



# Early Spring Newsletter 2014

NEXT GENERAL MEETING: April 12, 2014—9:00 A.M. at COMMUNITY CHRISTIAN CHURCH, McCARDLE at MAIN

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President: Ken Mulanax  
Vice-president: Dave Fritchen  
Treasurer: Gary Catlin  
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## **PRESIDENT'S COMMENTS**

As I write these comments for the "Spring" newsletter, light snow is falling. This has been a long winter for everyone but the calendar says warm weather is just around the corner. I am looking forward to warm lazy days at the lake.

As you are aware, Joyce Hutter resigned her position as President for health reasons. As Vice Pres. I became President and Dave Fritchen was elected as Vice Pres. Joyce has had ups and downs with the treatments. Her spirits are high and we are looking forward to returning to their lake home later this spring.

Because the Hutters are in Texas for medical reasons and are not able to handle the many duties that they normally do, the Board asked Lisa Palmer, our bookkeeper, to assume more responsibilities. She is doing a great job. Because of your financial support of the Association, we are able to have Lisa as a part-time paid position. This really helps the board out a lot as many of us live long distances from the lake. The annual dues letter was recently mailed out and many have already responded. If you have not, there is a copy of the form attached for your convenience. Last year we had close to 90% membership which allows the association to continue to be active and working on your behalf.

A lot has been going on this fall and winter and you will read more about those later in the newsletter.

I look forward to seeing many of you at our first general meeting on April 12<sup>th</sup>. Until then, stay warm and think warm thoughts.

## **WATER FRONT ELECTRICAL SAFETY**

Each year across the nation several fatal accidents occur involving electricity located near lakefronts and boat docks. To avert such a thing happening at the Council Grove City Lake, we are working to raise awareness of the dangers. Look for more information and prevention checklist in the future. In the meantime take some time to survey the electrical at or near your shoreline, some common sense and a Ground Fault Interrupter, will go a long ways toward preventing a fatality.

Drowning, due to electrical shock, could be easy to miss-identify and we all need to be aware of the dangers and how to respond to an incident in the water. Prevention of accidental death is our objective. Don't let a member of your family become a victim. Learn about this danger now at this link.

<http://www.cruisingworld.com/how-to/systems/safe-ac-electrical-wiring-aboard>

## PROPERTY TAX ON LAKE LOTS

A brief history of key information –

- Beginning in 2009, lake residents began to file protests with the Kansas Court of Tax Appeals (COTA) that, since they were leaseholders and the city was the owners of the land, Morris County was in violation of Kansas law, specifically K.S.A. 79-412 in their method of appraising the land and the improvements together and taxing the leaseholder for the combined value.
- Since then, COTA has consistently held in favor of the tenants; which Morris County appealed and lost.
- In 2011, and again in 2012, Morris County hired two separate individuals ( “appraisers”, not licensed by the Kansas Real Estate Appraisal Board) to submit appraisals that would be beneficial to the county by increasing revenue. These resulted in significant increases in valuation claimed by the county.
- In January of 2012, a new lease agreement between the city and leaseholders stipulated that the city would pass – through property taxes on the land and that the leaseholder would pay that amount to the city for transmittal to Morris County. Taxes on improvements are paid directly to Morris County by the leaseholder.
- In December of 2012, the City of Council Grove allowed the Council Grove City Lake Association to pursue a tax appeal on behalf of the city and the leaseholders. The appeals have been filed for 2012 and 2013. The process is currently in adjudication.

Members of your Board of Directors have spent hours providing input to our tax attorney, and traveling to hearings and meetings. Your support through membership dues and extra donations have made a viable challenge to the tax situation possible

## CHARITY GOLF TOURNAMENT FOR 2014



CGCLASSOC 5th Annual Charity Golf Tournament

Saturday, May 10, 2014

To be a sponsor or to register your team, contact John Nicodemus by phone 316-619-0016 or email at [kem.nicodemus@gmail.com](mailto:kem.nicodemus@gmail.com)

## LAKE APPAREL FOR 2014

Exciting and bright, sapphire and paprika were the colors for lake shirts in 2013. Karen Waring and her committee have done considerable work to bring us something above the ordinary range of colors. We are appreciative of Council Grove Marina and Saturday Morning Boutique for selling our shirts this summer. Please patronize these merchants and thank them for this support of the Lake Community. Over the winter you may purchase, or make special orders with Karen at 120 Watersedge Loop, by calling (620) 767-5939, or email: [fishinbuddies@gmail.com](mailto:fishinbuddies@gmail.com).

T-Shirts \$12.00  
Golf/polo Shirts \$30.00 (in K-State purple)  
Zip Hoodie @42.50  
Pull-over Hoodie (with embroidered emblem)  
\$35.00  
Pull-over Hoodie (with large print on front) \$35.00  
More information is available at the Association  
web site:  
<http://www.cgclakeassoc.org/includes/PDF/apparel2013.pdf>.



Sizes in both styles: XS to 4XL.  
Colors in both styles:  
white, gold, orange, Texas orange, red, kelly, forest green,  
blueberry, royal, navy, purple, maroon, steel, black.  
Mens only: sandstone, dark green  
Ladies only: pink

## LAKE ASSOCIATION EMAIL NEWS

Our email news list has approximately 350 subscribers. There are still some leaseholders who do not receive lake email news. The Lake Association distributes information to many members of the community through the "Lake Association Email News List." This email news was originally intended to keep the lake community informed about issues and events of interest to the lake community. The popularity of the email news soon grew to include news that is of interest to many folks in the community. Some of the regular features of the news list include the Lake Association Newsletters, news about Lake Association events, news about city and county government, City Council meeting agendas and minutes, Morris County Commission minutes, community events and promotions. Your email address is not seen by other subscribers. We keep it private. Also, we strive to limit the emails to pertinent information, and probably average one email per week. This is an easy way for you to keep informed on all aspects of lake issues and activities in the surrounding communities. If you are not receiving these emails, we invite you to subscribe to the email news by emailing us at [cgclakeassoc@gmail.com](mailto:cgclakeassoc@gmail.com), or click the contact us on the CGCLA website.

## LAKE ASSOCIATION WEBSITE

Have a question about something associated with the lake? Find the answer. Past newsletters, city ordinances, Lake Association Business Directory and more are all available on our website at [www.cgclakeassoc.org](http://www.cgclakeassoc.org). Check out the website!

## ORDINANCES AFFECTING THE CITY LAKE

Recent ordinances introduced by the City Council that affect the City Lake address:

- 1) When failed septic systems must be replaced (Ordinance # 2143, on the CGCLA website) and,
- 2) Boundary determinations for city lake leaseholds (now in draft status).

Representatives of the City Council met with representatives of the Lake Advisory Committee and discussed this draft, with the Advisory Committee feeling strongly that an end cap of "200 ft., the road or vortex" is the correct decision. However, the City representatives were unwilling to consider such a proposal. Several other wording changes were discussed and Larry Johnson is to make changes and to submit a new draft for review at a future meeting tentatively set for March 26.

## VOLUNTEER OF THE YEAR AWARD

The Wayne Criser Volunteer of the Year Award is given annually to someone who has gone above and beyond in volunteer efforts which have enhanced our lake community. This award is named after the late Wayne Criser. Without Wayne's tireless volunteer efforts, our lake community would look substantially different today. Members of the board have disqualified themselves from this award.

Nominations have been received and reviewed by a committee and a selection for 2013 has been made. Presentation of the award will occur at the April 12 general membership meeting.

## WASHUNGA DAYS

Washunga Days is a celebration honoring the Kaw Indians, the Community, Families, and Friends. The 2014 festival will be the 32nd annual event. The festival begins on Friday, June 20 and continues through Sunday, June 22nd. The three day celebration will be packed with music, entertainment, a parade, car show, arts & crafts, kid's games and fun, a 5K run/walk, re-enactments, pow-wows, fireworks, and so much more!

## LAKE ASSOCIATION MEMBERSHIP

Because of your involvement, right at 90% of lake homeowners became paid members of the Council Grove City Lake Association in 2013. Considering some folks own two leases and some owned by absentee trusts go unused, our true membership level is usually above 90%. This level of membership is an open testament of your support. The Association could not begin to accomplish our mission without you. It is only with your continued support that we can promote your interests as a lake homeowner and keep you informed of developments that may affect you. It is because of this continued level of support that we were able to be recognized by the city government as the spokes "person" for lake residents. Representing you as a "joint voice" increases your "power of one" and gives you considerable leverage when decisions are being made. **We thank each and every one of you who has already paid your 2014 dues to support the Lake Association.** However, if you have not, we encourage you to do your share, and get your dues in the mail. You may use the form below or the card sent to you by mail.

### Dues Card – 2014

#### COUNCIL GROVE CITY LAKE ASSOCIATION

PO Box 13, Council Grove, KS 66846

NAME(S) \_\_\_\_\_

LOT NUMBER \_\_\_\_\_

Lake Street Address \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Annual Dues: \$ 35.00

Legal Fund Contribution: \$ \_\_\_\_\_

General Fund Contribution: \$ \_\_\_\_\_

CHECK TOTAL: \$ \_\_\_\_\_