



Early Summer Newsletter 2013

NEXT MEETING: June 8, 2013—9:00 A.M. at COMMUNITY CHRISTIAN CHURCH McCARDLE at MAIN

Email: cglakeassoc@gmail.com

Web site: **Error! Hyperlink reference not valid.**
Ken Mulanax

President: Joyce Hutter

Vice President:

Secretary: Ed Hooper

Treasurer: Gary Catlin

PRESIDENT'S COMMENTS

FINALLY----warmer weather! And we are ready. We are beginning to see more activity on the lake. People are fishing, and catching a variety of fish. Even though the water level is down considerably from what we would hope, we can still have great times at the lake.

Earlier we sent an email regarding city ordinance 2095. That article is reprinted in this newsletter for those of you who are not on the email list. It is very important that we all take notice of this ordinance and make the changes necessary to come into compliance. We do not want to be the cause of the city losing the grant money they received for this project. When you have completed the necessary actions for compliance, please call the city office at 620 767 5417, and let them know so Mr. Johnson can make the final inspection. GPS recording resumed May 1, 2013. This ordinance became effective a year and a half ago. Once you have completed corrective action to correct a non-compliance notice, notify the city that you have completed the work. Thank you for your attention to this matter.

NEW 2013 BUSINESS DIRECTORY

Included with this mailing is the new COUNCIL GROVE CITY LAKE ASSOCIATION BUSINESS DIRECTORY. It is very gratifying to have such strong support for the lake community from the merchants and service people in Morris County. Please, support these businesses whenever you have an opportunity. This is the third year Debbie Sawyer has taken charge of this project. We applaud her willingness to volunteer for this endeavor. Please be sure to tell her "Thank you" when you see her.

CALENDAR OF EVENTS

Over the course of the summer there are many events taking place in and around Council Grove that may be of interest to you and/or your friends and family. For your convenience, we have

compiled a list of them here. See the Council Grove Morris Co Chamber of Commerce Calendar at <http://councilgrove.com/calendar/> for a complete calendar of Morris Co activities. A link to the Chamber is on our website homepage.

EVERY 2ND SATURDAY OF THE MONTH (APRIL THRU SEPTEMBER) Lake Association General Membership Meeting at the Community Christian Church, Main Street at McCardle 9:00 a.m. Please plan to attend as many meetings as you can. This is your opportunity to keep informed of the issues, and express your thoughts to the Board of Directors. **EVERY 4TH SATURDAY OF THE MONTH (MARCH THRU DECEMBER)** Board of Directors meeting at the Hays House (unless otherwise noted) 9:00 a.m. Members are welcome to attend these meetings. We suggest you let someone on the board know of your intent to attend so the appropriate number of reservations can be made.

May 27, Memorial Day observed

June 15, Symphony in the Flint Hills on the Fort Riley Grounds

June 21-22, Washunga Days in Council Grove

July 4, Fireworks on the Riverwalk

July 6, CGCLA Regatta and Lakeshore Decorating Contest

July 12, Ladies Night Out in Council Grove

August 17, 18, Kansas Babe Ruth Classic

September 2, Labor Day

September 28, CGCLA Annual Steak Fry

November 2, Candlelight Charm in Council Grove

November 1-3, Gathering in the Grove Art Show and Sale in Council Grove

BOARD of DIRECTORS ELECTION

Application for seats on the CGCLA Board of Directors closed on May 11th. There are five director positions up for election, each a two year term. The bylaws of the Corporation were written with 11 board members to keep the leadership active, and represent as broad a base of the membership as feasible. Expect a ballot and instructions in the US Mail. One vote per leasehold and only current (paid) members will receive a ballot and be eligible to vote. If you use the pre-addressed envelope enclosed with the ballot, it must be received in the post office by 5:00 p.m., Friday, June 7, 2013. You may also bring your ballot to the annual meeting on June 8.

At the end of the meeting no further ballots will be accepted. Ballots will then be counted by a three person committee.

LAKE ASSOCIATION ANNUAL GOLF TOURNAMENT

The Lake Association Annual Golf Tournament is taking place as this newsletter goes to the printer. Once again, John Nicodemus chaired this event and was ably assisted by many volunteers. While this event is billed as a charity golf tournament, a good time is always enjoyed by all who participate, including non golfers at the raffle and social hour following the tournament. Details of the fund raising and tournament will follow.

BOATING SAFETY REMINDERS

Many of us at the lake may not be familiar with city ordinances governing the rules and regulations of boat operation at the City Lake. There are numerous ordinances regulating water activities. Even if you have been around for years, it is good to review the regulations. All ordinances pertaining to "life at the lake" can be found on the Lake Association web site www.cgclakeassoc.org. Please print pertinent information and share it with your guests. You are responsible for them knowing and following the regulations.

If we are all courteous and use common sense, we can continue to enjoy the lake and all it has to offer with no serious negative consequences. Let's make it a safe and fun year.

TAX APPEAL OF LAKE LOT VALUATIONS FOR 2012

The tax appeal process for the lake lot values is in progress. Our attorney, Linda Terrell, has been retained by the Lake Association to represent the city in the appeal of the valuation of the lake lots for the tax year ending December 31, 2012. The informal hearing has been completed and the Court of Tax Appeals Hearing is scheduled for mid-September.

APPAREL

Karen Waring has graciously consented to chair the apparel activity. Tammie Livingston has volunteered to help, also. We are grateful when people step up to help with our projects. They will be looking for some volunteers to assist with this project. Deciding the design, color, style, etc., for the shirts, how many to order and what sizes (what a guessing game) and have enough, but not too much is all a fun challenge. Let Karen know if you are interested in helping.

CGCLA ON CITY COUNCIL AGENDA

The City Council now has an agenda item for the Lake Association once a month. This is an opportunity to address the Council and participate in two way communications. The Board of Directors sees this as a positive move to improve communications and cooperation between the city and lake community. The city council lake advisory committee will continue to function and provide recommendations to the city council.

SEPTIC and WELL IDENTIFICATION

IMPORTANT: PLEASE READ COMPLETE ARTICLE

We realize you are, no doubt, tired of hearing about well protection and marking of septic systems and lateral lines. However, we need to move ahead with a positive attitude and make some real effort to complete the items in this project, which are **required by the State of Kansas**, and are a part of the Clean Water Initiative. It is extremely important that we do this as soon as possible. The city is going to resume recording GPS locations of the systems on May 1, 2013. They can only record those systems which are totally within compliance of the city ordinance 2095. This project must be completed within the next few months for the city to retain the grant monies they received from the state for this project.

At the last City Council meeting, City Inspector Larry Johnson reported records indicate over 200 lake residences still are not in compliance with ordinance 2095, regarding locating and protection of wells, septic fields, septic and lift station tanks. We think a major problem is a lack of clearly communicating what the city expected from the leaseholders. The letter from the city citing system violations did not state that if/when the corrective measures were made to systems, to call the city and let them know so they could make a re-inspection. It is difficult to imagine that over 200 residents have not met the requirements. So, perhaps many of us just need to make a phone call and let the city know we have completed the requirements. However, before doing so, it would probably be a good idea to make an inspection of the systems and assure all the proper corrections have been made. We do not want the city employees to have to make multiple trips to each location because corrections are not complete. Here are some suggestions to consider: (You may also go to the Lake Association web site www.cgclakeassoc.org and click on "city ordinances" under the "Clean Water Initiative" and read ordinance 2095 for yourself to see exactly what the requirements are).

1. The well head must be marked with the site number i.e., C-60 (or whatever your location is), NOT the 911 street number. If the site number is painted on and the paint has faded, please consider painting it again.
2. The well head must be sealed (so ground water cannot penetrate and contaminate the well) and protected so it cannot easily be hit by an auto, lawnmower, etc. You can place rocks around it, put posts around it, cover it and mark the cover; you get the idea.
3. The septic tank must be marked with your site number. Access MUST be above ground, above grade so ground water does not drain back onto the lid of the tank, and the cover must be "childproof".
4. The lift station (if you have one) must be marked with your site number. If you do not have a lift station, that should be noted in your file at city hall.
5. Some of you have systems or wells that are under a deck, or inside your house. IF that is the case, a small sign needs to be placed where it can be seen stating : " Well in house" or "Septic tank under deck"-----whatever the case may be.
6. The four corners of the field lines (lateral lines---drain field) must be marked so vehicles can not readily drive over them and crush them. A VERY FEW of you have not been able to identify where your lateral lines are located. IF that is the case, consider making a call to city hall to see if they might be recorded on old papers which are in your file. Since we have not had a lot of rainfall, this is a good time to find your lateral lines. You may be able to see a difference in the color of the grass where the laterals run and the grass is getting water from below the ground surface. If you do this and still are not able to find your lateral lines, we do have a few volunteers who might be able to assist you in finding your lines. IF you are not able to find them after exhausting all avenues, that needs to be notated in your file at city hall. However, as the owner of the lease, and the one responsible for being the caretaker of the systems, we need to know where all parts of the systems are located.
7. Make certain your cabin site sign is on both the lake and the road side of your property. Those who are recording the location of the septic systems and well heads need to be able to identify the cabin and systems that go together. Although this is not a requirement of

ordinance 2095, it is a requirement of ordinance 1988, which was passed several years ago. (You may also find this ordinance on our web site).

Once you have completed your "walk around inspection" and are certain you have complied with ALL of the requirements, call city hall (620 767 5417) and give them your site number and let them know you have completed the requirements and are ready for re-inspection.

If you have a peculiar situation or have a question specific to your location, please call city hall and talk with Larry Johnson to see how to handle your specific situation. We have found Larry to be very professional and quite willing to make this process as easy as possible as long as the state requirements are met.

This city ordinance, number 2095, is the result of The State of Kansas and county requirements and became effective October 2011. It was well coordinated with the rural lakes water representative and representatives from the City Lake Association. The Lake Association assisted the city in obtaining grant monies from the state to locate, record location, and insure that septic systems and wells meet state standards. For the city to retain the grant money, the project was to be completed prior to last September (2012). Because of the large number of properties involved, lack of city records in some lease files and lack of communicating expectations to home owners, the city did not meet the deadline. They were granted an extension, but are now in jeopardy of having to return the grant money to the state for failure to complete the project in a timely manner. We do not want to be the cause of that consequence. The city has been extremely lenient in allowing almost two years for leaseholders to complete this work. We will be checking with the city on a weekly basis to determine how many leaseholders still are not in compliance with the ordinance. Board members will be making calls of encouragement for completion.

We are on the cusp of having a real credibility problem concerning the perception of the character of people at the lake. Let's move forward in good faith, practice the Lake Association motto and "get 'er done"!!!! Thank you for doing your part.

ELECTRICAL SAFETY NEAR WATER

Last summer the Lake of the Ozarks experienced several fatal accidents involving electricity located near boat docks and at the water's edge. In an effort to avert such a thing happening at the Council Grove City Lake, Larry Johnson, city building inspector has contacted CGCLA concerning an educational program, and possible regulations. D.L. Smith, (E 14) of DL Smith Electrical, graciously volunteered to work with Larry and be the liaison for lake homeowners. This committee has met and is working toward solutions to provide a safe environment at the water's edge.

In the meantime take some time to survey the electrical at or near your shoreline. Electricity in conjunction with water is often fatal. Some common sense and a Ground Fault Interrupter will go a long way toward preventing a fatality.

Prevention is our objective. Drowning due to electrical shock could be easy to miss-identify and we all need to be aware of the dangers and how to react to an incident in the water. An informative reprint from July, 2012, Cruising World is available at www.cgclakeassoc.org in the Early Spring Newsletter.

LAKE ASSOCIATION MEMBERSHIP

Because of your involvement, right at 90% of lake homeowners became paid members of the Council Grove City Lake Association in 2012. Considering some folks own two leases and some owned by absentee trusts go unused, our true membership level is 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 paid your annual dues to support the Lake Association.** We encourage you to do your share, and get your dues in the mail.

BLUE STEM BROKERAGE NEWSLETTER SPONSOR

Blue Stem Brokerage is the sponsor of this newsletter. Blue Stem's Flyer is included in this newsletter; we appreciate their support of the Lake Association.

Dues Card – 2013

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: \$ _____

Interest Rates Are At Record Lows.....
Not Have Summer Fun at the Lake---- Contact

Why

Bluestem Brokerage!!!



Enjoy some of the lowest rates in a lifetime and get ready for LOTS of lake fun at Council Grove City Lake with a lake front home. There is a nice selection of homes ranging from the \$100,000's to \$300,000's. Plus, spring and Summer are great times to buy and sell homes. When you are in the market for a new home, what do you need first? Well, sure you need options of property or the home to buy, but you probably need some help. And if you need help, you want help from someone you trust. And you can trust the Bluestem Brokerage Team. With more that 100 years of combined experience, the Bluestem Brokerage Team can assist you with all of your real estate buying and selling needs. The Bluestem Brokerage Team is Belinda LeMay, Donna Cook, Denise Hartman and Dave Baker. So if you are looking for a new home or have real estate questions, just give the Bluestem Brokerage Team a call today at **620-767-5323**. **STOP!** at the NE Entrance of the City Lake at the Bluestem Brokerage Sign for a Brochure of homes for sale or Check us out on the web....

www.bluestemrealty.com

23 S. Mission, Council Grove, Kansas.