



MBL NEWS

Meadowbrook Lake Subdivision Newsletter

August 2016



President's Report - Lynn Kocan

We held our annual meeting and election in June. Many, many thanks to the board members who are transitioning off: Ruth Kawada and Amy Jones. Their dedication to the subdivision has been greatly appreciated. Both Andy Kawada and Jann Pascoe will be returning to serve as board members, alongside Lynn Kocan, Colleen Schultz, Tom McDougall, Bill Smedley and Sue Subject. They will be joined by first-time Board members, Joan Rozelle and Rael Blair. The positions each of us hold and our contact information is contained in this newsletter. Bob Rozelle continues as our Webmaster, and we are especially grateful for the work he does.

We look forward to a great year. We have been talking about redoing our entrance monuments for years and this winter, we will be applying for a \$5000 grant towards that project. Just a reminder, you are always welcome to attend any board meeting. Our next meeting is Thursday, September 15 at 7 pm. Just let me know that you would like to attend.

Hope everyone is able to attend **the 50th Anniversary of MBL celebration at the annual picnic on Sunday, September 18.** We've had a great turnout in past years and would love to see you there. Be sure to RSVP to the evite or contact Jann Pascoe at 248-946-2657, if you do not have access to a computer.

MBL Trash Collection - As you know, effective July 1, the City of Novi contracted with Waste Management of Michigan, Inc. to provide City-wide trash, recycling, yard waste, and bulk item removal services. They are currently still using the Advanced Disposal containers. Sometime after mid-September, they will swap out the Advanced Disposal's containers with their own 96-gallon trash cart and a 64-gallon recycling cart. The option will be available to have your 96-gallon cart swapped out for a smaller 64-gallon cart, but the timing and process for that has not yet been determined. You may use trash bags or your own trash container no larger than 35 gallons in size and no more than 60 pounds (when full). Currently, trash is collected on Thursdays, unless a holiday falls within the same week--then trash is picked up on the next business day. For more information, call Waste Management's Customer Service line at 866-797-9018.

Algae in Meadowbrook Lake - July was exceptionally hot and dry and, for the first time that I've ever seen in my 29 years here, Meadowbrook Lake began to be covered in algae. We did contact the City of Novi to see if they would adjust the dam height to allow the water and algae to flow more readily over the dam. The City responded that "We cannot close the gates to help restore the lake to its normal level because that would cause problems downstream (for example, reduced flow and higher water temperatures would pose a risk to fish/wildlife and their habitats). Flood control would be the only reason we would ever adjust the gates." We spoke with the MDEQ. There are no simple, quick solutions. Permits are required to treat the water, but we have to consider that the ownership is such that the forty households that surround the Lake own the bottom land under the Lake. ...continued on page 2.

*"Hope everyone is able to attend **the 50th Anniversary of MBL celebration at the annual picnic on Sunday, September 18th.** We've had a great turnout in past years and would love to see you there. Be sure to RSVP to the evite or contact Jann Pascoe at 248-946-2657"*

- Lynn Kocan



In This Issue

- President's Report
- Vice President's Report
- Ecology Report
- Civics
- Secretary's Report
- Architecture
- Parks
- Social Report

President's Report... continued

The Board would need everyone's approval to treat the Lake with chemicals. MDEQ would not recommend "pushing" the algae downstream, as this could be considered harvesting and dumping--violating local/state laws.

HOWEVER, we did receive substantial rain in the last 2 weeks. A substantial amount of the clumps of algae in the Lake are gone. We are hopeful that this year was an anomaly rather than a trend! We are contacting lake consultants to discuss options if this happens again, i.e., could we harvest and remove or should we add aeration, etc. As always, we have to consider the cost/benefit. Very importantly, **for people who live on the lake**, you need to maintain a 25-foot chemical-free zone between the lake and the area where fertilizers and pesticides are used.

MBL Roads - At the annual meeting we were told that MBL subdivision was not on the City's list of roads to be repaired in the near future, even though our PASER rating for roads on the western side of the subdivision are listed as 3/4 (Poor/Fair). However, at the end of June there were additional City funds, so the City did fill in the dips and edges on Balcombe using a new infrared maintenance technique. It's a technique used previously on some major roadways, but we were one of the first neighborhoods. The best news is that the City is back to repair the dips and edges on Ennishore and Gilbar. Their trucks do half the road at a time, so please be patient when driving those roads. Unfortunately, there is no plan to work on Chattman at this time.

Vice President's Report - Colleen Schultz

To help keep the Board updated of any new residents who move into our beautiful subdivision, please let me know. I will make sure that they are "officially" welcomed. Also, if you hear/learn of the passing of one of your neighbors, please let me know - we want to extend our condolences. Please contact me at any time.



Welcome to our new neighbors at: **23211 Gilbar** - **Kevin and Liz Huffman** and their two children **Liam (5) and Auggie (3)**. Kevin works for Amerisure and Liz is a stay-at-home mom. They moved to Meadowbrook Lake from Northville.

Heartfelt condolences are extended to the family of Ruth and Andy Kawada (23007 Gilbar) on the passing of Ruth's mother, Joan Carr, on August 24, 2016 after a lengthy battle with Alzheimer's.



Ecology Report - Bill Smedley

Rain! We finally experienced some sustained rain showers over the past few weeks which has significantly improved the algae issues with the lake. It seems Mother Nature took her time, but the increased water flow was enough to move the vast majority of the algae over the dam and downstream. Prior to the rain, the Board Members contacted the MDEQ, Village Oaks Subdivision, MBL residents with experience with past algae blooms, and private lake maintenance firms to evaluate our options for dealing with the algae problem. Seeing as how this summer was very dry through July and early August, let's hope this was an anomaly, rather than the start of a trend. I will continue to evaluate our options, and the cost of those options, in the event that we see this same issue next summer.

Lake samples were collected prior to, and during the algae bloom. Samples were evaluated for the presence of E-coli bacteria. Results are reported in millions of colonies per 100 ml of water. The law requires a minimum of five sampling events (consisting of at least three samples per event) within a 30-day period to be considered a valid and reliable study of the water quality. After 30 days you need to calculate a seasonal geometric average for all of your individual samples within that time frame. This seasonal geometric average must be below 130 E-coli to be considered safe for swimming.

Sample Date: June 11th, 2016

- Park - 35
- East inlet Meadowbrook - 1203
- North inlet Chatman - 240
- Geographic mean - 216



Sample Date August 10th, 2016

(collected by Steve Savela). All samples collected near the dam.

- Sample 1 - 1
- Sample 2 - 55
- Sample 3 - 298

These readings measure only the e-coli levels. The results would be the same even though the lake had considerable algae at the time of collection.

Civics

- Joan Rozelle

Michigan State Fair is Labor Day Weekend

The State Fair is coming to Novi Thursday, September 1 through Monday, September 5 at the Suburban Showcase on Grand River.

On Labor Day, there will be a parade hosted by the Shriners starting at Novi High School at 10am. The parade will march down Taft Road to Grand River and it will end at the Suburban Showcase. Because of the parade, Taft Road and part of Grand River will be closed from 10-11.

Back at Home

There hasn't been much criminal activity to report but please keep valuables out of your cars and lock your car doors. There have been some reports of damage to mailboxes and houses that have been egged. Please keep an eye out in your neighborhood and call the police if you are suspicious of anything.

Secretary's Report

- Andy Kawada

Please contact me if any of your contact information such as email address or phone numbers have changed as I will use this information to update our current MBL Subdivision Directory.

Printed hardcopies of the newsletter will only be provided under special circumstances.

For the latest information about our great city, check out: www.cityofnovi.org/



Architecture - Rael Blair

Please remember that you need Board approval when: changing the facade of your house, adding on to your house, adding a pool, or otherwise changing the exterior of your home or property.

Please also remember that the City of Novi will not sign off on plans or issue a permit without Board approval. Any changes made without Board approval, or against the subdivision by-laws, may result in being forced to be taken down. To avoid any potential issues if you are considering an external project and have questions, please contact: **Rael Blair** at rael.blair@gmail.com or **(313) 574-8333**.



Parks - Sue Subject

Rob Ledbetter has provided lawn care services for our sub for over 15 years. He's done a great job with the park and provides numerous extra services at no additional cost to us such as: cutting and trimming trees, cleaning out the Penton Rise cul-de-sac, weeding the monument beds, to name a few. And because of the great service he provides and his agreement to freeze his price for three years, the board has agreed to sign a 3 year contract with him for lawn services. The Board put the job out to bid two years ago and Ledbetter Landscaping was very competitive to the other bids received. We are very happy that our park will continue to be maintained at such a high level with no increase in costs over the next three years!

If you walked in the park several weeks ago, you noticed that a large limb from a tree from our neighbor's property (9 Mile property that abuts the park) fell into our playground area and into the creek there. Lynn Kocan talked to the city who said they had responsibility for the creek so they came in and cut the limb down and took away all related debris. The City has also cut down and removed the limbs that were blocking the NE inlet to Meadowbrook Lake (near the bridge on Meadowbrook Road). Thanks to Lynn for getting this handled with the City!

While the board is checking into replacing the 4 monuments, the one sign on 9 Mile and Ennishore is in really bad need of some paint on the "Meadowbrook Lake" name! Colleen Schultz has volunteered to do the paint touch up! Thanks to Colleen -we really appreciate it!

Our park is our sub's largest asset and largest expense. If anyone sees any questionable activities in the park, please call the Novi police and they will come and check things out. We all need to work together to keep the park looking great!

Enjoy the rest of the summer!



Social Report - Jann Pascoe

The annual MBL picnic in the park is scheduled for **Sunday, September 18th from 1:00 to 5:00 pm.** Please RSVP to the evite or contact Jann Pascoe at 248-946-2657.

There will be great food, great company and fun for the kids. Water will be provided and residents are welcome to bring their own drinks. Please join us and all of your neighbors to celebrate Meadowbrook Lake's 50th birthday!!!



Contact Us

Meadowbrook Lake Subdivision
Association

P.O. Box 242
Novi, MI 48376

info@meadowbrooklake.com

Visit us on the web at
www.meadowbrooklake.com



2016 - 2017 MBL BOARD OF DIRECTORS

President	<i>Lynn Kocan</i>	(248) 349-2114	lkocan@twmi.rr.com
Vice President	<i>Colleen Schultz</i>	(248) 421-7556	casa.properties@hotmail.com
Secretary	<i>Andy Kawada</i>	(248) 449-9075	arkawada@gmail.com
Treasurer	<i>Tom McDougall</i>	(248) 348-6065	tmcdougall@mi.rr.com
Architecture	<i>Rael Blair</i>	(313) 574-8333	rael.blair@gmail.com
Civics	<i>Joan Rozelle</i>	(734) 341-7028	joanmrozelle@gmail.com
Parks	<i>Sue Subject</i>	(248) 348-4477	ssubject@ameritech.net
Ecology	<i>Bill Smedley</i>	(313) 205-2029	bsmedley@mpsgrp.com
Social	<i>Jann Pascoe</i>	(248) 946-2657	jannpascoe@aim.com
Webmaster	<i>Bob Rozelle</i>		rwrozelle@gmail.com