



Volume 22 - Edition 1
Spring 2018

THE BROWER News

Springtime on Big Brower Lake



Check out the Association Lot - Lots to See!

If you haven't been by the community lot in a while, take a drive or a walk by and see the improvements. Thanks to the small increase in dues last year, we are now able to hire someone to clean up the enormous amount of leaves and debris every spring, and do not need to rely on volunteers (back breaking work). We have a new roof, thanks to a generous anonymous donor, gutters thanks to the dues increase that channel water into a rain barrel, that was generously donated by Jackie and Bill Dangl. This barrel provides us a collection source to water the lot garden flowers. I'm looking for anyone who has perennials that need to be split and divided to consider donating and planting them in the lot garden.

I'd like to extend a thank you to all of the residents who have volunteered their time and money in making our community lot a more usable, attractive and safe place. Additionally I'd like to thank Mike and Katie Macomb for their continued commitment to agreeing to mow the lot every year.

Renee Lobert

BBLIA VP and
Chair of Beautification Committee

Thank you Renee and the beautification committee for all your hard work!



2018 Weed Treatment Schedule

Week of:	Type of Treatment:
5-7	Spring AVAS Survey
5-14	Weed & Algae Opt
6-11	Weed & Algae Opt
7-9	Weed & Algae, E.Coli Sampling
8-6	Weed & Algae Opt.
8-27	Fall AVAS, WQ

PLM treats each lake according to a schedule or season plan, established with the cooperation of your lake association, lake board or residents on the lake. The treatment schedule is approximate.

Please watch your shoreline for the posting of the 8.5x11 inch, yellow or green signs. The signs will indicate the date of the treatment, the products used, and any restrictions on the use of treated water for swimming, watering lawns.

DEQ permitting restrictions, national holidays, and/or weather conditions may influence the timing of treatments throughout the 2018 season.



Spring 2018 Water Quality Report

It is that time again!

The BBLIA is counting on your dues for our spectacular fireworks (our favorite pyrotechnic, Ron Shanks, is back!!!), association lot maintenance, quarterly newsletter and so much more. The annual dues are \$60.00 if paid by 7/31/18 and \$75.00 after that date.

To pay your dues online, please visit bigbrowerlake.com. The site uses Paypal which allows you to use many of the major credit cards for a secure online payment. We also have a contribution option so you may conveniently donate to any one of the projects that the BBLIA is working on or just select General and we will put your donation to good use. Thank you in advance for your donation!

You may still pay your dues with a check by using the enclosed envelope pre-addressed to the BBLIA Treasurer, Michael Wilson. Please make your check payable to Big Brower Lake Improvement Association (BBLIA).

As we have done in the past couple years due to increased costs and postal issues, the spring issue is printed and posted near your mailbox. For paying association members, the subsequent issues will be emailed along with quick news updates and login info for the website to view the newsletters online, etc. If you have paid your dues and are not receiving the emails, please send your email address to wendy@bigbrowerlake.com. If you do not have an email address, contact your board member (see listing on back for your board member) for a printed copy.

Thank you for being a member!

Happy Spring everyone!

It took longer than usual to get here this year, but mother-nature finally let it happen. I thought I would give everyone a quick rundown on the lake water quality plans for the summer season.

- Professional Lake management (PLM) is to take water samples from 3 spots on our lake to test for both chemical and bacterial composition, in addition to the usual Secchi disk checks for clarity. From my own perspective (after making my first ski run of the season), our lake is as crystal clear this spring as always. The results will be posted on our website as soon as they are available. I'll also publish a comparative update from previous years.
- This year's tentative treatment schedule is posted in the spring newsletter. Keep in mind, these treatments are weather permitting and the lake board may request additional treatments if necessary.
- I let PLM know that I would like to accompany them on the weed survey they will be doing in the next few weeks. We'll be checking to see how the weeds that grow through the winter did (like evergreens on land), look for any early outbreaks of invasive weed species, and put together a more refined plan for the summer.
- Our contract is up for renewal this year and PLM is aware of this so we will be watching their performance closely. Please feel free to contact myself, or any of the other township lake board water quality members listed in the newsletter if you see anything of concern. Remember, we also have some great information put together with pictures of what we need to watch out for posted on our website.
- Please keep the launch gate combination reserved for our use only. We have been incredibly lucky to not have had zebra mussels spread to our lake. They usually enter a lake from a boat put in from another lake that has them. This is why we should always make sure a boat has been out of the water for at least 72 hours before entering ours to make sure any mussels stuck to/in it are dead!
- Don't forget to look at your fertilizer contents when buying it this spring. We want to use product with zero phosphorus in it. This chemical doesn't have much benefit to our grass but does do a great job fertilizing the weeds in the lake when the rain washes it in. Remember, we pay \$125 a year via our property taxes to control these weeds!
- Lastly, PFAS has been a concern in the Belmont/Rockford area. I have done some research on this per Big Brower Lake in conjunction with PLM. So far, we are well away from the affected water tables listed by the DEQ. I've spoken to a few residents who had their well water tested on their own and they all came up clean to date. To get our lake water tested would cost \$500-600 per sample taken. The test done by the DEQ recommended engineering firms is geared mainly for drinking water so there is a high likelihood that it would not be accurate for lake water. We will continue to monitor the situation in the future for the safety of all of us on the lake.

That's all I have for now. Have a great, safe, happy summer everyone!

Frank Walejewski

Big Brower Township Lake Board

Open Burning Courtland Township Ordinance Chapter 22

Some of you might not be aware of this, but Courtland Township has an ordinance that governs the burning of yard clippings (which includes leaves) on our properties. The burning is called "Open Burning" and requires a permit from the Township. Additional items to note include: (1) the yard clippings being burned must come from your own property, or an adjacent neighbor if you are burning together; and (2) the burning must be at least 35 feet from a structure, and 25 feet from a right of way (road) or property line. The Ordinance can be found on the BBLIA website in the member's area. As we all know, leaf and yard clipping burning is harmful to our Lake, so we ask all of us to refrain from this type of burning in any event. This includes burning on the other side of the road, as the harmful chemicals drain into the Lake.

Short Stay Rentals

Our Lake Association is named "Big Brower Lake Improvement Association (BBLIA). As a Board, one of our primary focuses is making sure our Lake and surrounding properties are kept in good, clean condition, and safe for all to use. An example of this is the effect of Short Stay Rentals, such as AIRBNB and VRBO. It has been brought to our attention that there is an increased use of Lake properties for such short stay rentals. Based on the Association Board's review of the Courtland Township Ordinances, the Board has concluded that short stay rentals are PROHIBITED and are a violation of Township Ordinances. We then discussed this with Township Officials, and they affirm our interpretation. This is because these types of rentals are deemed to be commercial in nature, and are not a permitted use in our Lake neighborhood, which is zoned residential. Townships across the State are wrestling with appropriate regulations that specifically address short stay rentals, including Courtland. But for now, as it stands, the Courtland Township Ordinances are interpreted to prohibit short stay rentals. We encourage all Lake owners who are aware of short stay rentals to inform any Board member. Photographs are welcomed. In addition, you can call the Township directly at 616.866.0622 to report the short stay use. Your Board intends on monitoring this unauthorized use and reporting it to the Township, as well as notifying the property owner directly. We appreciate everyone's diligence with this problem.



Quiet Hours

Tuesdays & Thursdays

Mornings: 5 am to 9 am

Evenings: 5 pm to midnight

"Quiet hours" means motorized craft must operate at no-wake speed.

2018 Spring & Summer Calendar of Events

May 1	Lake Combination Change
June 2	Lake Area Garage Sales -Runs from 9am - 3pm
July 4	Fun Run & Fireworks -Look for an email shortly with the Fun Run/Walk info and registration.
Aug 21	BBLIA Annual Meeting -Association Lot - 7pm

Thank you's!

Thank you Mike and Sean Riley for making Visiting Santa a special time for all the kids. A special thank you to Melanie Yff for the great goodie bags.

Classifieds

For Sale: Southbay Pontoon Boat

40hp Merc Big Foot. Karavan Dual Axle Trailer. Lots of extras. Like new condition. \$15,000.00. 874-8258

New Neighbors

Dan & Kelly Dixon, 8566 Brower Lake, have two kids - Alex, 21, currently attending Colorado Christian University and Peyton, 19, currently attending Davenport University. They also have Mollie, their 4 year old golden, and a golden puppy. They lived in Forest Hills all of our lives and are excited to be on the lake in Rockford.

Welcome to the Lake!

Please see the website for the latest Big Brower Lake Directory. If you have changes or are a new neighbor, please email wendy@bigbrowerlake.com to update your information.

Gate Combination

Since the gate combination changes on the first of every month, it will no longer be included in the newsletter. Watch for the email updates for the new gate combination or under the member's login on the website.

Pontoon Trailer Rental

If you need to use the association's pontoon trailer, please schedule a time with Ingrid Jensen at 915-2273. The rates for the pontoon trailer rental are tiered. For those who rent the pontoon trailer to use around the lake, the rate is \$35.00. Any rental requiring travel to another area the rate will be \$50.00. Please have payment ready when you pick up the trailer for use.

The lake residents have been divided up into eight sections and a board member is assigned to the following sections.

Jeff Case	8348-8481 Je-Ne-Be Dr.
Jackie Dangl	8585-8720 Brower Lake Dr.
Ingrid Jensen	8659-8851 Je-Ne-Be Dr. 8405-8470 Oakview 8601 Young Ave. 7510 & 7661 10 Mile Road
Renee Lobert	8843-8955 Je-Ne-Be Dr. 8820 Ne St.
Shawn Marks	8735-8888 Brower Lake Dr.
Lorraine Nykun	8493-8651 Je-Ne-Be Dr.
Peder Nelson	8450-8582 Brower Lake Dr.
Michael Wilson	8402-8436 Brower Lake Dr. 8315-8344 Je-Ne-Be Dr. 8446 & 8453 Brower Ave.



Need an inexpensive idea for your guest?

Contact your board member to get yours today! They are only \$10.00 or 2 for \$15.00 and you will be helping out your association.



Newsletter address:

8493 Je Ne Be NE
Rockford, MI 49341

Website address:

www.bigbrowerlake.com

facebook.com/bigbrowerlake

BIG BROWER LAKE IMPROVEMENT ASSOCIATION

Board of Directors

Executive Committee

President:

Ingrid Jensen	915-2273	ijensen@clarkhill.com
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Vice President:

Renee Lobert	446-1010	lobertrenee@gmail.com
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Secretary

Jackie Dangl	299-1745	jcdangl@yahoo.com
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Treasurer

Michael Wilson	(248) 561-9933	michael@cardusinc.com 8570 Je-Ne-Be Drive, Rockford, MI 49341
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Technical Officer

Wendy Mersman	940-4598	wendy@bigbrowerlake.com
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Board Members

Shawn Marks	989-430-0715	shawnlobertmarks@gmail.com
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Lorraine Nykun	884-5660	lorraine.nykun@gmail.com
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Jeff Case	540-6855	jdcase23@gmail.com
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Peder Nelson	516-5550	pnelson@fineeyecolor.com
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Board Alternates

Lois Markoff	(773) 677-4900	lmarkoff@yahoo.com
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Bryan Burke	(501) 940-8096	bryan.susan.burke@sbcglobal.net
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Volunteers

Neighborhood Watch

Dale Zimmerman	874-2548
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Wendy Mersman	940-4598
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Township Lake Board

Ingrid Jensen	915-2273
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Frank Walejewski	460-4225
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Township Sewer Board

Bill Dykstra	874-4892
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Water Quality Monitors

Ingrid Jensen	915-2273
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Frank Walejewski	460-4225
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Newsletter & Website

Wendy Mersman	940-4598
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