

# ILA Bulletin



INTERMEDIATE LAKE ASSOCIATION

February 2024

## ILA Coming Events in 2024

ILA Members – Here is our event calendar for 2024:

**25<sup>th</sup> Anniversary Celebration.** Saturday, June 1<sup>st</sup> at 4pm at the Blue Pelican Restaurant in Central Lake. You don't want to miss this – it's hard to believe we'll be celebrating 25 years! A full dinner will be provided by your association (cash bar), plus a few door prizes and an informative talk about our lake's flora & fauna by a representative from the Grass River Natural Area will make this a great event. Further details to come so mark your calendars now for this special event as we celebrate 25 years for the ILA.

**Annual Picnic.** Wednesday, July 10<sup>th</sup> at 4pm. Like our picnic last year, meat will be provided by the association and you will be asked to bring a salad, side dish or dessert to share. Last year's picnic was amazing, so join us for this year's! Our guest speaker will be from the Antrim County Marine Patrol. Location to be announced.

**Annual Meeting.** Saturday, August 10<sup>th</sup> at 4pm. This is our regular business meeting as required by our By-laws. We will elect directors for our association and handle other business as may come up. We will update you on various activities the association is involved in (including Lake Level stuff) and answer questions you have for the Board. Following the business part of the meeting we will relax and socialize, with complimentary hors d'oeuvres provided. Location to be announced.

## Lake Level Update

Lake Level issues continue to be at the forefront of Intermediate Lake interests. Both Janet and Dave attended the January 11<sup>th</sup> Lake Level Sub-Committee meeting hosted by Leslie Meyers, Antrim County Operator of Dams, and the January 20<sup>th</sup> ERCOL Meeting.

Our Operator of Dams, Leslie Meyers was notified in late December the grant pre-approval submission for the EGLE Dam Risk Reduction Grant for engineering for improvements at the Bellaire Dam made the top 5 and was approved to move forward to the full application process. Meyers continued to work with the Spicer Group, LLC and GEI Consultants, to prepare that formal application, which was submitted January 30<sup>th</sup>. In preparation for that submission, in mid-January, the Antrim County Board of Commissioners approved up to \$50,000 in matching funds as required for the grant, to come from the Dam Reserve Fund. The final grant application has been narrowed to request \$500,000 to complete engineering work that would be needed in preparation for actual work to be done at the dam. The County should be notified in April if the grant is improved.

The next Lake Level Sub-Committee meeting will be March 14<sup>th</sup> and the next ERCOL meeting on March 20<sup>th</sup>.

HEC-RAS model training will be offered through Spicer on March 28<sup>th</sup>. Dave Christian plans to attend. Anyone interested in attending should notify Leslie through the county office.

Leslie will be notifying people who have volunteered to monitor precipitation when the US Weather Service will be doing training. The Hickman's volunteered for Intermediate Lake.

Janet Hickman  
ILA Lake Level Committee Co-Chair

# ILA Bulletin

---

## Our 2024 Sponsors!

Each year, local businesses and organizations sponsor the Intermediate Lake Association by supporting us and our mission to protect our lake. The ILA appreciates their financial support and encourages you to show your appreciation by using their services and products whenever possible. Our 2024 sponsors are:

- The Blue Pelican Family of Businesses, including
  - The Blue Pelican Restaurant
  - The Chief Golf Course with the Nest Sports Bar & Grill
  - Bellaire Centennial Golf Course with Gabby's Restaurant
  - Adams Madams Gift Shop & Boutique
  - Merrie's Market Grocer
  - True Value Hardware & Lumber of Alden, Bellaire, Central Lake & Atwood
- Central Lake EZ Mart
- Creative Characters Printing
- Pine Hill Nursery & Landscaping
- Short's Brewing Company
- Uniquely North Gifts
- King's Orchards
- Snug Harbor Cabins
- Buffman & Sons Excavating
- Lake Living Services
- Snowflake Spiritualist Church Camp

These sponsorships help support and improve the ILA programs like loon care, boat safety, better fishing, water quality, fighting invasive species and monitoring and controlling the lake levels.

We welcome business sponsors all year. ILA members can always approach other area businesses in becoming one of our 2024 Sponsors! Please contact us for a 2024 Business Sponsor Packet.

Mandy Bush  
Membership Chair

# ILA Bulletin

---

## Absentee Landowners Beware

Many of our members live at the lake on a seasonal basis. Their properties are vacant for most of the year. This article is intended to give you a “heads up” as to the possible real estate scams that are circulating.

I own real estate in Central Lake, Michigan including a parcel that is unimproved. About 3 months ago a local real estate agent called me to verify that I was the owner and that I wanted to sell my properties. I did not. The agent explained she was contacted, through a referral service, by a person posing as me and that he wished to sell the vacant property. This person had the correct names and location of the property, all easily obtained through public records. Luckily the real estate agent sensed that something was not right and called me. I thanked her and explained that this was a scam. She went no further.

About 2 months later I was at the lake and noticed a vehicle go by slowly, stop and return. I walked out and spoke with the driver who told me that he was looking at my property as it was listed on line through Zillow. I searched Zillow and found pictures of the property and a listing. I contacted the listing agent in Traverse City who indicated that he had received the request to list the property by email and had been working on it for about a month. After a discussion, the agent realized he had been duped and apologized. His contact with the fraudulent seller had been only by phone and email. He had the fraudulent seller sign various documents by email through DocuSign. All of the signatures were fraudulent. Based on these documents the agent completed a MLS listing and my property was put on numerous webpages showing that it was for sale.

Lucky for me I happened to be in the right place at the right time and stopped the listing. The bottom line is if you are an absent landowner you should routinely check the real estate listings in your area. Let your year round neighbors know that if they see something suspicious that they should let you know.

In addition the Antrim County Register of Deeds has a free Property Fraud Alert. You may register online or by calling the Register’s Office. Your name will be put on a monitored list and you will be notified if any document with your name is recorded. Even though it is after the fact you will be informed and better able to protect your titled interest.

Website: [intermediatelake.org](http://intermediatelake.org)  
Facebook: Intermediate Lake Association  
email@intermediatelake.org  
P.O. Box 795, Central Lake, MI 49622  
ILA is a 501c3 non-profit