



Newsletter

August-September 2011

NEXT MEETING: September 10, 2011 9:00 A.M. - Community Christian Church – McCardle and Main Street
(Second Saturday of each month – April through October)

Email cgclakeassoc@gmail.com

President: Joyce Hutter

Vice President: Dave Fritchen

Website: www.cgclakeassoc.org

Secretary: Ed Hooper

Treasurer: Gary Catlin

PRESIDENT'S COMMENTS

Summer is passing with Nascar speed. Hopefully, you have had an opportunity to spend much time at the lake with friends and family to enjoy the beauty of this place. Interspersed with relaxation, your Board of Directors has continued to work for your benefit. Although discussions on lease issues have slowed, the committee is still working to come to agreement on all points prior to presenting their proposed lease to the City Council.

The Morris County Appraiser recently resigned and the State of Kansas has appointed an interim appraiser to allow the county time to interview and hire a new appraiser. Some of you have already let us know that you have received a call from the appraiser's office to schedule a hearing with the temporary appraiser. We will keep you informed as this issue continues to progress.

With our Lake Community being so geographically diverse, we are constantly looking for better ways to listen to our membership. After experimenting with several different methods, we have decided to use a commercial survey service which will provide us with a very reasonably priced method and efficient means to gather and compile opinions of our membership on various topics. You may expect to see survey emails in the near future. We hope this is a positive step to increasing communications within our organization.

As you begin to think about closing your cabin for the winter, remember to take precautions in closing down your water and sewer systems (and boats) so you don't have freeze damage. Also, remember to secure, or bring inside, all outside furniture that could be blown by winter winds. Travel safe.

VOLUNTEER OF THE YEAR AWARD

The nomination period for the Wayne Criser Volunteer of the Year Award is now closed. Christie Brungardt announced that there have been a record number of nominations received. The winner of this award will be announced at the September 10 meeting. Please be there to show appreciation to our 2011 award winner for the numerous hours of volunteer work to our lake and local community. Wayne would be proud.

LAKE ASSOCIATION RELAY FOR LIFE

The Annual Lake Steak Fry was held on August 13 at the Council Grove Country Club. The Steak Fry was a great success again this year, bringing in \$1800 profit for the Lake Association Relay for Life. This puts the Relay for Life total at \$2200 so far this year. Thanks to everyone who attended. A fun time was had by all and we hope to see you there again next year! A huge **thank you** goes to Renee' Roths and all of her marvelous volunteers who made the evening possible.



PROTESTING PROPERTY TAXES

The lake Association is not soliciting members to protest or appeal property taxes. We are not giving legal advice, but simply distributing common information and public documents as a service to our members. The Lake Association strongly advises that you seek advice from an attorney if you have questions about the process.

We have received numerous requests from our members about the property tax appeal process and requests for source references for information concerning tax appeals. We will summarize the process here and note some reference materials.

First, the main issue that has been the basis for several successful appeals is that Morris County has included the value of the location of the lake lots, leasehold interest, and/or the value of the lot, in the leaseholder's property tax valuation. Seven lease holders have maintained that this valuation process is in contradiction of KSA 79-412. All seven leaseholders who have pursued the appeal process to the Court of Tax Appeals (COTA) maintained that this valuation process is contrary to state law. In all seven cases, the Court of Tax Appeals (COTA) has confirmed this ruling for the taxpayer. In all cases Morris County has appealed the rulings.

The COTA Docket No.'s of these cases are:

2007, Wine Docket No. 2007-9849-EQ

2008, Lipson Docket No. 2008-8961-EQ

2009, Wine Docket No. 2009-4658-EQ

2009, Lakeside Paradise Enterprises, LLC, Docket No. 2009-5463-EQ

2009, Hutter, Docket No. 2009-5464-EQ

2009, Towery, Docket No. 2009-6369-PRSC

2009, Martin, Docket No. 2009-4341-EQSC

The above cases may be useful as references during an appeal. For the tax year 2010, it appears that the county apparently decided to comply with the court order and appraise the improvements based on replacement cost and reduce the valuation by \$32,500 (the value given for the land). If your valuation remained the same, then the valuation for your improvements actually increased \$32,500.

The Home web page of the Court of Tax Appeals is <http://www.kansas.gov/cota/>. All you really need to know about Protesting Property Taxes and the Tax Appeals process is accessible from this home page. You need to look carefully at the links, but they are all there.

The Kansas County Treasurers Association Web site <http://www.kansastreasurers.org/> also has some very good information about the Property Taxes and the Protest/Appeal process.

Protesting Property Taxes may not be feasible for all lease holders. We present this material as information only and to the best of our knowledge it is all accurate. Each individual needs to carefully consider their circumstances, and the validity of the individual property valuation.

Kansas Statutes are available on line at <http://www.kslegislature.org/legsrv-statutes/index.do> the tax statutes may be found by search engine.

Useful Statutes may include: KSA 79-412, KSA 79-1448

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Council Grove City Lake Association apparel items are available by calling Lisa Palmer at 620 767-6659, email at palmerscove@gmail.com, or stopping by 100 Lake Road (CW04).



WINTER IS COMING! Below are some helpful tips for winterizing your boats and cabins.

HOW TO WINTERIZE YOUR BOAT

There are several websites with instructions for winterizing your boat. The following is just one of them. Use your search engine to find others.

<http://www.popularmechanics.com/outdoors/recreation/boating/1276866>

HOW TO WINTERIZE YOUR CABIN

There are several websites with instructions for winterizing your cabin. Following is one site. Again, use your own search engine to find others.

<http://blog.skibear.com/?p=402>

Do not assume that your furnace will heat the house enough to prevent water from freezing. We have previously experienced a loss of gas pressure at the lake and some pipes froze.

ZEBRA MUSSELS REMINDER



**STOP AQUATIC
HITCHHIKERS!**

Please remember:

CLEAN • DRAIN • DRY

Boats and Equipment

— www.kdwp.state.ks.us —



MEMBERSHIP UPDATE - 2011 MEMBERSHIP DRIVE

The 2011 Lake Association now has **275 out of 339** members enrolled. Keep those checks and membership cards coming. Our goal is 92% membership for this year. EVERYTHING is paid for by you, our membership. We thank you profusely for your support and participation. Also, the information card is extremely important. The mailing address you give is where we send the newsletter and any additional written information sent from the Association, i.e. your ballot to vote for board members. The phone numbers (please give all that you have) are in case of emergency, i.e., your property burns, or we notice something that you need to know about. We do not sell this information to anyone or give it out for any reason other than emergency.

IF YOU HAVE NOT PAID YOUR 2011 DUES, PLEASE FILL OUT THIS FORM AND RETURN IT WITH YOUR CHECK TO: CGC LAKE ASSOCIATION, P.O.BOX 13, COUNCIL GROVE KS. 66846

Dues Card – 2011	
Council Grove City Lake Association	
PO Box 13, Council Grove, KS 66846	
Lot # _____	Annual Dues: \$35.00
New address _____	Legal Fund Contribution: \$
Name(s) _____	General Fund Contribution: \$
_____	TOTAL: \$
Mailing Address _____	I am willing to volunteer for: _____
City _____ State _____ Zip _____	_____
Email _____	_____
Home Phone _____	_____
Lake or Cell Phone _____	_____

Please return this dues card with your check payable to: Council Grove City Lake Association