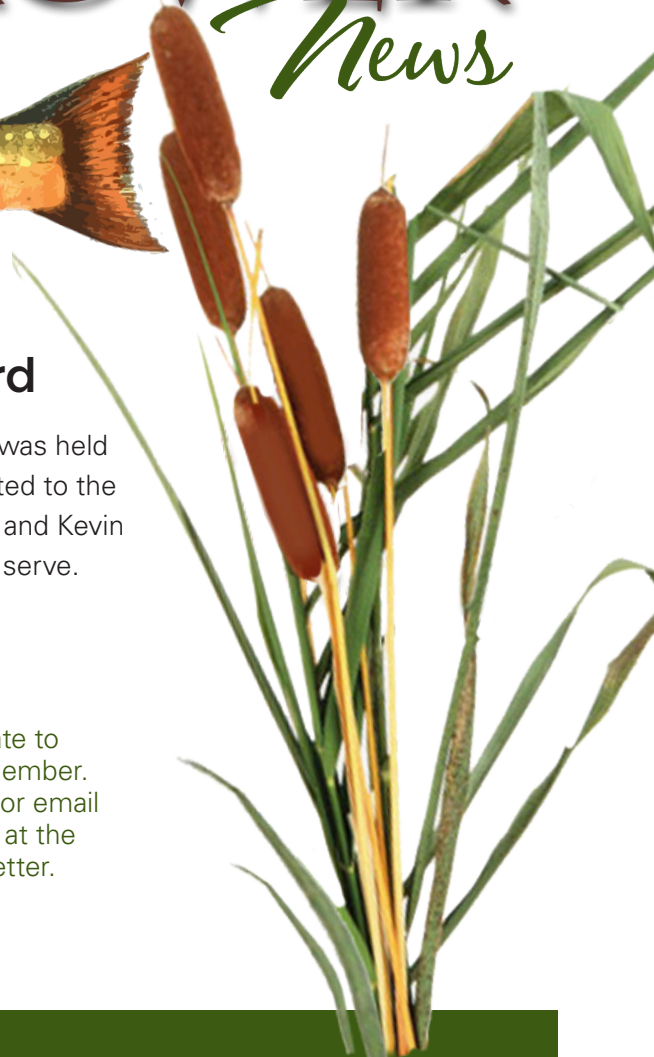




# THE BROWER *News*



## Your “new” Big Brower Lake board

The 2018 Big Brower Lake Improvement Association annual meeting was held at the Association pavilion on August 21. Three members were re-elected to the board: Ingrid Jensen, Renee Lobert, and Wendy Mersman. Steve Cilek and Kevin Jacot will serve as board alternates. Thanks for your willingness to serve.

At the latest board meeting after the annual meeting, the following slate of officers was presented and approved:

**President:** Ingrid Jensen  
**VP:** Renee Lobert  
**Treasurer:** Michael Wilson  
**Secretary:** Jackie Dangl  
**Technical Officer:** Wendy Mersman

Please don't hesitate to contact your board member. Their phone numbers or email addresses are listed at the end of this newsletter.

Congratulations to the executive committee!

## Results for the Public Hearing of the Planning Commission of Courtland Township which was held on September 18, 2018 to discuss Short Term Rentals.

The Planning Commission will be offering up two options for the Township Board to consider: 1. express prohibition of STRs and 2. prohibition of establishment of new STRs, but allowing current rentals (with the caveat being that this will only apply to STRs that have rented for at least 60 days in 2017 and 2018 - the Commission members were quite divided on this detail). In order for qualifying STRs to continue their operation they would need to comply with regulations, such as limited number of cars, guests, no rental agreements for less than 72 hours and no more than one rental in a 7-day period, no boats, and several other qualifiers that attempt to address concerns that were clearly voiced. At the Zoning Administrator's discretion, the STR allowance could be revoked if any of the regulations are not adhered to. The STR allowance will be void once ownership changes hand.

# Water Quality Report

by Frank Walejewski

## Greetings!

I can't believe summer is almost over already but it is winding down. I gave a report at the annual meeting last month and our lake is holding up well overall, in spite of the heat wave we had this summer. I'm taking a few minutes to put my outline together into a little more of an article for those who were unable to make it. Your water quality board members: Ken Yonker-Drain Com., Roger Morgan-KC Com., Ingrid Jensen, Jerry Peterson, and Frank Walejewski-current chairman.

**Financial report:** \$125 collected, per riparian rights household, fall assessment only. \$14,250 per year total from all riparian owners.  
\$13,938.93 beginning balance.  
\$13,129.72 in treatments & DEQ Fees.  
\$13,972.53 is current end of summer balance.  
(The assessment is structured to maintain a \$10-15,000 balance as a buffer in case we need a major treatment for invasive species like Eurasian Milfoil-EWM.)

**2018 Season:** I went on a spring survey with Jason from Professional Lake management. We saw very little weed growth at the time due to our late spring this year. Of course, as we all now know, the summer heat came with a vengeance. This accelerated the weed growth considerably.

### Summary of what was done this season:

We will be treating one more time for Filamentous Algae and EWM. Even though I reported that no Cabamba (another bad invasive plant) was found this year, a small amount was picked up shortly afterwards in the cove. We'll also be treating for it to keep at bay. This plant can fill in a smaller lake like ours pretty quickly.

### Lake Check Measurements:

April checks 2016 to 2017 were very similar. Dissolved oxygen good. Nitrogen slightly enriched. Phosphorus moderately enriched. Slightly Alkaline and hard.

August checks 2016 to 2017 quite improved oxygen. No E. coli issues, Low dissolved salts, slightly alkaline, now soft, moderate phosphorus, not nitrogen enriched.

April checks for 2018 were - total phosphorus = 16 ug/L (slightly higher than last year), nitrates = 200 ug/L (lower than last year), and Secchi disk depth = 3.5 meters (water slightly less clear). There was good oxygen from the surface to the lake bottom this year. The July checks for E-Coli bacteria that we do in 3 places came up good. I will post a summary of the August check when all testing is complete.

Date	Product Used	Target Species
5/24/2018	Diquat	EWM, Curlyleaf PW
	Copper Sulfate	Filamentous Algae
	SeClear	Filamentous Algae
6/12/2018	Renovate OTF	EWM
	Copper Sulfate	Algae, Chara
	SeClear	Filamentous Algae
7/9/2018	Renovate OTF	EWM
	Diquat	EWM
	Copper Sulfate	Filamentous Algae
	SeClear	Filamentous Algae
7/17/2019	Diquat	EWM, Largeleaf PW
	Clipper	EWM, Largeleaf PW
	Komeen Crystals	Eel grass
7/19/2018	Komeen Crystals	Eel grass
8/9/2018	Komeen Crystals	Eel grass
	Diquat	EWM

**Closing thoughts:** It appeared that the pre-emptive strike on eel grass we tried this year helped as we had significantly less of the spiral blooms end of summer than last year. This in spite of the excessive heat. Keep in mind that this is a native plant necessary for a healthy lake ecosystem so we can't kill it off, only control its growth/expansion so it isn't a hindrance to lake usage. My plan is by knocking down the upper plant when it is about to bloom each August, we'll limit its expansion.

I did some checking and PLM sprays down inside and out of boat between lakes to prevent them from spreading aquatic nuisance plant/organisms like Zebra Mussels, Eurasian Milfoil, and Cabomba from lake to lake. We do not have Zebra Mussels and because there is no treatment for them and they would be bad for our lake, we want to avoid them as long as possible.

I found out the Kent county sheriff DOES NOT do this. They only inspect their craft between lakes. I am considering calling the head of the marine division to attend our fall lake board meeting to discuss our concerns. We may also explore whether we have any legal means to protect our lake.

**A final note:** Some of us noticed in the last week or so that the lake was developing a cloudy green color. In discussing this with a PLM biologist, it sounds like we are having a late season planktonic algae bloom. This can happen as the lake begins to turn over. The nutrients that have been pooling under the thermocline during the summer get mixed throughout the water column, sometimes causing a bloom. This continued warm weather also plays a role in late summer blooms. Rest assured it is not one of the toxic varieties and our lake is still safe and healthy to use. In fact, it is another necessary type of plant beneficial to maintaining a good balance for a healthy fish population. It rarely gets to a level in a lake our size where the balance is disrupted and treatment is in order.

Have a nice fall/winter,

*Frank Walejewski*



## Quiet Hours

### Tuesday & Thursdays

Mornings: 5 am to 9 am

Evenings: 5 pm to midnight

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

# BBLIA Annual Meeting



## BBLIA

### Meeting Comments

The new "BBLIA year" began last week with the first meeting of this year's board. Much of what was discussed centered on issues that came to light at our recent Annual Meeting, and this letter is our means of updating all of you on the actions that will be taken in response to many of those concerns.

First and foremost, the board wants to express sincere appreciation to those of you who took the time to attend and participate in the August meeting. Board members are elected to represent all Association members, and that is only possible when all voices are heard. The following is a summary of discussion points and related actions going forward:

#### Gate Access

Changing over to a keyed access was met with understandable concerns over the inconvenience of having to make arrangements with a key holder to enter/leave the lake. Now that there are multiple key holders (see updated list below), many of whom are in close proximity to the gate or are retired and readily available, it is hoped that the inconvenience is minimal and far outweighed by the benefit of protecting our lake environment.

September and into the Fall, there is sure to be a flurry of activity as boats are moved off of the lake for the winter. Key holders are committed to being responsive and available, both of which will be greatly enhanced by advance coordination. Our goal is to make this year's boat removal efficient and easy for everyone.

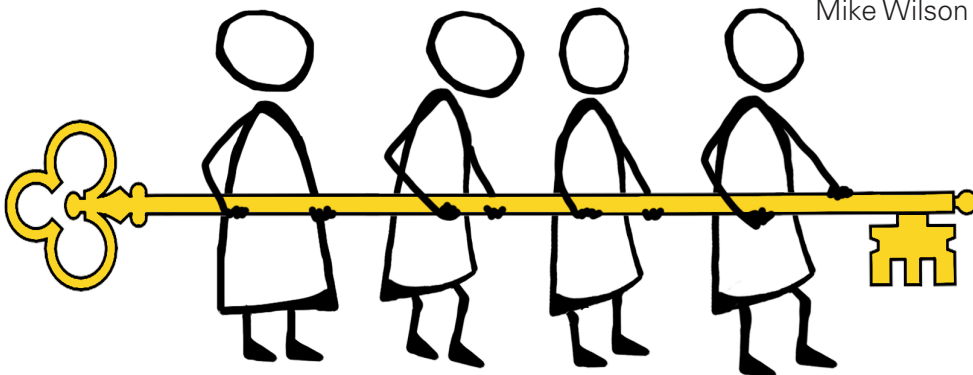
#### Keyholders (Effective: 9/20/18)

Key Holders with greater availability during the week days, in addition to after work hours and on weekends:

Shawn Marks	989-430-0715	Mike Riley	616-874-7881
Jerry Peterson	616-874-6807	Scott Wingler	616-874-8885

Key Holders who have less availability during week day hours but greater availability after work hours and weekends:

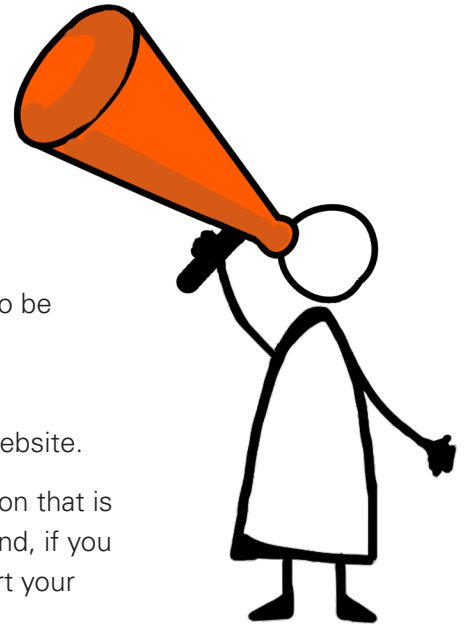
Jeff Case	616-540-6855	Ingrid Jensen	616-915-2273
Steve Cilek	616-340-2479	Renee Lobert	616-446-1010
Jackie Dangi	616-299-1745	Peder Nelson	616-550-0808
Mike Havemeier	616-980-6880	Lorraine Nykun	616-822-8596
		Mike Wilson	248-561-9933



## Communication

While communication has always been of utmost importance to the BBLIA board, as a result of concerns raised at the Annual Meeting, the board is redoubling its efforts to communicate clearly and regularly with all members.

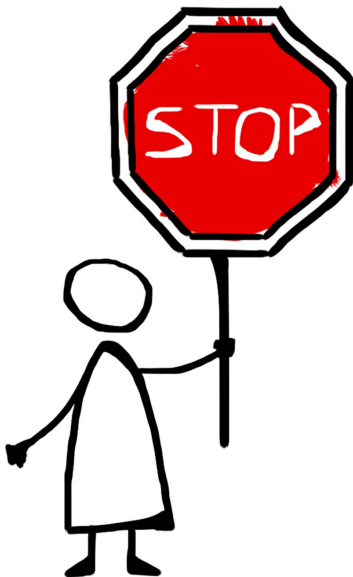
- **Board Meetings** are open to all Association members, and anyone with a concern or comment is encouraged to contact a board member in order to be placed on the agenda under "New Business." (See schedule of upcoming meetings on the website.)
- **Minutes** of every board meeting are available to Members on the BBLIA website.
- **Newsletters and Emails from the BBLIA** are chock full of timely information that is relevant to all members. Please take the time to read these publications, and, if you know of any member who does not have ready access to email, please alert your board rep; a paper copy will then be personally delivered.
- **Clarification of confusing information** It came to our attention that confusion was generated by a sentence in a recent edition of the newsletter regarding eligibility for BBLIA membership. The sentence stated: "These residents (back lot and feeder streets) do not have riparian rights, but nevertheless, per vote of the Association Board, currently have the right to become a member of the Association and thereby acquire the right to use the boat launch area through the gate." The wording of the sentence was interpreted by some to be an expression of the board's authority or an implication of a change in policy. However, it was actually included in the paragraph regarding the gate lock change to restate the membership policy (which has been in effect per a vote many Boards ago) to emphasize that it would not be changing. We regret the poor choice of wording and any anxiety it might have caused.



## Speed Control

In response to safety concerns with regard to car traffic around the lake and down the feeder streets, the board is taking the following actions:

- **Investigating a Sign Change** from a "Yield" to a "Stop" at the JeNeBe/JeNeBe intersection
- **Investigating Addition of a "Blind Intersection" Sign** on 10-Mile Road approaching JeNeBe intersection - we all have experienced the danger of exiting off of JeNeBe into unseen traffic!
- **Investigating additional signage** to include "Slow - Children Playing" and "Slow - Blind Curve Ahead" signs in a few key places around the lake. Please let your board rep. know if you would like to give input on any trouble spots in your area.
- **Friendly Reminder:** Our lake roads are intrinsically tight and full of bends. We can try to slow cars down, but it is also up to each of us to exercise extreme caution with our pets and children near the road.





## 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 has been 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 Rd
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.



facebook.com/bigbrowerlake

*Newsletter address:*  
8493 Je Ne Be NE  
Rockford, MI 49341

*Website address:*  
www.bigbrowerlake.com



# BIG BROWER LAKE IMPROVEMENT ASSOCIATION

## Board of Directors *Executive Committee*

<b>President:</b>	Ingrid Jensen	915-2273	ijensen@clarkhill.com
<b>Vice President:</b>	Renee Lobert	446-1010	lobertrenee@gmail.com
<b>Secretary</b>	Jackie Dangl	299-1745	jcdangl@yahoo.com
<b>Treasurer</b>	Mike Wilson	(248) 561-9933	michael@cardusinc.com
	-- 8570 Je-Ne-Be Drive, Rockford, MI 49341		

<b>Technical Officer</b>	Wendy Mersman	940-4598	wendy@bigbrowerlake.com
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## Board Members

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

## Board Alternates

Steve Cilek	340-2479	scilek@chartermi.net
Kevin Jacot	(989) 737-1362	jacotk@progressiveae.com

## Volunteers

### Neighborhood Watch

Dale Zimmerman	874-2548
Wendy Mersman	940-4598

### Township Lake Board

Ingrid Jensen	915-2273
Frank Walejewski	460-4225

### Township Sewer Board

Bill Dykstra	874-1234
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### Water Quality Monitors

Ingrid Jensen	915-2273
Frank Walejewski	460-4225

### Newsletter & Website

Wendy Mersman	940-4598
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