

February 16, 2022

Subject: New Special Assessment District (SAD) for Aquatic Weed Control for Lower Straits Lake (2023 – 2032)

Dear Lower Straits Lake Lakefront Owners,

This letter is to inform you about the process for the new SAD beginning in 2023. This new SAD petition is required by the Commerce Township Board of Trustees. Our current SAD has reached the end of its tenure with the summer of 2022 program. We must now complete a legal petition to continue maintaining the weed control program after 2022.

The Lower Straits Lake Preservation Committee (LSLPC) has been working with the Township officials and Township attorney to formulate and prepare all of the legal requirements for this petition process. The LSLPC was formed from the six original homeowners groups in 1990 (Homestead Shores and Pine Cove Villas came after the original SAD but they were added to the SAD roll later). As we finish the summer of 2022 treatments, we will have successfully completed 30 years of these efforts.

The LSLPC is now comprised of eight Home Owners Associations and each has a representative. The eight committee members are appointed by their Homeowners Association (not by the Township or by the other members on the LSLPC). These eight HOAs include more than 95% of the lakefront owners in the SAD.

In the original SAD, Commerce Township required the services of a professional lake management consultant to provide a management plan for the long term health of the lake and the control of the weeds. The state regulatory departments require a lake management plan and not just a “kill all the weeds” process. This consultant cost and the Township administrative fee are part of the assessment dollars collected.

It should be also noted that, all of the funds collected for the SAD can ONLY be used for the control of aquatic vegetation for Lower Straits Lake. The SAD funds

cannot be used for dredging or maintaining the dam at Newton Road (that is a separate SAD) or general use by the Township.

After the Township's formal announcement letter, the SAD process can actually begin. The petition circulation for signatures will be done by LSLPC members (and their designated "helpers") later in April or early May. We must obtain a minimum of 50% valid signatures for the petition to be considered by the Township. After certification of the signatures (like any other legal petition), the Township will then continue with the rest of the legal requirements to complete the SAD and add the assessment to the December 2022 property tax bill.

The following is a very simplified presentation of the petition process:

The LSLPC will make copies of the actual petition and provide training for the persons volunteering to solicit the actual signatures.

The new SAD petition basics are:

- All of the current SAD parcels are included in the new SAD
- The current 3 Tier assessments (small, medium and large) will remain exactly the same as this year
- The first amount for each parcel will be the same as was collected on the December 2021 property tax bill
- There will be an cost/inflation increase in the petition
- The new SAD will remain in effect for 10 years

The owner (this could be a person(s) or Trust or Corporation) currently listed on the property tax rolls for each parcel must sign the petition. If two owners are listed, then two must sign to be valid. There are other rules for Trusts and Corporations but we will not cover those in this letter. The petitions must be completed and submitted to the Township by June 7, 2022.

There will likely be additional questions. The LSLPC requests that you contact your HOA representative for any additional questions or information.

A final note about the 2022 weed control plan. The Township and the LSLPC have been able to successfully negotiate a contract for a trial weed harvesting process to take place in May 2022 (if the weeds cooperate and there is no reason to think that they will not be there). There were four different harvesting companies interviewed for their proposal/interest. There is still the uncertainty related to anything that is being done for the first time, but necessary Township processes for the weed harvesting trial have been completed.

Regards,

Lower Straits Lake Preservation Committee:

Edgewood Park – Peter Pace

Lakeside – Mark Steinberg

Shores of Baypointe – Richard Rubenstein and Ben Hager

Pine Cove Villas – Donn Ulmer

Homestead Oaks – John Levinson – Chairperson LSLPC

Homestead Shores – Annie VanGelderren

Mapledale Beach – Amy Beausoleil

North Shores – Carl Klein and Larry Liotino