

Country Acres Homeowners Association – News – August 2014

This is an update since our June newsletter.

Members' Picnic Scheduled for Sunday, September 14, starting at 5:00 P.M.

Put this event on your calendar! It's always a good time to get together with neighbors at the CAHA boat landing (sometimes referred to as the "beach"). Please bring a dish to share, lawn chairs and whatever you like to drink. CAHA will provide veggie dogs, hot dogs and buns.

Keys to the Boat Landing: In case you missed it in the June Newsletter, we've changed the locks on the chain across the road to the boat launch area. All CAHA members are entitled to keys to that area. If you need a key, you may get one for \$10 from our Treasurer, Jerry Thayer. If you have an old key, you may exchange it without cost. If you lose a key, it's \$10 for a replacement.

Only members of CAHA are entitled to a key, or to use that road, the park at the boat launch area, and the lake. There are annual dues to be a member.

Amended Restrictions (Covenants): The CAHA Board of Directors has considered changes in the Country Acres covenants and plans to present them for approval at the annual Town Hall meeting in October (date to be determined). The recommended revised document will be circulated before the Town Hall meeting to allow time for consideration.

The most important reason for the amendment is to replace the original developers, Wilson Trickett and Loyal Oliver, with the CAHA Board of Directors as the approvers of any new building plans, mentioned in paragraphs 3 and 8 of the restrictions. CAHA became the successor to the developers in 2000, but to clarify and document that change, the restrictions need to be updated to name CAHA as the successor. The new document would be recorded at the Berrien County court house.

The Board also recommends some other updates that clarify or enhance the restrictions, helping to maintain the neighborhood. As required by the existing restrictions, the amendments must be approved by a majority of lot owners in each of Country Acres No. 1 and in Country Acres No. 2, because the two areas have separate recorded restrictions. Owners' signatures will be requested as evidence of their approval. The only notarized signatures will be those of CAHA officers who execute the documents after obtaining owners' approvals.

Water system: This year CAHA's water system has been operating very well with only modest repairs and maintenance costs beyond the usual expenses for electricity, water quality testing, insurance, etc. Our water system must be re-certified by the Michigan Dept. of Health this year, and as part of that, we will be inspecting backflow valves at homes' exteriors where they're required.

Lake Treatment: As previously reported, we engaged All Things Water for the 2nd year. Unfortunately there was an interruption in scheduled treatments in July through the first half of August. Then treatment resumed. Fortunately, the lake's water quality is reported to be quite clear, better than last summer, although we experienced more surface greenery than we like during the treatment interruption.

Street Lights and Safety: At the Town hall meeting, last October, we discussed a safety concern, the need for more street lighting at appropriate locations. The Board continues to explore ways to acquire new street lights. We did submit a request to a local foundation for \$1,000 in funding, but our request was not approved. We're still looking at possibilities and have asked the Township about adding new street lights to its electricity account.

CAHA Web Site: If you missed this in the June newsletter, we launched www.countryacresatpainterlake.com to provide CAHA information to members and the broader community. We expect to add information and post timely announcements in the future. Check it out.

CAHA Officers and Directors:

Sharon Cochran, President	471-1747
Douglas Janssen, Vice President	269-325-7003
Jim Temple, Secretary	471-5164
Jerry Thayer, Treasurer	473-2516
Mike Clancy, Director – Properties	471-4241
Paul Hoge, Director – Lake	471-7362
Don Starlin, Director – Water System	471-5052
Hazel Wright, Director – Social	471-7260

Water System Operator:

Henry Davis