selected areas may need special attention due to shallow water and the outbreak of Phragmites. Major milfoil outbreak requires a consultant advice. Canals need periodic treatment for filamentous algae.	Copper Sulfate for filamentous algae in canals. Duckweed is very hard to control chemically. Selected lake/canal weed treatment for exotics only. Monitor mixed feedback (pro vs. anti chemical). Subdivision canal contacts are: Mike West for Estates, Dennis Park and Hamid Banooni for the Shores and Steve George for Woods. Phragmites to be controlled this year and years to come.
Goose Roundup	Geese sometimes reach problem proportions.	Continue egg removal and roundup. Egg removal and roundup program did work well in 2014. In 2015 we will plan for both.
Water Testing/consultant Study. Including CLMP, e-coli testing, water contamination and complete lake analysis using independent consultant.	ULLE required study to evaluate alternatives to harvesting was done in 2014 In 2013 we had four competitive bids for harvesting solicited by the management committee. Inland awarded contract. To eliminate any bias our consultant to get bids in 2015.	Work with Bloomfield Township to restart FLOW group. Volunteers to take Secchi disc readings and chemical samples to local labs. Lake Management considering joining MLSA Cooperative Lakes Monitoring Program: Secchi Disk Transparency; Summer Total Phosphorus; Exotic Aquatic Plant Watch. Conduct e-coli testing for 3 swimming areas (volunteers needed). Water contamination benchmark for potential issues related to fracking. Hire consultant to do complete lake analysis and to create benchmarks for potential improvement.
Zebra Mussel Testing	Imported on hoist in 2009. Found one on his hoist in 2012. Some on ski course 2013/4.	Continue to monitor, since there have been a few sightings. Luckily we do not have a broad infestation. Asian clams found in 2014 at one site. Monitor and report in 2015.
Fishing	2001 study available. Several residents asked if our fish are safe to eat.	No study for eating safety. Residents are encouraged to visit our website to review the 2011-2012 Michigan Fish Advisory. Our site is www.upperlonglake.com .
Safety	Periodic reports of unauthorized boats on lake and unsafe driving.	Periodic reminders by concerned boaters help keep it safe for everyone. Skiers to monitor power boating problems in fishing areas. Copies of rules to be available for distribution.
Estate's launch site.	Shallow water in Estates canal. Hole in road was repaired.	Encourage dredging at subdivision expense. Pay 1/3 for road repair which was done in 2012.
Watershed lawn care	Nitrogen and Phosphorus readings are high.	Be more proactive. Get a clear message out to all in watershed. Encourage enforcement of township fertilizer ordinance.
Lake access issues	Agreements in place for all subdivisions to allow legal access to the lake.	Committee to continue to monitor issue. Subdivisions to enforce access rules. Shores and Wabeek lake boaters may have clearance issues with bridge. Affected residents to contact Estates or Woods.
Channel between lakes	Shallow water is a concern.	Harvest between lakes during high water. New sign in 2014.
Watershed plan	FLOW committee is inactive.	Try to reactivate FLOW group.
Join MLSA	Whole lake is enrolled.	Join as a group. Send several representatives to annual conference.
Riparian Magazine	Good information	Subscribe for all management committee representatives.
Pay Estate's ramp SAD fee.	"Agreement" requires fees.	Lake Board is to pay Lot 64 SAD 288 assessment fee.
Pay harvester access fees at Wood's ramp.	Wood's subdivision now charges fees per usage.	Launch fee is \$100 per launch (either in or out). We harvest three times a year with 4 or 5 harvesters.
Investigate insurance for committee.	Litigation issues in several subdivisions.	Check by laws for appropriate language. Seek coverage from respective subdivisions. Research ML&SA for suggestions.
Weir issues	Weir repaired in 2008. Managed by volunteers.	Privately owned weir. Maintain weir. Lower gate freezes in place and needs auxiliary tools and weir needs different grease.
Mailing, legal and admin.	Legal costs very high due to "access" agreements.	SAD to pay for mailing, newspaper announcements, legal fees and administrative expenses.
Dredging	Shores and Woods complete. Estates tabled.	SAD not allowed to contribute. Estates project tabled at Lake Board. Estates investigating through subdivision..
Web site	www.upperlonglake.com	Develop web site and consolidate more data.
Canal aeration demonstration	Possible aeration demo in Shores and Estates canals..	Canal aeration demonstration. Need sites. Discuss with aeration provider about May 1. Elect. costs about \$175 per site
Aeration Engineering Study	A study may be required if SAD members want aeration	If petition to add aeration to SAD scope is successful an engineering study is required.
Annual fees	Increased in 2013 for two years.	No change in 2015 due to added expenses.

Upper Long Lake Management Committee 2015 Budget Worksheet

Year 2015 Plan	Description	2014 Actual	2015 Budget
Weed Harvest Cuttings	3 Lake and Estates and Woods canals @ \$23,000	67,500.00	\$69,000
	3 extra canal \$4,500/canal (2 Shores and 1 Estates)	7,000.00	\$13,500
	3 Canal Grooming during lake harvests @ \$2,000/canal	3,500.00	\$6,000
Selective Chemical Treatments for algae in the canals and exotic submergent plants wherever. Lake cannot be treated for algae. Treat at least 24 sites for phragmites	Filamentous algae in canals.	0	\$700
	Selected lake/canal weed treatment	0	
	Chemical lake or canal for weeds / algae.	0	\$3000
	Annual Permit Fee.	0	\$800
	Phragmites control in wetlands.	8,932.27	\$6,000
	Wetland permit from West Bloomfield	0	0
Goose Roundup	Egg removal program and roundup	860.00	\$950
ML&SA CLMP E-Coli Study Water contamination	CLMP	0	\$130
	E-coli fees at Oak Cty. Health Dept.	18	\$200
	Water contamination benchmark	197.10	\$200
	Hiring a consultant for complete lake analysis.	5,750.00	\$13,975
Zebra Mussel Testing	Monitor	0	
Fishing	Fish safety for human consumption	0	
Safety	Provide safety laws and rules to boaters unfamiliar with them.	0	\$0
ULLE launch site.	Board's 1/3 share of driveway repair	0	\$800
Watershed lawn care	Be more proactive	0	
Lake access issues	Encourage subdivisions to monitor.	0	
Waterway between lakes	Permanent solution for sign that is vandal proof	0	\$200
Watershed plan	Try to resurrect FLOW group.	0	0
Join MLSA	Join as a lake group.	150.00	150
	Send reps. to ML&SA annual meeting	1,218.56	\$1,800
Riparian magazine	Subscribe to Riparian for each.	0	\$240
Pay ULLE Lot 64 assessment	Pay SAD 288 Assessment	1,280.00	\$640
Launch fees for Mallard Court	\$100 per launch.	1,400.00	\$1400
Insurance	Insurance by member's subdivision	0	0
Weir Issues	Privately owner weir repaired in 2008	0	0
Mailing, legal and administrative	Mailing and administrative costs	360.03	\$600
	Legal fees associated with our SAD	1,402.46	\$3000
	West Bloomfield admin fee (see below)	0	0
Dredging	Estates dredging tabled. ULLE investigation alternatives.	0	0
Web site	Continue development.	0	\$200
Canal aeration demonstration	Possible aeration demonstration in Shores and Estates canals. Need volunteer sites. Discuss with aeration provider about May 1. Electrical costs about \$175 per site.		\$350
Aeration Engineering Study for lake and canals	If petition to add aeration to SAD scope is successful an engineering study is required	0	\$5,000
Subtotal		99,568.42	\$128,835
Manage SAD contingency fund	Feb 2015 (\$52,675). Should be 10-15% per statutory reqt's. Anticipate possible aeration project in 2016. If no project, fees will drop in 2016.	0	
Contingency	To cover unforeseen expenses.	0	0
TOTAL		99,568.42	\$128,835
Anticipated ASSESSMENT	Riparian fee (Off lake fee is 25% of riparian fee)	\$640.00	\$640.00

Notes: My calculations of assessments are based on 815 units. One unit is the lake privilege assessment, 4 units is the lake or canal lot assessment. There are 168 lake and canal equivalent full paying units (\$107,520). Note that 3 that pay 0.33 units each, one that pays double and 143 others with lake privileges.(\$22,880)

Annual fees creates \$130,400 total. WB (47 canal, 16 equivalent lake and 41 off lake) is \$46,880 times 1.8% fee = \$ 843.84. The net income is = \$129,556.16

Millage would help Pontiac schools rebuild

Last month, the Pontiac School District Board of Education voted to approve a 2.87 mill Building & Site Sinking Fund millage request for much-needed school building repairs. The school district is seeking 2.87 mills (\$2.87 on each \$1,000 of taxable value) for five years from property tax payers. This would raise more than \$35 million over the five-year period, but would still be less than what property tax payers are currently paying. The district currently levies 3.87 mills for the 1991 general obligation bond set to expire in 2015.

So, should this millage pass, property owners would actually see a decrease of 1.0 mill from their current tax bills. Even with passage of this sinking fund at 2.87 mills, the district will have a lower overall tax rate for sinking fund and General Obligation Bonds than 25 other districts in Oakland County.

The school district's Ten Year Deficit Elimination Plan approved by the state treasurer and Michigan Department of Education in January of 2014 included a 2015 sinking fund election so the district could address identified repair and upgrade needs in its facilities. The treasury has approved the five year sinking fund, part of a ten year overall facilities improvement plan, to address the most critical of these needs. As part of this consent agreement, the State Department of Treasury will continue to oversee our finances and use of tax dollars.

The Pontiac School District has made significant progress on reducing its deficit. In fact, the district was able to reduce its deficit by 24 percent in just one year. The reduction of \$12.6 million to \$39.1 million was two years ahead of schedule.

Along with this impressive accomplishment, the district has also improved student learning through effective new teaching programs, expanded the use of technology in the classroom and has seen more stable enrollment with lower class sizes. This has produced an upward trending of student reading and math scores for the last two years on district assessments.

However, much more needs to be done in the district as far as its school facilities. The average age of the school buildings currently being used is approximately 55 years old. And overall, they are in very poor condition and in desperate need of repairs, upgraded utilities and new roofs. These needs cannot be met without this sinking fund tax levy.

the sole use of school facility repairs and improvements and cannot be used for any other purpose.

We are committed to providing safe schools for our students. The recent recession and declining revenues has made it difficult to keep up with costly building maintenance and repairs. We now must make improving them a priority. We need schools with sound roofs, efficiently running heating and cooling systems and upgraded security. Safe, updated buildings are not only less expensive to maintain, but have been proven to positively impact student learning.

Without these improvements, many Pontiac School District buildings simply will not be fit to accommodate students in the future. A facilities condition assessment was completed in 2014 and concluded that the overall condition of the school buildings in the district is very poor due to age and lack of investment. The last time voters approved a bond issue for major school facility improvements in Pontiac was 1991. A ten year facility improvement plan was created by the district and the sinking fund being sought would provide the needed dollars to complete the first five years of the plan. This situation is critical and repair work is needed immediately.

Failure to pass the millage will mean the district will have to continue to delay these much-needed repairs and address only emergency repairs using general operating funds that would otherwise be used to support educational programs for students. Eventually, more school buildings might have to close as the funding available would not keep them safe and operable for Pontiac students. The Pontiac School District might run short on the schools needed to house all of our own students.

Our staff and students have proven that we are stronger together, and I truly believe that with support from our community we can be the strongest we've been in years. I hope our community can support safe and well operating school facilities so that our students are able to concentrate on their improved education and move forward. Voters' investment in better schools mean a stronger community, with more learning and career opportunities for our students, healthier property values and most important, a brighter future for all.

Kelley Williams is superintendent

