



Spring - Summer 2023
Life is Better at the Lake



From the Board President

Hello members of JSC. On behalf of the Board of Directors I want to welcome you back to Jimmerson Shores for the 2023 summer season. I hope you all had a safe and healthy winter.

Our Annual Meeting is scheduled for Saturday June 10, 2023, at 9:00 AM at Presbyterian Chapel of the Lakes on Orland Road. Please plan to attend to hear what is happening in the park.

Over the Winter there has been some updates made to the park. Three new homes have been installed and new utility poles and fiber cable have been added for the REMC fiber Internet service which should be available in early summer for those who may be interested. See the [Steuben County REMC website](#) for additional information.

Please be mindful and respect the park speed limit of 15 MPH and the golf cart driver rules. 15 MPH is what was voted on many years ago and it is not being followed today.

Golf Cart Rules:

1. To operate a golf cart in the JSC community, the driver must be 16 years of age or over and have a valid driver's license.
2. To operate a golf cart in the JSC community, the driver CAN be 15 years of age with a valid driver's permit and accompanied by a parent or guardian in the front seat of the golf cart.

I hope everybody has a safe and happy summer here at Jimmerson Shores.

Ron Korte, President



In accordance with Article III, Section 3.02, of the Code of Bylaws of the Jimmerson Shores Cooperative, Inc., the annual meeting of the members of the Corporation shall be held at **Presbyterian Chapel of the Lakes (Corner of Orland Rd & 300 West across from Casey's Cove Marina)**, on **Saturday, June 10, 2023, at 9:00 AM.**

The agenda for this meeting, which is prescribed in Article III, Section 3.10 of the bylaws, is as follows:

1. Call to order. (President/Presiding Officer)
2. Reading of the minutes of the annual meeting held on 06/12/21. (Secretary)
3. Treasurer's Report. (Treasurer)

Board of Directors

Ron Korte, President
Lot #40 - rkorte7@gmail.com
Area: Lot 1 - 9 and 118 - 125

Gary Burkhardt, Vice President
Lot #69
Area: Lots 10 - 26

Steve Sowers, Secretary
Lot #31 - sdsowers@aol.com
Area: Lot 46 - 66

Jeff Miller, Treasurer
Lot #81 - jrm1085@gmail.com

Mike Baker
Lot #14 - mikeb8738@live.com
Area: Lots 67 - 83

Tom Crampton
Lot #61 -
cramptontom@yahoo.com
Area: Lots 84 - 100

Kevin Cross
Lot #55 -
kevin.cross2004@gmail.com
Area: Lot 27 - 45

Penny Smeltzley
Lot #7 - pennylong67@gmail.com
Lots 101 - 117

Park Manager
Larry Stevenson, 260-668-4909

4. CY 2023-2024 Budget Review & Approval and discussion of 2023-2024 maintenance fee. (Treasurer & President/Presiding Officer)
5. Election of nominees to fill expiring terms or vacancies on the Board of Directors. (President/Presiding Officer)
6. Other business to be brought before the membership♦. (President/Presiding Officer)
7. Adjournment (President/Presiding Officer)

♦Individuals having other business to be presented to the membership during the annual meeting must submit a written request to the Secretary of the Corporation at least ten (10) days prior to the date of this meeting. However, this requirement may be waived if agreed by a majority vote of the members present at this meeting.

Every member listed on each Lot Lease is invited and encouraged to attend this annual meeting. However, in accordance with Article III, Section 3.07, if your Lot is leased by more than one person, only one of the persons attending this meeting is entitled to cast a vote on any matter submitted to a vote of the members.

If for any reason a member cannot attend the Annual Meeting, the member may designate a Proxy to cast their vote on matters submitted to a vote of the members. If you wish to designate a Proxy for the Annual Meeting, please complete the enclosed Proxy Form and return it to your area director or place it in the Co-op mailbox by **Friday, June 9, 2023**.

Board Member Nominations



The Secretary of the Corporation will accept written nominations for election/re-election of three members to the board of directors, for a 3-year term, through **midnight on June 3, 2023**. Nominees must be members of the Corporation (listed on the Lot Lease).

We would like to take this opportunity to thank Tom Crampton, Kevin Cross and Jeff Miller who are completing their term. However, Tom Crampton and Jeff Miller are willing to accept another term on the board if they are nominated and re-elected.

Board nominations should be mailed to: *Secretary, Jimmerson Shores Co-op, 5110 N 450 W, Angola, IN 46703* or e-mailed to Steve Sowers at sdsowers@aol.com. Again, the **deadline** for submitting nominations is midnight on **June 3, 2023**.

Welcome New Homeowners

Please join us in welcoming David & Julie Bowering, #106, to Jimmerson Shore Cooperative (JSC) and the Park. We hope you are enjoying your new home and all Jimmerson Shores has to offer.

Homes for Sale

There currently are no homes for sale in the park. Please remember JSC rules require homeowners to coordinate sales or transfers of home ownership and/or lease with the board. Therefore, contact your area Board representative if you plan to sell or transfer your home or lease. Board members are listed on the front page of this newsletter along with their areas of responsibility.



Rules Regarding Construction

Below is a clarification of the Rules and Regulations concerning improvements to the outside of your home or improvements to your leased lot:

“Any improvement to the outside of your home or to your leased lot needs written approval from the Board of Directors. It doesn’t matter what time of year the improvement is being done. If the improvement is to the outside of your home, you must submit in writing what you want to do and a color sample if it is siding, roof, or painting. If it is an improvement to your lot, the lot pins must be marked and a drawing submitted to the Board showing the improvement to be done. Color samples of pavers, concrete, etc. are also needed. It is also helpful to Board members if you stake out the area to be improved. If you are using a contractor to do the work, they must submit an insurance certificate binder.”

Approvals for improvements are only good for one (1) year. If the improvement is not completed within one year, you must submit the improvement again to the Board for approval.

Improvements not approved by the Board will be stopped until approval is given. If work continues after the Board stops the work, the Steuben County Building Department will be notified. Remember if you are doing the work in the winter months, the last Board meeting of the year is usually in early to mid-October, so please plan accordingly. If you have any questions, please contact your Board representative.

Finally, no major construction is to be done between Memorial Day and Labor Day!!!

Attention JSC Members

Please don’t contact our attorney, Jeff Goeglein, about a concern in the park unless you receive communication from him. If you have a concern, please contact your area Board representative listed on the front page of this newsletter. Those JSC members who contact Jeff will be billed for his time.

Golf Cart Stickers

You can obtain your annual registration sticker from Jeff Miller at Lot #81 upon payment of your \$10.00 annual registration fee and presentation of your proof of insurance. All golf carts must have a valid 2023 registration sticker by **June 15th**.

The Steuben County Board of Commissioners has NOT adopted an ordinance under Indiana Code 9-1-8-57 that permits operation of golf carts on public roads. Therefore, golf cart

operations should be limited to the private roads inside the Park.

Mailbox Keys

If you’re not using your mailbox, please turn your keys into Kevin (Lot #55) or Steve (Lot #31).

Garages

If you are interested in building a garage, please contact Ron Korte, Lot #40 or rkorte7@gmail.com. The price will likely be substantially higher than in the past.

Maintenance Fee & Payment

Fees are due by the 20th of each month for that month. If the maintenance payment is not received in the Co-op mailbox or postmarked on or before the last day of the month it is due, there will be a \$30.00 late fee assessed on the first day of the following month.

To eliminate delays in delivery of monthly maintenance payments by the post office, you might want to consider enrolling in the JSC auto debit program. JSC's bank sends a monthly charge to your bank for the monthly maintenance fee, thereby by eliminating the post office. Contact JSC's Treasurer, Jeff Miller, Lot #81 for more information.



STOP signs mean STOP. Too many people are completely ignoring them. These were put up for safety reasons. More children will be in the park now that schools are getting out for the summer. Drivers need to watch for them as many children don't watch for cars. Let's keep this a safe summer in Jimmerson Shores. Thank you for your cooperation.

Boat & Trailer Storage Area

The 2023 annual fee for storing a trailer in the Park's boat storage area will again be \$30.00 per trailer. This fee covers annual mowing and maintenance costs associated with the storage area.

All trailers in the storage area must be clearly marked with the owner's Lot Number and have a 2023 storage sticker affixed to them by **June 15, 2023**. You can obtain a sticker(s) for your trailer(s) by contacting Jeff Miller at Lot #81.

Spring & Summer Home Maintenance Checklist Ideas

Outside

- ✓ Service lawn mower and mow grass weekly
- ✓ Fertilize lawn and clean flower beds
- ✓ Trim trees and shrubs
- ✓ Check and repair door and window screens for holes or tears, if required
- ✓ Wash windows, inside and out
- ✓ Inspect, repair and pressure wash siding, skirting, decks, docks, driveways and patio furniture, if required
- ✓ Inspect roof for damage and repair, if required
- ✓ Clean gutters and downspouts
- ✓ Touch up peeling or damaged paint
- ✓ Inspect, repair or replace garbage shed♦









Inside

- ✓ Test smoke and carbon monoxide detectors, and replace batteries
- ✓ Change furnace filters
- ✓ Wash and change seasonal bedding
- ✓ Wash curtains, drapes and shower curtains
- ✓ Dust blinds
- ✓ Clean all kitchen appliances
- ✓ Clean out cabinets and throw away outdated products
- ✓ Rotate mattresses
- ✓ Clean behind and under furniture
- ✓ Drain or flush water heater
- ✓ Clean drains
- ✓ Clean dryer vent
- ✓ Service water softener and change water filters, if applicable

♦Materials will be provided by the Co-op for garbage shed replacement upon request.



Please Don't Forget

-  All garbage must be bagged, placed in your designated garbage bin, bins lids need to be closed, and bins need to be pulled out to the curb the night prior to collection. There are extra bins at the pole barn if your bin is full. Paint and construction materials are not to be placed in garbage bins under any circumstances. Construction materials can be taken to the Northeast Indiana (NEI) Solid Waste Management District's compost site adjacent to the Steuben County 4H Fairgrounds and south of Dry Dock Marine. Latex paint be dried out before disposing of it.
-  Parking at the beach area is for people at or on the beach only. The area at the pole barn and common areas are to be used for overflow parking.
-  No major construction projects are permitted between Memorial Day and Labor Day unless the project has been approved by the Board.
-  **DO NOT POUR GREASE DOWN DRAINS** or flush diapers, wipes or feminine sanitary products down the toilet, as these products can cause substantial problems and/or damage to our sewer system.
-  Pets must be kept on a leash at all times when not on the resident's lot and owners must clean up the pet droppings. Pets are not allowed in the beach area or at the playground.
-  Grass clippings and leaves can be taken to the designated area northwest of the garages. However, please don't dump brush, flowers, etc. in this area. These items can be taken to the NEI Solid Waste Management District's compost site.
-  The **POSTED SPEED LIMIT IN THE PARK IS 15 MPH**. This speed limit was established to protect everyone in the Park and it applies to all motor vehicles (i.e. cars, trucks, motorcycles, golf carts, etc.).
-  Please forward any e-mail, address, or telephone number changes to Steve Sowers at sdsowers@aol.com.

A complete list of the Park Rules and Regulations is available on the Co-op website at [JSC Rules Regulations 08-22-2020.pdf \(jscooperative.org\)](https://www.jscooperative.org/files/2020/08/JSC_Rules_Regulations_08-22-2020.pdf).

Boating Checklist



Before heading out to enjoy the lake this season, please take a few minutes to run through this checklist.

- ✓ Is the motorboat or personal watercraft (PWC) properly registered, and are the proper numbers and decals displayed?
- ✓ Do you have the required number of personal flotation devices (PFDs), and are they in good condition?
- ✓ Is the total load, including passengers and gear, within the vessel's capacity rating?
- ✓ Has an equipment check been done, including fuel and oil, lights, first aid kit, and fire extinguisher?
- ✓ Have plans been made to handle any emergency, such as weather, mechanical breakdown, or injuries, that may arise?
- ✓ Are you aware of local operating conditions, including navigational hazards, rules of the water, etc.



**Jimmerson Shores Co-Op, Inc.
Annual Meeting Proxy Vote Form
June 10, 2023, 9:00 AM
Presbyterian Chapel of the Lakes (Corner of Orland Rd & 300 West)**

I will not be able to attend this Annual Meeting on June 10,2023. I hereby appoint Ron Korte President, or _____ as my Proxy to cast my vote on all matters properly coming before said meeting. I understand if my plans change and I attend this meeting in person, this Proxy will be void.

Signed: _____

Lot #: _____ Date: _____

Please turn this form into your area director or place it in the Co-op mailbox by Friday, June 9, 2023.