



Fall - Winter 2023

Life is Better at the Lake



Board of Directors

Ron Korte, President
Lot #40 - rkorte7@gmail.com

Gary Burkhart, 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

Rich Allen, Lot 28
rallen@customcoatinginc.com
Area: Lot 1 - 9 and 118 - 125

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

From the Board President

Hello Everyone,

The 2023 lake season sure went by fast. It seemed like summer weather took a while to get here and when it did it stayed hot and dry for a while, and now school is back in session, and we're looking Fall right in the face. We do hope you had a good summer with family and friends.

Steuben County REMC has completed the Broadband Internet Fiber installation in the Park and they're now in the process of installing service to the homes that registered for it back in 2022.

We added a gazebo to the beach this season. It can get pretty hot when using the beach, so those who want to seek some shade while using the beach now have that opportunity.

I want to THANK Gary Burkhart for leading the gazebo construction process, and also THANK members Dan Hoellrich, Doug Hoellrich, Steve Sowers, Scott Mowry, Randy Liens, Carl Mottinger, and Park Manager Larry Stevenson for helping putting it up.

The board has selected a builder for the future garage project and are in the early stages of getting the project started. I hope we can have some cost information to share soon.

We wish you a happy upcoming Holiday Season and a Healthy and Safe Fall and Winter.

Ron Korte, President

Welcome New Homeowners

Please join us in welcoming Jeff and Amy Dant, #50, and Doug Drabek, #85, to Jimmerson Shore Cooperative (JSC) and the Park. We hope you are enjoying your new homes and all Jimmerson Shores has to offer.

Homes for Sale

There are currently 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 and their areas of responsibility are listed in the box above.

Last 2023 Board Meeting

The Board's last meeting for 2023 will be on **Thursday, October 12th**. If you plan to make any improvements to your home this winter or to purchase and move in a new home, project plans must be submitted to the Board for approval prior to 10/12/23. Any project not approved by the Board will be stopped. The first Board meeting of 2024 will not be until sometime in late April 2024.

2024 Board Members Needed

If you're homeowner, please consider running for election to the Board of Directors over the winter. We will have three (3) positions open this coming year. These new board members, who will be elected for a 3-year term, will be elected by the homeowners who attend the Annual Meeting on June 8, 2024.

The Board usually meets once a month from April through October and board members are required to attend at least 75% of the scheduled meetings. The length of Board meetings is determined by the amount of business to be conducted.

JSC Financial Statement and Tax Returns

The 4/30/23, JSC Annual Financial Statement and the 2022 Federal and Indiana tax returns have been completed and filed. Any member wishing to see a copy of the financial statement should contact Steve Sowers at sdsowers@aol.com.

Real Estate Taxes

Each lot owner's share of the real estate taxes paid by JSC for 2023 was \$258.52. Therefore, if you itemize on your income tax return you may be able to deduct this amount on Schedule A. A portion of your monthly maintenance fee is used to pay your share of real estate taxes.

Maintenance Fee Payment Process Change

The board has approved a change in the process for payment of maintenance fees. Beginning January 1, 2024, homeowners have two options for paying your maintenance fees. You can make an annual payment by January 20, 2024 for the entire year (\$1,980 at the current monthly rate) or you can continue to make monthly maintenance fee payments by enrolling in the automatic debit program through Campbell & Fetter Bank. If you currently don't participate in the automatic debit program, but if you'd like to pay your maintenance fee on a monthly basis contact Jeff Miller at Lot #81 or jrm1085@gmail.com to sign-up for the automatic debit program.

Maintenance fees for balance of 2023 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.

JCS 2024 Annual Meeting



The 2024 JCS Annual Meeting is tentatively scheduled for **June 8, 2024** at Presbyterian Chapel of the Lakes, 2955 W Orland Rd, Angola, IN 46703. More details will be provided in the spring - summer newsletter.

Mailbox Keys

If you have keys to a mailbox and are not using the box, please turn them in to Ron Korte (Lot 40). We are running low on mailboxes for people who need them. Thanks for your cooperation.

Garages

If you're interested in building a garage, please contact Ron Korte for more information.

Fall Leaf Cleanup



Please be a good neighbor and clean up your leaves on a weekly basis this fall. If you don't clean them up, they blow on to others' properties and into the lake, which causes undo sediment. As you know, sediment is already a problem in the channels so we don't want to compound that problem by blowing leaves into the lake.

Remember you can dispose of leaves and grass in the designated grass and leaf area northwest of the garages. However, please don't dump brush, flowers, etc. in this area. These items can be taken to the Northeast Indiana Solid Waste Management District's compost site adjacent to the Steuben County 4H Fairgrounds and south of Dry Dock Marine. The site is open Monday through Friday from 8:00 am – 7:00 pm and Saturdays from 8:00 am – 3:00 pm. REMEMBER the grass and leaf disposal area has security cameras, so violators will be contacted and could be billed for the cost of removing and hauling unauthorized items to the county compost site.

Bulletin Board



The bulletin board at the mailboxes is used to help advertise items for sale by Co-op members. If you have an item(s) you'd like to post on this bulletin board, send the information to Ron Korte (rkorte7@gmail.com). Don't forget to let Ron know when you've sold the item(s), so he can remove your information.

Winter Boat & Trailer Storage Area



If you use the JCS storage area for winter storage of your boat/trailer, please make every effort to park it in a location and such a way that maximizes the amount of space available for others to store their boat/trailer too. Also, please make sure your trailer is properly marked with your lot number. Trailers not properly marked can be removed by JSC and a fee will be charged to get the trailer back.

Clarification of Rules Regarding Construction

Below is an explanation of when improvements/repairs can be done in the Park. Any of these types of projects must have approval from the Board of Directors prior to the start of any work.

Between Labor Day and Memorial Day (Anytime):

- Replacing a mobile home with a new mobile home
- Roof (not leaking)
- Replace windows/siding/entry doors
- New concrete patio/sidewalk
- New deck/patio/sidewalk of wood or composite material
- Stone or concrete driveway
- New shed with or without new concrete pad
- Trim/remove trees

Between Memorial Day and Labor Day (Weekdays Only, No Weekends):

- Roof (only if current one is leaking)
- Replace windows/siding/entry doors
- New decks/patios/sidewalks of wood or composite materials (no concrete)
- Stone driveways
- New sheds (concrete pad is already there)
- Trim/remove trees

Home Winterization Checklist

Before winter weather comes, you'll want to make sure your home is ready for dropping temperatures, snow, and ice.

- ✓ Have your furnace and hot water heater inspected and serviced, and make sure you've made arrangements to maintain an adequate supply of propane over the winter.
- ✓ Inspect and repair/replace water line insulation, the water riser rod, and heat tape, and make sure the heat tape is plugged into a working electrical outlet.
- ✓ Inspect and repair/replace any broken or missing glass.
- ✓ Inspect your roof and repair/replace any loose shingles, seal cracks around flashings, etc. to help reduce the chances of a leak.
- ✓ Inspect and repair weather-stripping around exterior doors and caulking around windows to ensure they're airtight.
- ✓ Inspect and clean your gutters to keep melting snow and ice flowing and to prevent ice from backing up under your roof, which can cause leaks.
- ✓ Check the skirting around the base of your home and repair/replace any loose or missing pieces to cut down on drafts and to keep animals from living under your home this winter.
- ✓ Drain and store your outside hoses.
- ✓ Prune your plants and trees, if necessary.
- ✓ Turn in your Winter Water Service Release Form, if applicable (See Page 5)

Winter on the Lake



Pokagon State Park Toboggan Run

The refrigerated toboggan run at Pokagon State Park is currently scheduled to open for the season, with or without snow, on November 24, 2023 and it will operate through Feb 25, 2024. For hours of operation and more information visit: [DNR: State Parks: Pokagon Toboggan Run \(in.gov\)](https://www.dnr.in.gov/state-parks/pokagon-toboggan-run)

Snowmobile Safety Tips

1. Take a snowmobile safety course.
2. Check the weather forecast and trails conditions.
3. Wear appropriate clothes and protective gear.
4. Inspect your snowmobile before you ride.
5. Bring a buddy.
6. Carry a first-aid kit, emergency kit and repair kit.
7. Stay alert.
8. Avoid frozen rivers.
9. Do not speed.
10. Do not overload your snowmobile.
11. Never drink and drive.
12. Do not pull people or anything behind your snowmobile.
13. Carry your cell phone.

Recommended Minimum Ice Thickness (Rough Guidelines for New Clear Ice)

| | | | | |
|--------------------------|-------------------------|-------------------------------|------------------------------------|------------------------------|
| 2" or less STAY OFF!! | 4 Inches Ice Fishing | 5 Inches Snowmobile or ATV | 8-12 Inches Car or Small Pickup | 12-15 Inches Medium Truck |
|--------------------------|-------------------------|-------------------------------|------------------------------------|------------------------------|

Ice Safety Tips

- Avoid alcoholic beverages.
- Don't drive on the ice at night.
- Avoid pressure ridges and areas with current.
- Warn your children about the dangers of thin ice.
- Carry two large nails to use as ice picks if you fall through.
- Double the thickness guidelines for white or snow-covered ice.

Courtesy: <https://www.markelinsurance.com>

PERMANENT WINTER WATER SERVICE RELEASE

Mr. Larry Stevenson, Park Manager:

Please leave our water turned on after October 15th, 2023. We understand we are responsible to protect our water lines and water riser from freezing. We further understand that we are responsible for any damage that may occur to them. By signing and submitting this form, I release Jimmerson Shores Cooperative, Inc. and the Park Manager from any and all claims for damages that may occur from frozen water lines.

Signed: _____

Lot # _____ Date: _____

If you do not have a Permanent Winter Water Service Release on file from previous years, please sign and date this form and put in the Coop mail slot in the front of the Coop office by the maintenance pole building and fuel tanks or mail to: Jimmerson Shores Coop, 5110 N 450 W, Angola, IN 46703. If you are in doubt, file a new form by October 15th.

If you have your water turned off for the winter, DO NOT TURN IT BACK ON YOURSELF. The water risers are winterized and if you turn the water back on, your riser will have water in it and freeze, and cause a break in the riser. The Park Manager maintains a list of the risers he winterizes, so if one of those needs repaired, the homeowner will be charged for the repair.