



Newsletter May 2011

NEXT MEETING: May 14, 2011- 9:00a.m.-COMMUNITY CHRISTIAN CHURCH-McCARDLE and MAIN STREETS

CONTACTS

Email cgclakeassoc@gmail.com

President: Ken Mulanax

Vice President: Dave Fritchen

Website www.cgclakeassoc.org

Secretary: Fred Vance

Treasurer: Joyce Hutter

PRESIDENT'S COMMENTS

Thanks for your attendance at the most recent general meeting of the City Lake Association! We are so thankful to have such strong support and appreciate your input. Continue to attend the meetings and let us know your ideas and opinions.

A new season has begun and it's a good time to refresh our memory by reading the rules and regulations regarding boating and fishing. The ordinances regarding these are available on our lake association web site.

Water safety and courtesy of others is important. A downed skier is pretty defenseless against a boat, so please be watchful of skiers and swimmers. We all want to have a safe boating season.

We have received several comments about the no-wake zones around the lake. No wake, means NO wake. These are areas close to docks and shores where people swim. Be watchful and please slow down.

There are a lot of activities planned for this summer such as the 2nd annual Golf Tournament, the July 4th celebration, Relay for life events etc. Watch the newsletter and e-mails for more details.

Your board of directors continues to work tirelessly on your behalf. There are many issues we are dealing with and the board members put in numerous hours trying to resolve these. Things happen slower than any of us would like, but we continue to push for equitable resolution. We can't thank you enough for your encouragement and support of our efforts. Your membership in the City Lake Association is vital to help give us a strong,, unified voice. Have a fun and safe season and keep the faith.

MESSAGE FROM THE BOARD OF DIRECTORS

As per the April 9 CGCLA General Meeting discussion regarding the lease with the city, Vice-President Dave Fritchen has provided the following update.

On several occasions our President, Ken Mulanax and Vice President David Fritchen met with Mayor Engle and City Council Lake Committee members to discuss mutual concerns related to the Council Grove City Lake. Each meeting Ken drove from Wichita and Dave drove from Manhattan to present a document to guide the discussion and present a consistent message on behalf of the Lake Association. In summary the message has been as follows:

Mutual Concerns and Uncertainty

- Boundary Disputes – need to survey lots
- Outcome of our membership cases before the Kansas Court of Tax Appeal
- County compliance with Kansas COTA to properly reappraise lake properties
- Stability/Growth of City and Lake Community working together
- Economic Development and contribution from lake residents
- Establish a City lake advisory Committee to advise the City Council on city lake matters
- Environmental Water Quality and ANS Prevention
- City plans for a lease agreement (Timeline needs to be established)

The most important of these concerns has been focused on a long term lease. At the May 8, 2010 and again at the October 30, 2010 meeting, Ken and Dave presented the following recommended action to the City officials.

- **Conduct workshop with City Council and selected members of CGLA Board of Directors**
 - Develop framework of understanding for 99 year/perpetual long term lease
 - Review and discuss openly the work and consensus documents of the 2nd Special Commission for a long term lease.
 - Collaborate to review/update/revise the consensus documents that evolved from the 2nd Special Commission
 - Direct City Attorney to work with CG Lake Association Counsel and consultants to craft legal details of 99 year/perpetual long term lease related to rights, duties and responsibilities of parties involved.
 - CG Lake Association members review/comment and City Council/CG Citizens review/comment.
 - Reconvene workshop participants to discuss and resolve comments and concerns
 - Finalize 99 year/perpetual long term lease for issue Nov. 2011

Despite our meetings and consistent message, the City officials have not allowed our Board of Directors to review a draft document nor have they given any indication that our concerns are being addressed or the timeline for presenting the new lease. Please be assured that we will continue to work to achieve the best possible lease agreement that we can within our limits of legal standing.

May 4, 2010 -Prepared by Ken Mulanax, President and David Fritchen, Vice President CG Lake Association for distribution and informal discussions May 8, 2010 with Mayor Engle and City Council Lake Committee members.

Mutual Concerns and Uncertainty

- Outcome of Marlow Boundary Dispute
- Outcome of cases before Kansas Court of Tax Appeal
- Stability/Growth of Community (City and Lake)
- Environmental Water Quality and ANS Prevention

Mutual Opportunities with Certainty

- Survey residential lots and plat City Lake Park
 - Lake Association offers up to \$2,500 to share cost of development of uniform Scope of Work from which Requests For Proposals (RFP's) could be received from Engineering firms.
- Establish a City Lake Advisory Committee to advise the City Council on city lake matters
 - Assist with ordinance updates/revisions
 - Participate in shared governance
 - Tap valuable resources within CG Lake Association for grant writing, volunteer efforts, community leadership, professional services, political support, etc.
- Develop 99 year/perpetual lease with 5 year (or less) periodic review process
 - Financial stability for lease holders

- Due process for lease holders
- Perhaps \$800 lease (60% for maintenance/40% for CIP)
- Covenants vs. City Ordinances
- Develop a capital improvement program (CIP) fund through special assessments under a long term lease.
- Continue to work with January 2009 StratPlan VII
- Continue to refine boating/fishing ordinance for ANS Prevention to afford fair and equitable treatment of lake and city residents

Recommended Action

- Conduct workshop with City Council and selected members of CGLA Board of Directors
 - Develop framework of understanding for 99 year/perpetual long term lease
 - Review and discuss openly the work and consensus of the 2nd Special Commission
 - Collaborate to review/update/revise the consensus documents that evolved from the 2nd Special Commission
 - Direct City Attorney to work with CG Lake Association Counsel to craft legal details related to rights, duties and responsibilities of parties involved.
 - CG Lake Association members review/comment and City Council/CG Citizens review/comment.
 - Reconvene workshop participants to discuss and resolve comments and concerns
 - Finalize Long Term Lease for issue Dec. 2011

Current Situation

Lake homeowners are unsure of their future status as lake residents as they near the end of the current lease. Many need to plan their financial futures and property investments with reasonable long term certainty. Many lake residents are waiting to make decisions about moving to the lake permanently and whether to make substantial improvements to their homes. There are currently over 25 properties for sale at the lake. The uncertainty of the lease, long term costs, security of leaseholders, ANS Infestation, taxes and lending restrictions are severely impacting decisions . It is our belief that a resolution of these concerns would dramatically increase economic activity. Council Grove and the greater Morris County community stand to benefit significantly from the economic development spurred by a new long-term lease agreement.

BUSINESS DIRECTORY MAILED WITH THIS NEWSLETTER

Debbie Sawyer, with her team of Glenda Carlin, Katie Wein, LuAnn Fuller and Carolyn Nelson, has been a whirlwind dervish with the business directory this year. An all-time record has been broken with over 60 area businesses responding to be listed in the 2011 directory. A huge "Thank you" goes out to all who assisted with this project. It is a tremendous undertaking to get the initial letters mailed to the businesses, get all the responses back, the listings edited and proofed, fees collected, listings typed in the correct format and sent to be printed, and all in a timely manner. This publication is one way we assist our leaseholders by providing a means of becoming familiar with local businesses and services. Additionally, these businesses support the Lake Association by paying for the listing space. The Directory is mailed with this newsletter so each lake property owner will have one to leave at the cabin. The Directory will not be mailed with subsequent newsletters. Please support these businesses when you have an opportunity---and shop Council Grove first.

BOARD OF DIRECTOR POSITIONS AVAILABLE

This June, board member terms of Joyce Hutter, Ken Mulanax, Fred Vance, John Nicodemus and George Forrester expire. The other six members' terms will expire in June 2012. A candidacy form has been emailed to all those on our email list and placed on the Lake Association website, www.cgclakeassoc.org If you do not have access to the website or email, you may request a form by calling 620-767-2726 and leaving your name and mailing address.

The corporate structure will have been in place three years this June. The Board of Director positions have broadened and increased the quality of our leadership base. We have gained many new ideas, concepts, and varying opinions during these first few years of the new system. Please consider contributing to the leadership by becoming a candidate to serve on the board of directors. The Board of Directors meets on the 4th Saturday of the month and the term for these positions is two years.

DATES TO REMEMBER

May 16, 2011 –dues must be received in the Lake Association mail box by this date for you to be eligible to vote in the election for board members.

May 16,2011 - Deadline for Candidate form to be completed and turned in to run for a position on the board of directors.

May 23, 2011- Ballots to be mailed to all members in good standing (those who have paid 2011 dues).

June 11, 2011- Deadline for all ballots to be received for voting on members of the board of directors. This is the date of the Annual Meeting. If you have not mailed in your ballot, you may bring it to the General meeting.

June 12, 2011- Ballots counted and new board members announced.

June 25, 2011- Board of Directors Meeting with new board members.

LAKE ASSOCIATION RELAY FOR LIFE



Over the winter the Relay for Life Team has been very busy making money for cancer research. They made **\$752** for charity at the Spring Yard Sale on April 1 and 2. Pictured above left are Karen Waring and Carolyn Nelson who helped serve at the Business Exposition. Contributions all go to a good cause! Renee' Roths and the Relay For Life team wish to express their extreme thanks to all volunteers and contributors.

The annual RELAY FOR LIFE OVERNIGHT WALK is scheduled for May 1 this year. If you would like to be a part of this event, to walk or to donate, please contact one of the lead team members: Renee' Roths, Karen Waring, Gary Catlin, LuAnn Fuller, Diane Bolton, Carolyn Nelson, Glenda Carlin or Joan Kohake. So far this team has raised over \$6,000.00 for our contribution this year.

COUNCIL GROVE CITY LAKE ASSOCIATION 2ND ANNUAL CHARITY GOLF TOURNAMENT

--YOU COULD WIN \$10,000.00

Don't miss this opportunity for a great fun time at the Council Grove Country Club Golf Course on May 14th. John Nicodemus has again put together a fantastic package of fun, food, drinks, prizes, trophies, and the possibility to win \$10,000.00 with a hole-in-one. This is a two man scramble with only room for 36 teams. So---sign up early. Call John at 316-619-0016 or email to: kem.nicodemus@gmail.com **ALL PROCEEDS FROM THIS EVENT WILL BE DONATED TO USD 417 EDUCATIONAL ENHANCEMENT FUND.** \$2000 went to USD 417 Educational Enhancement Fund in 2010. Our goal is \$3000 this year. A flyer with complete information is included with this newsletter.

Business Expo



The Council Grove City Lake Association continued to support the Chamber of Commerce Business Expo again this year. Weather was great and many people stopped by our display to visit and request information about CGCLA activities. Thanks to all those who helped host and make this event a success; Andy & Joyce Hutter, Ken Mulanax, Dave Fritchen, Ed Hooper, and Tim and Lois Banta.

COUNCIL GROVE PRIDE CLEAN UP

Once again the pride committee, lead by lake residents Cheerie Baker and Diane Bolton, coordinated a spring clean up and courtesy debris pick up by city crews. A big thanks to the city for their help in improving the appearance of the town and lake. We have seen noticeable improvement in the appearance of the commons area in several places. Thanks for the individual efforts. Let's keep working to make the lake a place we are all proud to be.

PROPERTY VALUATION CONCERNS AND APPEALS

We have received numerous emails and phone calls regarding the 2011 property valuations recently received by our members. There seems to be very little consistency in the changes in value between one property and the next. Some values were raised as much as 48%. In view of the fact that each valuation shows a deduction for the land, itself, it is a quandary how the valuation could raise by such a significant amount. The deadline to file an appeal is April 30th. The appeal paperwork must be received in the appraiser's office or postmarked no later than that date. If you plan to file an appeal, we do suggest you call the Morris County Appraiser's Office as soon as possible and request the form "Appeal to the County Appraiser Valuation Year 2011" and the comparable information the appraiser used to support the change in value. The sooner you receive this information the more time you will have to prepare your case for appeal. Two web sites that may be of assistance to you are www.kansas.gov/cota (which stands for court of tax appeals) and www.kansastreasurers.org/property/protests.htm Remember, your other choices to appeal the valuation are either when you pay your taxes in December, 2011, or (if you only pay the first half in December) when you pay your second half of the taxes in May 2012. You make your appeal at that time by paying under protest.

INDEPENDENCE DAY CELEBRATION

John Nicodemus has volunteered to chair the committee to organize the July 4th Celebration. He will need volunteers to assist him. If you would like to help with the regatta or decorating contest, we all would appreciate your assistance to make this celebration a success. Contact John at 316-619-0016 or email to: kem.nicodemus@gmail.com Many, many kudos go to Mr. and Mrs. Rodak for offering a room in their home for Dan and Tammie May to stay after the fireworks show.

NEWSLETTER SPONSORSHIP

This is the first newsletter that has been published with the assistance of a sponsor. In the Lake Association letter to solicit Business Directory listings, we also offered a complete page in the news letter for a sponsor to advertise. The fee to sponsor a newsletter for \$300 is a bargain considering the newsletter is mailed to about 350 lake households, emailed to many more, posted, and cached on our website. Interest in this program has been high with two months already reserved. Look for the Tony Giesel Construction ad at the end of this newsletter.

LAKE APPAREL

Planning a family reunion or special lake occasion? Check this out, a new section on the Lake Association web site, Lake Apparel. The entire selection of Council Grove Lake Association Apparel with pictures and details is on the web at <http://cgclakeassoc.org/lakeapparel.shtml>

EMAIL LAKE NEWS

Homeowners, and others who are interested, send an email request to cgclakeassoc@gmail.com to be added to our lake email news list. This allows recipients to stay current on lake happenings. You may need to add cgclakeassoc@gmail.com to your contacts list to prevent our emails from going to your spam email box.

SCHEDULE OF MEETING DATES FOR 2011

General membership meetings are held the second Saturday of the month at 9AM at the Community Christian Church, McCardle and Main. Board of Directors meetings are the 4th Saturday of the month at 9AM at the Hays House, 112 W Main. Mark your calendars and plan to attend!

GENERAL MEMBERSHIP MEETINGS

May 14, 2011
June 11, 2011 –ANNUAL MEETING
July 9, 2011
August 13, 2011
September 10, 2011

BOARD OF DIRECTORS MEETINGS

May 28, 2011
June 25, 2011 (new board)
July 23, 2011
August 27, 2011
September 24, 2011

ZEBRA MUSSELS YEAR TWO

It's been about a year since zebra mussels were discovered in the City Lake. A few more individual mussels are now being found. What does this mean to us as users of the lake? Be aware that it is against state law to possess live zebra mussels. This includes those on a boat, bait bucket etc. Be sure to follow the CLEAN DRAIN DRY procedure when removing your boat from the lake. Also, we can expect to start seeing Zebra Mussels on rocks, docks, boats and such. Remember, the shells are very sharp. Once they become numerous, wearing shoes in the water and caution on the shoreline will be a necessity. Also, removing boats periodically and allowing them to dry for a week or so may help minimize a large accumulation on boats.

The Lake Association is in need of a volunteer to research "living with Zebra Mussels". This would consist of visiting with owners and marinas on other infested lakes, and research the internet. Then, through our newsletter and email news, communicate methods and hints about how to deal more easily with Zebra Mussels. If you would like to lead this effort, contact a board member or email us.

SUMMARY OF IMPORTANT LAKE REGULATIONS

Boating:

ALL boats must have a City Boat Permit except:

- Inflatable non-motorized vessels shorter than ten feet
- Any boat operated below no wake speed and used solely and exclusively for fishing
- To obtain a City Boat permit you must present a KDWP ANS Education Certificate

Fishing:

- All fishermen age 18 and over must have The KDWP ANS Education Certificate.

Changes we need to be aware of:

- Kayaks, canoes, pedalboats, sail boats, etc are now required to have a city permit.
- Fishermen, 18 and older must have a KDWP ANS Education Certificate .The KDWP ANS Education Certificate is available at <https://reserve.ksoutdoors.com/cert/Certifications/ANS-Certification>

These new ordinances require some preplanning on our part. It will be very easy to be at the lake and then remember you, or a visitor, need a KDWP ANS Ed Certificate, which has not yet been obtained. Remember, the certificate needs to be printed to show law enforcement officers you have completed the ANS course. A flyer accompanies this newsletter.

BOAT PERMITS NOW AVAILABLE ON WEEKENDS AND HOLIDAYS

City Lake boat permits are available on weekends and holidays at the Lake Attendant House. Open hours are Friday 3:00 pm through 9:00 pm. Saturdays 8:00am through 5:00pm. Sundays Noon to 5:00pm. Holidays 8:00am through 5:00pm. Please see the city ordinances at cglakeassoc.org for details about permit requirements and boating regulations.

Council Grove Country Club Non-Resident Memberships Available

The Country Club board of directors has set up this new membership category on a trial basis for this year. Non-resident membership dues are \$200 for this year, 2011. The \$200 yearly dues are to be paid at the time of application. In order to be eligible for a non-resident membership, permanent residence must be at least 30 miles from the Country Club. The one-time membership fee of \$100 will apply to new members.

Non-resident members, husband, wife and children living at home, may play unlimited golf. Children up to age 25 and a student are included in the membership. Women and men may participate in women's golf on Tuesdays and men's golf on Wednesdays as well as the club's Memorial Day and July 4 golf tournaments. The Country Club has four golf cars that can be rented \$15 per golf car for 18 holes or you may bring a golf car to the course for an annual trail fee. Golf car spaces are available to store a golf car at the Country Club for an annual fee. Members are notified of upcoming events by e-mail. Non-resident members are welcomed to any Country Club social events including dinners on the first Thursday of most months. Non-resident members will not have voting rights and will not be able to purchase discount guest coupons. Guests would pay the greens fee listed below. Non-resident members will not be able to participate in the Mens' Club Championship or the Labor Day Classic. You may see Tracy Koegeboehn for applications or questions.

If the non-resident membership doesn't work for you, you are welcome to play by paying a greens fee of \$15 per person Mondays through Thursdays and \$20 per person on Fridays, Saturdays, Sundays and holidays for those living outside the 66846 zip code. You are welcome to bring guests.

E-mail – councilgrovecc@tctelco.net

Clubhouse phone - [620 767-5516](tel:6207675516)

If you would like to have an upcoming event or other information shared with the City Lake Association via the newsletter, please e-mail the information to edhooper@cox.net

JOIN THE LAKE ASSOCIATION in 2011

MEMBERSHIP UPDATE 2011 MEMBERSHIP DRIVE

The 2011 Lake Association membership drive has begun with **236 out of 339** members already enrolled. Keep those checks and membership cards coming. Our goal is 92% membership for this year. It would be wonderful if we could have all the money collected by the first of June and not have to continue with the bookkeeping. 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	Annual Dues: \$35.00 Legal Fund Contribution: \$ General Fund Contribution: \$ <div style="text-align: right;">TOTAL: \$</div>
Lot # _____ New address _____ Name(s) _____ _____ Mailing Address _____ City _____ State _____ Zip _____ Email _____ Home Phone _____ Lake or Cell Phone _____	I am willing to volunteer for: _____ _____ _____ _____

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



Council Grove City Lake Association 2nd Annual Charity Golf Tournament

Where – Council Grove Country Club

When – **Saturday, May 14, 2011**

Time - 8:00 am & 1:00 pm tee times (shotgun start)
(5:00 pm awards ceremony and hotdog feed)

Format – **2 man scramble** (18 teams in the 8:00 am group
and 18 teams in the 1:00 pm group)

Team entry fee - \$100 (carts available for \$15)

Limited to first 36 teams registered

\$10,000 Hole-in-one

Chances to win numerous other prizes

Trophies awarded to 1st, 2nd, & 3rd place teams

**Profits from tournament go to support USD 417
Educational Enhancement Fund**

Enter your team by calling:

John Nicodemus 316-619-0016

E-mail kem.nicodemus@gmail.com

Tony Giesel Construction

General Carpentry

"Anything worth doing is worth doing well"

Tony Giesel Construction is owned and operated by Tony Giesel. Tony specializes in home building and repair with a personal touch, staying personally involved with every project from start to finish with quality work and customer satisfaction being assured by Tony. He has perfected these skills through vast experience in the building industry with 15 years in retail lumber followed by 18 years experience in Home building. Tony Giesel Construction is a licensed contractor and Tony is a recent graduate of the Home Inspection School.

NEW HOME CONSTRUCTION

ADDITIONS, DECKS, FIRE PLACES, CUSTOM CABINETS



**You deserve excellent
craftsmanship in every square
inch of your dream home!**

You'll find it in Tony Giesel Construction. Trust Tony's expertise in every aspect of the business. You want someone who understands the trade and will be able to draft your ideas into workable blueprints and build a beautiful home. Tony has built over 200 homes. You need Quality, Value and Service. You'll find attention to detail, fair pricing and strong communication throughout the construction process are top priorities with Tony Giesel.



Remodel and additions, landscape walls, decks, fire places, custom cabinets, windows and doors. From the simplest repair to a magnificent new home, Tony can do it. Feel free to call and we can informally discuss or bid any job from the simplest repair to a magnificent new home.

<http://tonygieselconstruction.com/index.html> or call

Home Inspections

The lake is your place to relax and unwind. However, your lake place still needs time and attention to maintenance. I would appreciate the opportunity to assist you. At your convenience I can perform a preventive maintenance inspection. This would include the grounds, siding, roofing, caulking, etc., on the exterior, and HVAC system, water heater, plumbing, and all-around walk-through of the interior. You will receive a copy of the inspection with recommendations. **The First twenty-five (25) calls receive this inspection at no cost.**

For more detailed information, visit the web site

<http://tonygieselconstruction.com/index.html> or call Tony Giesel 620 747 0089