



# Fall - Winter 2024

*Life is Better at the Lake*



## Board of Directors

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

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

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

AJ Hoellrich, Director  
Lot #23-  
ahoellrich@firstenergycorp.com –  
Area: Lot 27 - 45

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

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

Molli Schleucher, Director  
Lot #119  
mollischleucheresq@gmail.com  
Areas 10 – 26

Park Manager  
Ron Korte  
260-243-8520

## From the Board President

Hello and Happy Labor Day Weekend to everyone at Jimmerson Shores.

WOW! Have we cruised through another summer lake season already? I feel like Memorial Day Weekend was not that long ago. Time is going by faster and faster each year.

I'm sure by now you all are aware that our Park Manager Larry Stevenson passed away in late June. He will surely be missed by all of us. We were fortunate to have him as our manager for 13 years. Through those years he kept our park running smoothly and kept it looking like the park we are all proud to call Jimmerson Shores, our home and weekend getaway spot.

We are in search of a new park manager and possibly may have one by the time you read this newsletter. We are looking to find a person who is dependable, not far away from the park, who can get here quickly to handle issues that come up from time to time and is able to take care of any issues in the manner we've all become accustomed to.

Two new garages have been completed. These new garage owners are anxiously waiting to be able to store their watercraft, etc., inside, here on the property, and save on storage costs and to keep them out of the cold weather.

As the leaves begin to turn to the fall colors we really don't like to see, but they are a pretty view, they will fall to the ground. Please keep the leaves raked and picked up and take them to the leaf pile back next to the grass clipping area northwest of the garage area.

As we close out these last few weeks of the summer of 2024 the board wishes you all a safe and healthy, I don't want to

call it a winter season, I'll just call it the 'Off Season' and we'll see you all back here again in the spring.

Ron Korte, President

## Welcome New Homeowners

Please join us in welcoming Doug and Laura Schroeder Lot #55, 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 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 on page 1.

## Last 2024 Board Meeting

The Board's last meeting for 2024 will be on **Thursday, October 17<sup>th</sup>**. 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 10/10/24. Any project not approved by the Board will be stopped. The first Board meeting of 2025 will not be until sometime in late April 2025.

## 2025 Board Members Needed

If you are a 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 2025 Annual Meeting, which is tentatively scheduled for June 14, 2025.

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 06/30/24, 2023 JSC Annual Financial Statement and the 2023 Federal and Indiana tax returns have been completed and filed. Any member wishing to see a copy of the financial statement should contact Jeff Miller at Lot #81 or [jrm1085@gmail.com](mailto:jrm1085@gmail.com).

## Real Estate Taxes

Each lot owner's share of the real estate taxes paid by JSC for 2024 was \$255.13. 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 their maintenance fees. They make an annual payment by January 20 for the entire year (\$1,980 at the current monthly rate) or they 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 monthly contact Jeff Miller at Lot #81 or [jrm1085@gmail.com](mailto:jrm1085@gmail.com) to sign-up for the automatic debit program.

Maintenance 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.

## Garages

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

## JCS 2025 Annual Meeting



The 2025 JCS Annual Meeting is tentatively scheduled for **Saturday, 06/14/25**, 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.

## 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 Steve Sowers at [sdsowers@aol.com](mailto:sdsowers@aol.com). Don't forget to let Steve know when you've sold the item(s), so he can remove your information.

## Clarification of Rules Regarding Construction

Below is an explanation of when improvements/repairs can be performed 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):

- Replace a mobile home with a new 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

## 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

## 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 JCS and a fee will be charged to get the trailer back.

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.

## 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 New Winter Water Service Release Form.** (See Page 5)

## Winter on the Lake Tips

### Snowmobiling 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.



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

### Pokagon State Park Toboggan Run

The refrigerated toboggan run at Pokagon State Park is typically opens for the season, with or without snow, in late November and operates through Feb. For exact dates of operation, hours and more information visit: [DNR: State Parks: Pokagon Toboggan Run \(in.gov\)](https://www.dnr.in.gov/state-parks/pokagon-toboggan-run)

## New Permanent Winter Water Service Release

Water is scheduled to be turned off by the Park Manager on October 15 and remain off until April 15.

**THIS FORM MUST BE RETURNED TO THE PARK MANAGER OFFICE BY EACH MEMBER ON OR BEFORE OCTOBER 1, 2024**

\_\_\_\_\_ I/we want our water turned off

\_\_\_\_\_ I/we want our water to be left on

(Please Check One)

For water to be left on through winter, whether a seasonal or permanent, residents must follow the steps below to prevent any frozen pipes.

\*\*\*Heat tape and insulation must be installed on the water pipe from the riser to where it goes into the home and, if applicable, the heat rod plugged into an electrical outlet and inserted in to the riser. This will keep the riser warm.

I/we understand we are responsible to protect our water lines and water riser from freezing. I/we further understand that I/we are responsible for any damage that may occur to them. By signing and submitting this form, I/we 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