

Jimmerson Shores

Newsletter

Fall - Winter 2026

Life is Better at the Lake

Board of Directors

AJ Hoellrich, President: Lot #23- ahoellrich@firstenergycorp.com (419-461-4197)
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Jennifer Hale, Secretary: Lot #35- jenhale7989@hotmail.com (260-740-8888) Area lots 1-9 & 118-125
Jeff Miller, Treasurer: Lot #81- jrm1085@gmail.com (260-341-1850)
Dave Bowman, Director: Lot #108- dtbowman@gmail.com (260-348-6560) Area lots 46-66
Mike Baker, Director: Lot #14- mikeb8738@live.com (260-410-5963) Area lots 84-100
Melissa Johnson, Director: Lot #20- jjimmersonlake20@gmail.com (419-513-9498) Area lots 27-45
Molli Schleucher, Director: Lot #119 mollischleucheresq@gmail.com (937-206-1770) Area lots 10-26
Penny Smeltzley, Director: Lot #7 pennylong67@gmail.com (260-797-1262) Area lots 101-117
Aaron Goslee, Park Manager aaron@allseasonspm.net (260-316-5216)

From the Board President

As another lake season comes to a close, we want to take a moment to thank everyone who made this summer season so special. From spending time on the water, to gathering with friends and neighbors at the pickleball courts and playground, it was a season filled with great memories and community.

As we are all cleaning up for the winter season, please be reminded that everything thrown in the trash bins must be inside a garbage bag to help make an easier process for garbage cleanup.

We appreciate everyone who contributed to making our park a wonderful place to be and look forward to seeing everyone again when the warmer months return. Stay safe, stay warm, and enjoy the memories of another great season at the lake.

AJ Hoellrich, President

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

2025 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

JSC 2027 Annual Meeting

The 2027 JSC Annual Meeting is **6/12/27**, at Presbyterian Chapel of the Lakes, 2955 W Orland Rd, Angola, IN 46703. More details will be provided in the spring-summer newsletter.

Real Estate Taxes

Each lot owner's share of the real estate taxes paid by JSC for 2026 was \$241.43. 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 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 JSC storage area for winter storage of your boat/trailer, please make every effort to park it in a location in 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.

Rules & Regulation Updates

Updated Rules and Regulations have been sent and posted on the website. There are some updates, changes and deletions of some old rules. Make sure to review so you are prepared for 2027.

Make sure you read the Trailer Parking Area rules as some of those rules have changed. Make sure you prepare for 2027 new rule enforcement in that area.

Garage Community rules have some changes/updates too.

If you have any questions, contact your area Board Member.

Winter and Water

One of the items sent today is the Annual Winter Water Release. **This only has to be filled out and returned to the Park Manager office if you WANT your water turned off.** If you are keeping it on then you don't need to fill it out. If you don't have a printer there will be copies up in one of the boxes where houses for sale are placed.

For water to be left on through winter, whether 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 into the riser. This will keep the riser warm.

Members are responsible for protecting their water lines and water riser from freezing. Any damage that occurs is the members responsibility not Jimmerson Shores Co-op.

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 in the lake.

Remember you can dispose of leaves and grass in the designated grass and leaf areas 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.

"Thank you for being the heart of our community. We look forward to looking out for one another and staying connected through the colder months ahead. Stay warm, check in on your neighbors, and we'll see you around the Co-op."