



Winter 2011 Newsletter

NEXT GENERAL MEETING: April 14, 2012 at 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

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Secretary: Ed Hooper

Treasurer: Gary Catlin

PRESIDENT'S COMMENTS

As I write this, the new lake lease is not completely finalized. The wording for the final paragraphs is being hashed out. It has required much more time to develop than most of us ever imagined it would. Many people have worked well beyond what we normally expect from volunteers. The Lake Association Board of Directors and other very active volunteers have been working hour after hour after hour to come to consensus on a lease that is beneficial to all concerned. This group of volunteers extends well beyond the Lake Association, and includes the 12-member lease committee, leaders of the business community and city council members. We are extremely fortunate that the well being of the community is important to so many people that they will volunteer so much of their time and talents. This lease is the culmination of much discussion and compromise, which means there are parts everyone likes and parts no one likes. That is the jest of compromise. The majority of it works for all.

The formation of the lease committee was the first major step to opening the lines of communication at all levels and in all sectors of the community. The Association leadership is very encouraged members of the Association were invited to give input into the formulation of the lease.

Just recently members of the City Council have invited the Association to give input into the formulation of an ordinance regarding the identification and marking of septic/waste water systems and wells at the City Lake Park. It is refreshing to be working together on these important issues to find resolutions that benefit the majority of all concerned. We are hopeful that this relationship will continue to develop and we can all continue to work to grow and improve our communities together.

We wish you all a safe, happy and healthy Merry Christmas and Happy New Year. May you be blessed in every aspect of your life in the coming year.

PROTESTING OR APPEALING 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.

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.

CITY LAKE RESIDENT ELECTED CHAMBER OF COMMERCE PRESIDENT



City Lake resident Joyce Hutter was elected President, and Diann Diehl Vice President, of the Council Grove/Morris County Chamber of Commerce and Tourism at the annual meeting. City Council Woman Debi Schwerdtfeger was honored as Citizen of the Year.

WINTERIZING YOUR CABIN

Some of us have experienced firsthand the damage and frustration of broken pipes in a vacant cabin. It is that time of year to prepare your cabin for freezing weather. If you don't have the time or know-how to do this job yourself, you can hire someone to do the work for you. Local businesses that provide winterization services may be found in the CGLA Business Directory on our web site www.cgclakeassoc.org. There are several websites with instructions for winterizing your cabin. Following is one site. Again, use your own search engine to find others.

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

Do not assume that your furnace will heat the house enough to prevent water from freezing. Last winter we experienced a loss of gas pressure at the lake and pipes froze in some cabins causing extensive damage.

LAKE APPAREL FOR CHRISTMAS

Christmas is just around the corner. Lake shirts and caps make excellent Christmas gifts and stocking stuffers. Lisa Palmer has these items in stock and available right now. Weekdays are better for Lisa, and if you need the items shipped, you will need to pay the shipping charges. If you are interested, contact Lisa by email at palmerscove@gmail.com or 620 767-6659.