

## Lake Latonka Property Owner's Association Board Update Sept 2019

This is a monthly summary of Board activities for our 650 Members. We appreciate that nine Members have completed their applications to become nominees for the Board for the fall election. Please mark your calendars to meet the Candidates on Sunday, October 6 at 7 pm. As requested by several "weekend" Members we plan on holding these types of meetings at more convenient times in the future. In fact, there will be a Town Hall Meeting on Sunday, October 20 at 1 pm (Steeler bye week) on Storm Water Management led by Chuck Becker and the Roads, Culverts, and Bridges Committee.

**Lake Draw Down:** The Board approved a Lake drawdown for November 4 to December 13 – see the emails that were sent or the office for details.

**Healthy Lake:** Keeping the lake healthy is critical to our community and it is an ongoing challenge because so many factors are involved, and many of these factors change and are beyond our control. As stated previously, AquaDoc, a water quality company, continues to monitor and provide weed and algal control applications to our lake. Due to some green algae caused in part by the hot weather, AquaDoc did an emergency treatment of the lake in late September. Also, EnviroScience completed the sampling on September 5 needed for their scientific analysis of the Lake. The analysis will include recommendations for future work such as removal of silt and sediment and treatment of algae and weeds to support the long-term health of the lake.

We have decided to form a Healthy Lake Committee to review the results of the EnviroScience report and to make recommendations to the Board. We are very fortunate that our hardest working Board member, Tom Rizzo, who has a lot of knowledge and passion about a Healthy Lake, has agreed to lead this advisory Committee. Our manager, Mike has also learned quite a bit about Healthy Lakes and will be involved. Two comments on committees: We will be working on a process to fill this and other Committees over the next few weeks. We will be looking for people with relevant skills and passions that they are willing to share.

**Financial:** We are tracking well compared to the budget on overall revenue and expenses.

**Systems:** The staff is implementing the TOPS ([www.topsoft.com](http://www.topsoft.com)) Community Association software system to more effectively and efficiently maintain our infrastructure and to better serve Members. They are planning to implement in time for the annual dues billing cycle. We also approved replacing the 10 year-old computers that we use in the office.

**Roads, Culverts and Bridges:** The Committee has been active weekly with a focus on culverts and storm water management. Improperly functioning culverts impact the run-off into, and ultimately the health of, the Lake, and good storm water management is important to appropriate road maintenance. Hear more at the Town Hall on October 20. Also, World Wide Industries will paint the underside of the bridge over Coolsprings Creek soon. This company is owned by John Chamberlain who has agreed to do this at a fraction of the cost of another estimate – thanks John!

**Rules:** The review of LLPOA rules continues with four Board Members and the Lake Manager, who will provide recommendations to the entire Board. This will be followed by a review by an LLPOA attorney, and then presented to Members for their feedback. Unfortunately, the rules update process was paused during September due to time spent addressing other pressing LLPOA matters.

**Other:** Mike Krupa, Lake Manager earned the Certified Manager of Community Associations (CMCA) certification, which required significant study and passing an exam. We appreciate the commitment to improvement that he has made on our behalf! Please congratulate him when you see him. We have extended the lease for Duke & Lola's for another year and think that the Café has been a great addition to the Community. The Lake purchased the ~1 acre lakefront lot where Coolspring Creek comes into the lake at auction for \$15,400. We have accessed this lot in the past to clean debris out of the stream and wanted to be sure we would have continued access.

The Fall Festival was a huge success with great weather and volunteers. Thanks for the role so many of you play in helping to making Lake Latonka special. There are so many examples of this often enumerated in the Latonka News including in reports by the Social Club, Fish Club, Women's Club, Latonka Players, Garden Club, etc.

Please provide suggestions or feedback to us at meetings or when you see us at the Lake.

**LLPOA Board of Directors:** Chuck Becker, John Chamberlain, Graig Filer, Dick Harper, Jim Hart, Denis Meinert, Tom Rizzo, Justin Safran and Michael Turton

Appendix: Some thoughts shared by Denis Meinert at the September 26 meeting:

I would like to share my perspective on the overall situation of LLPOA based on my prior Municipal experience. We are a community with 650 members, probably about 2,000 total population, many that are part-time. Our budget is \$1.2 Million.

I was on O'Hara Township Council for 8 years, a well-run suburban community near Pittsburgh. We had about 9,000 people and the current budget is \$18 million, \$8 million of which is spent on Capital Improvements. We had over 30 employees including a professional engineer, financial people, a police force, public works superintendent, a solicitor at all meetings, etc. I always wondered how the smaller communities with a couple thousand people and much smaller budgets made it. They were not as well run, they relied more on committees and volunteers, and generally struggled in many ways. The lesson for me is that LLPOA is also very small like these communities with a small budget. In addition, we have a limited ability to raise dues or increase the number of Members to increase our budget, and limited ability to borrow money. We have many members who are on a fixed income and we need to continue to spend our money carefully. Because of these limitations, it is unlikely that we can meet the expectations that some of you may have from living in larger suburban communities. However, we can work smarter and be more creative, use technology better, continue to consider projects that some generous donors or fundraisers would support, and we need to work together to continue to improve the way we do things at LLPOA. We also need to engage more of our

talented Members through well thought out committees, which we are in the process of doing. The keys to effective advisory committees are a well thought out charter, and selection of the right people who have the best of interests of the overall community in mind. The Roads, Bridges, and Culvert Committee is a good example of an effective committee. We need to build on that success and continue to add committees if they are effective. I hope that many of you will agree to share your talents to advise the Board and help the LLPOA.