



# Fall - Winter 2025

*Life is Better at the Lake*



## Board of Directors

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(260) 705-1042

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## Park Manager

Aaron Goslee  
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## From the Board President

As we close out another wonderful season on the lake, we want to thank everyone who made it so memorable. From sunny afternoons on the water to evenings around the fire, this summer was full of relaxation, connection, and fun. It's sad to see it come to an end, but also comforting to know another lake season is just around the corner.

I'm sure many of you have noticed the new pickleball court that was put in across from the playground. We expect it to be finished and ready to use at the beginning of next season. Please remember that bikes, skateboards and scooters are not allowed on the court as it will damage all the hard work that was graciously put into it. Get ready for some fun and competitive games ahead!

With our lake season coming to a stop let's not forget the importance of the Stop Signs throughout the park. This helps control speeding and keeps our residents safe.

We're grateful to all who helped keep our lake community thriving this season, and we look forward to welcoming everyone back in the spring. Until then, take care, and may the memories of lake season keep you warm through the winter.

AJ Hoellrich, President

## Last Paper Newsletter

This will be the last paper newsletter as the board will be sending it electronically. If you haven't gotten an email recently and we have your email, then please check your junk/spam as we have many that are pending. The following lots (**19, 37, 38, 41, 49, 53, 60, 62, 63, 77, 88, 89, 94, 107, 111, 113, 118, 119, 122, 125**) the board is still in need of your email address. If you could please send your email to [jimmersonshores@gmail.com](mailto:jimmersonshores@gmail.com) then we can add it. This will be beneficial for communicating about our meetings, events, or

anything that comes up for the Co-op. Our goal is to have communication with our Co-op.

## 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.

## The Board Meetings will continue

The Board will continue to meet throughout the winter. 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. You can contact your lot representative and place the project plan in our Co-op mailbox. Any project not approved by the Board will be stopped.

## JSC Financial Statement and Tax Returns

2024 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).

## JCS 2026 Annual Meeting



The 2025 JCS Annual Meeting is tentatively scheduled for **Saturday, 06/13/26**, 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 AJ Hoellrich (Lot 23 ). We are running low on mailboxes for people who need them. Thanks for your cooperation.

## Real Estate Taxes

Each lot owner's share of the real estate taxes paid by JSC for 2025 was \$237.99 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

Homeowners have two options for paying their maintenance fees. They may make an annual payment by January 20 for the entire year (\$2,100 at the current monthly rate) or they can continue to make monthly maintenance fee payments (\$175) 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.

## 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.

## 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 Jennifer Hale at (jenhale7989@hotmail.com). Don't forget to let Jennifer know when you've sold the item(s), so she 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 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

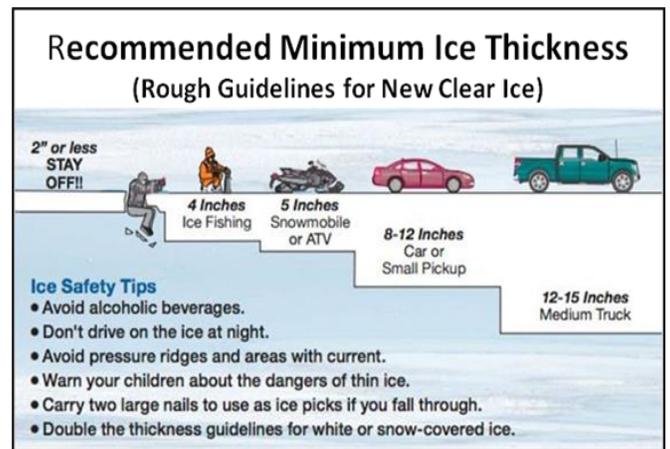
### Snowmobiling Tips

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.in.gov/dnr/state-parks/pokagon-toboggan-run)



## ANNUAL WINTER WATER RELEASE

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

**THIS FORM MUST BE RETURNED TO THE PARK MANAGER OFFICE BY EACH MEMBER ON OR BEFORE OCTOBER 1, 2025. PLEASE CHECK THE APPLICABLE BOX BELOW.**

- I/We want our water turned off.
- I/We want our water to be left on.

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

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 into 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.

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**SIGNED**

**LOT#**

**DATE**