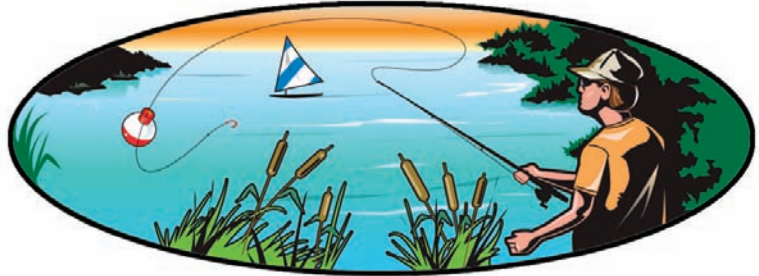


# Hardwood Lake Property Owners Association

[www.hardwoodlake.org](http://www.hardwoodlake.org)



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## Spring 2017

The newsletter is  
in **color** on the website.



Paul Hausler of Progressive Engineering inspecting the lake on May 15.

Last Summer the Hardwood Lake Board held a public hearing and special assessment meeting. There were about 45 residents present.

In order to meet the increasing costs of weed control the annual assessment for lake front owners increased from \$185 per year to \$344 (back lots increased from \$92.5 to \$172) for the

*continued on page 2*

# [www.hardwoodlake.org](http://www.hardwoodlake.org)

For updated information click on *late breaking news* link on the **HOME** page

# Lake Association update

next 4 years, about an 85% increase. This will generate about \$33,000 and cover the improvement project for Hardwood Lake consisting of nuisance aquatic plant control, aquatic plant control coordination, watershed mapping and analysis, administration, and contingencies.

On May 18, Paul Hausler of Progressive Engineering made the initial lake weed survey for 2017. In general he thought the lake looked pretty good. He said lake weed growth is up and down all over the state. He did find Starry stonewort which is an invasive species and has become a nuisance. It looks like a lake weed but is actually an algae. He did not find any Eurasian milfoil, our original invasive

weed. This was expected following the whole lake treatment for it in 2015. A limited amount of algae was noted in the swamp area in the northeast corner of the lake.

Treatment for the stonewort was scheduled for May 22. Paul said they wanted to get an early chemical treatment to help knock down the stonewort.

There will be more chemical treatments as needed throughout the year and most likely a weed harvest in late July or early August.

## Watershed Mapping

Another project is more detailed watershed mapping. At the July 2016 meeting it was decided to explore Hardwood Lake's watershed in greater detail

In the past 3-4 years there has been a dramatic increase in algae and other weeds in the lake. The lake is nutrient rich and we always knew as one weed was reduced, mainly the non-native milfoil something else would

take advantage of the nutrients and grow.

The lake drains about 4,110 acres, mainly to the northeast of the lake. All of the water in the lake comes from this watershed as there are no incoming streams. In the past few years there has been an increase in cattle farming after a long downturn. There is

some speculation that this may be causing increased nutrients in the lake and more weed and algae growth.

Over the past few years there has been improvement in watershed technology. Progressive will take advantage of this new technology to redefine the watershed. They will start with the large area and then break it down to smaller plots to determine where the inflow into the lake is coming from. If there is indication the cattle ranching is an issue that will be investigated.

## Lake Association Annual Meeting

Saturday, July 1, 2017  
9:00 A.M.  
Logan Township Hall  
4507 E. M-55

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**Dave & Anita Kepley**  
Owners



# Ogemaw County one of defendants named in lawsuit over property dispute

By Scott Nunn  
scottnunn@ogemawherald.com

The Ogemaw County treasurer, equalization department, board of commissioners and Richland Township were among those named as defendants in a lawsuit filed in 34th Circuit Court Feb. 21.

According to the complaint, the amount in controversy exceeds \$25,000 and the plaintiffs are seeking declaratory relief and monetary damages.

The plaintiffs in the case are nine property owners on Hardwood Lake located in Richland Township.

Ogemaw County Treasurer Dwight McIntyre said the dispute is over two parcels

sold several years ago at a tax sale.

"They want rights to that property," he said. "When the property was subdivided, they used that parcel."

According to McIntyre, the sale of the property essentially landlocked the plaintiffs, as the property was used for an easement to adjacent Gillings Road.

The plaintiffs claim that when the area was originally subdivided, the two disputed parcels did not exist. They were later added and sold in 2007 for nonpayment of property taxes allegedly without notice.

The complaint breaks down

the various reasons why each defendant is named in the suit; details a long history of the property, previous judgments and amended judgments; and alleges Richland Township failed to comply with the requirements of the judgments when assigning parcel numbers to the subdivided properties.

In addition to seeking an unnamed amount of monetary damages, the plaintiffs are asking the court to dispose of the tax sale and recognize previous judgments held on the parcels.

*Reprinted from the March 30, 2017 Ogemaw County Herald.*

Paul Hausler, right, examines weeds pulled from the lake during the May 15 inspection.



**T**he Lake Association meeting will be held Saturday, July 1 at the Logan Township Hall, 4507 E. M-55.

The office of President and four Directors are up for election.

**C**ondolences to Murry and Sue young family. Marion Young, Murry's mother passed away in March. She was 94 and lived in Frankenmuth.

## Have a cabin for rent?

Ron and Linda Boger have an overflow crowd for the weekend of August 4-7 and looking for rental cabin on Hardwood Lake. If you can help them out, call 248-259-2278.

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- **Its the law** •  
**High speed  
boating hours  
11 am - 7:30 pm**

Local laws adopted by the State of Michigan allow high speed boating on Hardwood Lake between the hours of 11:00 am and 7:30 pm Eastern Daylight Savings Time.

High speed boating is defined as the boat being on plane.

DNR SPECIAL LOCAL  
WATERCRAFT CONTROLS  
DNR Administrative Rule R281.765.14  
*Adopted November 1, 1977*

Looking for something  
to do?

Check out local area websites  
for current activities.

[www.westbranch.com](http://www.westbranch.com)

[www.tawas.com](http://www.tawas.com)

[www.ogemawherald.com](http://www.ogemawherald.com)

[www.visitwestbranch.com](http://www.visitwestbranch.com)

The sites are linked on

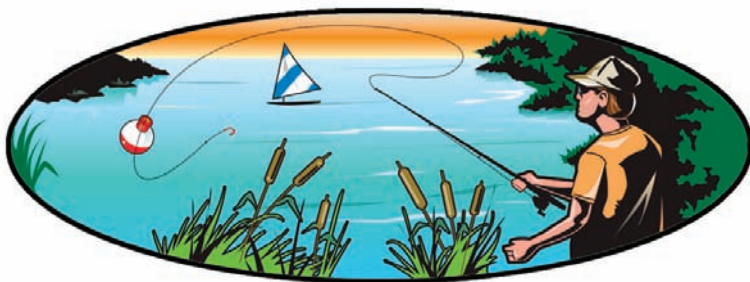
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FIRST CLASS MAIL

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3664 N. River Road  
Freeland, MI 48623

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## Dues Notice

The 2017-2018 Hardwood Lake Property Owners Association dues of \$15 are due. Fiscal year for the lake association is July 1, 2017 through June 30, 2018.

Some advantages of belonging to the association include newsletters, meeting refreshments and other events. Visit the web site at [www.hardwoodlake.org](http://www.hardwoodlake.org). In the past, the lake association was instrumental in starting the lake weed control project and road dust control.

The newsletter is posted online in color. Future newsletters may be emailed. Please include your email below.

Please send payment to:

Margo Dees, Secretary / Treasurer  
Hardwood Lake Property Owners Association  
7174 Glenburnie Lane  
Clarkston, MI 48346

If you have questions call Margo at 248-625-5557 or email [clamar1976@yahoo.com](mailto:clamar1976@yahoo.com)  
or Association President, David Sommers at 989-751-8517 or email [davidsommers@charter.net](mailto:davidsommers@charter.net)

**PLEASE RETURN BOTTOM PORTION WITH YOUR \$15 PAYMENT**

Make your check payable to:

**Hardwood Lake Property Owners Association**

.....  
**Please update all information**

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Current email \_\_\_\_\_ Home City / State / Zip \_\_\_\_\_

Lake address \_\_\_\_\_ Lake Phone \_\_\_\_\_

Amount Paid \$ \_\_\_\_\_

Send payment of \$15 to: Margo Dees, Secretary / Treasurer  
Hardwood Lake Property Owners Association 7174 Glenburnie Lane Clarkston, MI 48346

For office use only

Check # \_\_\_\_\_ Cash \_\_\_\_\_ Date paid \_\_\_\_\_ Initials \_\_\_\_\_