



LAKE OF THE HILLS ASSOCIATION WEIDMAN, MI

August 16, 2026

Lake of the Hills Residents,

First, I would like to thank everyone for the overwhelming support of our efforts to raise money for our repair projects. We have been asked to provide an update, as several significant developments have occurred recently.

Emergency Situation on the Lakes Upstream

On Thursday, August 6, I received a call from the Isabella County Emergency Manager informing me that one of the lakes above us was experiencing an active emergency situation.

After responding to the site, it was determined that Lake Windoga had lost nearly half of its water due to a dam failure. EGLE also responded, and temporary measures were taken to stabilize the situation.

At this time, no additional information is available. However, EGLE has begun working with our neighbors above us on the process of upgrading and replacing their dam.

A huge thank-you goes to several Lake of the Hills residents who immediately stepped up to help remove boards and monitor our lake throughout this event. Their quick response and willingness to help were greatly appreciated.

Lake of the Hills Dam Repairs

EGLE has mandated that our dam repairs be completed by the end of 2029. In preparation for that work, our drawings from Spicer Engineering are nearly complete.

Our dam has been evaluated by a structural engineer, and the drawings outline the necessary repairs, including the walls, pier, cofferdam, and other components. Once completed, the plans will be permit-ready and detailed enough for us to obtain realistic pricing from contractors.

Having these plans completed will also allow us to move quickly if conditions worsen and a permit needs to be filed immediately.

Intake Culvert / Berm

Approximately one week before our annual meeting, a significant amount of the berm washed out due to heavy rain and snowmelt. Temporary repair measures were put in place immediately.

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A road was subsequently cleared and installed on Lake of the Hills property to provide access to the culvert. Additional rock has also been staged at the site for emergency measures.

Spicer Engineering surveyed the area and prepared drawings based on information gathered during two visits and meetings with EGLE.

During the process of preparing the drawings and assembling the information, we discovered that the **Lake of the Hills Association does not own the property containing the berm at the west end of the lake.** That property is owned by Diane and Robert Rankin, who have chosen not to be part of the association.

Although we were prepared to file for a permit, we have decided to pause that process temporarily while we explore all available options. One possibility is reaching out to the Rankins to discuss a maintenance agreement.

Given the length of the permitting process and the time required to involve a contractor, we do not believe there is enough time remaining this season to complete a permanent replacement. Moving forward immediately could also result in us spending a significant amount of money on a repair that may not be ours to make.

Safety measures are currently in place so that we can respond quickly should a high-water emergency occur.

Working with Our Representatives in Lansing

Several Lake of the Hills residents have recently written and called our representatives in Lansing regarding our situation.

Yesterday, Representative Jerry Neyer graciously agreed to set up a meeting in September to hear about our various repair needs and determine whether there may be assistance available to us.

He expressed the possibility of helping us navigate EGLE's ever-changing requirements, as well as exploring potential grant opportunities that may become available.

We are very appreciative of his willingness to listen and help.

2026 Dam Repair Assessment

At our annual meeting in May, the membership voted to assess each lot \$500 for this year.

The assessment has been contested by some residents; however, the matter was reviewed by every current and past board member, and the assessment was approved.

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Currently, approximately 60% of residents have paid the assessment in full, and several more are making payments.

The assessment was originally due in August to prepare for the intake repair this year and to begin putting funds in place for the larger dam repairs.

There are no late fees associated with this assessment. Since the intake repair has been paused while we explore our options, we see no reason not to extend the due date to the end of 2026.

Several residents are making payments over time, and our treasurer, Jana Schafer, can assist anyone who would like to make payment arrangements.

Moving Forward

Navigating the ever-changing world of dam ownership and regulations in Michigan is challenging, to say the least. **The assessment schedule and amount chosen this year are for this year only.**

The board is committed to finding a fair and equitable solution for all Lake of the Hills residents. We are working to make sure we have options available so that our residents can make informed decisions at next year's annual meeting.

This lake and this dam is all of ours, and once again, our residents have proven their commitment to making sure it stays that way.

If you have questions or concerns regarding these matters, please direct them to **Scott Cole at 989-615-3817**.

Our board is made up entirely of volunteers. We understand that everyone has questions and concerns, but please remember that the people serving on this board are donating their time to help protect and maintain our lake. Directing complaints or frustrations toward other board members makes an already difficult job even harder.

We truly appreciate everyone who has volunteered their time, contributed financially, helped during emergencies, or simply supported the board's efforts.

Thank you again for your continued support and commitment to Lake of the Hills.

Sincerely,

Scott Cole

President, Lake of the Hills
(989) 615-3817

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