



Spring - Summer 2025

Life is Better at the Lake



From the Board President

Hello Jimmerson Shores Members, welcome back. I know this is the spring season, but the temperatures certainly have not made it feel like spring. Oh well we know that it will change, and we'll hope for a warm, safe and fun filled summer here at the lake. These few months of nice weather that we do get seem to pass by fast.

Three members updated their homes with new ones over the winter/spring months. We are encouraged to see members wanting to invest in their properties to help keep this park as special and nice as it is. I believe we all can say we have a special place to live and play at the lake.

Now is the time to notify the board if you are interested in being a candidate for a seat on the board. You can notify a current board member in writing or submit your name on a piece of paper and place it in the mail slot at the park office by the maintenance barn. We are seeking 4 nominations to fill board positions this year. The elections will be held at the annual membership meeting on Saturday June 14, 2025. Nominations will be accepted by the secretary of the board through midnight June 12, 2025.

Please DO NOT park vehicles and trailers on the playground. These vehicles and vehicles of guests that can't park on your lot are to park up on the hill across from the maintenance barn.

Please be mindful and respect the park speed limit of 15 MPH and the golf cart driver rules. This speed limit, 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

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

Property Taxes



On May 13, 2025, JSC Secretary Steve Sowers met with Steuben County Assessor Kim Anderson to discuss the recent increases in assessed home valuations within Jimmerson Shores. These adjustments were primarily driven by rising sales prices in the area and the need to align assessments with current market values.

Several years ago, Steve and JSC Attorney Jeff Goeglein met with the assessor's office after the valuation of JSC's common areas unexpectedly doubled in a single assessment year. At that time, they successfully advocated for a significant reduction, with a plan for gradual annual increases going forward. However, those planned adjustments did not occur as expected.

For 2025, the Assessor's Office reassessed all homes in Jimmerson Shores, resulting in valuation increases of \$20,000 for single-wide homes and \$40,000 for double-wide homes. While newer homes may have been less impacted, others experienced increases beyond these estimated amounts. Many residents contacted the Assessor's Office to request adjustments, with varying degrees of success.

During discussions, the Assessor's Office acknowledged that Jimmerson Shores lots are leased rather than owned. However, there have been no recent Steuben County land sales specific to mobile home parks on lakes, making it difficult to assess bare land values accurately. The most relevant comparisons came from Jimmerson Woods (one sale at \$180,000), Hilltop Coop (four sales, with a top sale of \$155,000), and Clark's Landing, a mobile home park on Hamilton Lake. None of these sales approached the values seen in the last three Jimmerson Shores transactions.

Moving forward, annual assessment increases are expected based on sales prices within Jimmerson Shores. Residents still have the right to appeal their assessments each year. While these rising valuations may be frustrating, they also reflect the desirability of Jimmerson Shores as the premier mobile home park in Northeast Indiana — a factor that benefits homeowners when selling their properties.

For questions or concerns about your assessment, you can contact Kim Anderson at (260) 668-1000.



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 14, 2025, 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 06/08/2024. (Secretary)
3. Treasurer's Report. (Treasurer)

4. CY 2025-2026 Budget Review & Approval. (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 upon by a majority vote of the members present at this meeting.

Every member listed on each Lot Lease is 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 13, 2025**.



Board Member Nominations

The Secretary of the Corporation will accept written nominations for election/re-election of four (4) members to the board of directors, for a 3-year term, through **midnight on June 12, 2025**. Nominees must be members of the Corporation (listed on the Lot Lease).

We would like to take this opportunity to thank Mike Baker, Steve Sowers, and Ron Korte who have completed several terms on the Board and are not seeking re-election.

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 12, 2025**.



Jimmerson Shores will be having a Park Dance on August 9, 2025. The DeeBee's have been hired to perform from 6:00 to 9:00 PM up by the

maintenance building and basketball court. Park members and their guests are invited. Bring your own chairs, drinks and refreshments.

Home for Sale

The only home for sale in the park is #111. 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.

Mailbox Keys

If you're not using your mailbox, please turn your keys into Ron Korte (Lot #40) or Steve Sowers (Lot #31).

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. 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 2025 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.

Maintenance Fee & Payment

Effective January 1, 2024, the board approved a change in the process for payment of monthly maintenance fees. Homeowners currently have two options for paying their fees.

1. Make an annual payment for the entire year (\$1,980 at the current monthly rate) by January 20th of each year.
2. Make monthly payments by enrolling in the automatic debit program through Campbell & Fetter Bank.

If you have any questions about this process change or if you would like to enroll in the

automatic debit program, please contact Jeff Miller at Lot #81 or jrm1085@gmail.com.



STOP signs mean STOP. Too many people are completely ignoring these signs. These signs were installed 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 2025 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 2025 storage sticker affixed to them by **June**

15, 2025. You can obtain a sticker(s) for your trailer(s) by contacting Jeff Miller at Lot #81.

Trailers cannot be parked or stored on your lot for an extended period of time. Therefore, if you're not using your trailer please put it in the storage area.

Please Do Not Feed Feral Cats



We have many beautiful wild animals in and around the park to enjoy. However, we also have some pesky feral cats. These cats are a problem because they mark their territory on houses, take up residence under things stored outside like kayaks, dispose of their waste in yards and at the beach, and hiss at domesticated pets and their owners. PLEASE don't put food out around your house or in the park to feed the feral cats. Feeding these cats and other animals only compounds the problem because they become dependent on humans to provide them food.

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, bin 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 must 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.



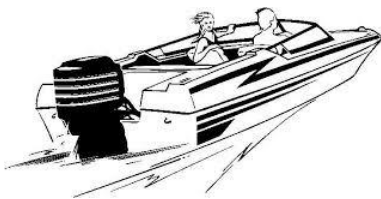
The **POSTED SPEED LIMIT IN THE PARK IS 15 MPH**. This speed limit was established to protect everyone in the Park and it applies to all motor vehicles (i.e. cars, trucks, motorcycles, golf carts, etc.).



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://jscooperative.org/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 14, 2025, 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 14, 2025. I hereby appoint Ron Korte
President, _____ 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 13, 2025.**