



The Condo Connection

November 01, 2025

The latest news, views, and announcements



- From November 2, 2025, to May 1, 2026, Co-Owners that are here anytime between 12pm (noon) and 12pm (noon) the next day, that are plugged in, will be charged the daily usage fee of \$15.00.
- Co-Owners can stay overnight any day in November, December, March and April. For the months of January and February, **ONLY** Co-Owners can stay overnight on Friday, Saturday and Sundays.
- The \$15 daily usage fee is paid upon entry into the park at the guard shack. Co-Owners **MUST** pay in advance for multiple nights. Daily usage fee can be paid by cash or check at the guard shack.
- All cars without a current Leisure Lake window sticker will be stopped at the guard shack and the driver will be asked to provide their driver's license to verify they are the Deeded Owner or Care Taker.
- Guests are **NOT** permitted during the off-season unless the Co-Owner is present the entire time. Co-Owners are responsible for **ALL** damages caused by their guests.
- Security will do a welfare check on your property if you call the guard shack at (989) 288-4131.
- Remember that the office no longer accepts yearly Assessment Fee payments in cash. We accept check, certified check or money orders!! You can still pay online in PayHOA if you want to use credit or debit.



WINTER OFFICE DAYS/HOURS:
TUESDAYS
9:00 AM - 5:00 PM

SATURDAYS
9:00 AM - 5:00 PM

OFFICE PHONE: (989) 288-2616
GUARD SHACK: (989) 288-4131
MAINTENANCE: (810) 569-2327

*Thank you all for a wonderful
season at Leisure Lake.*

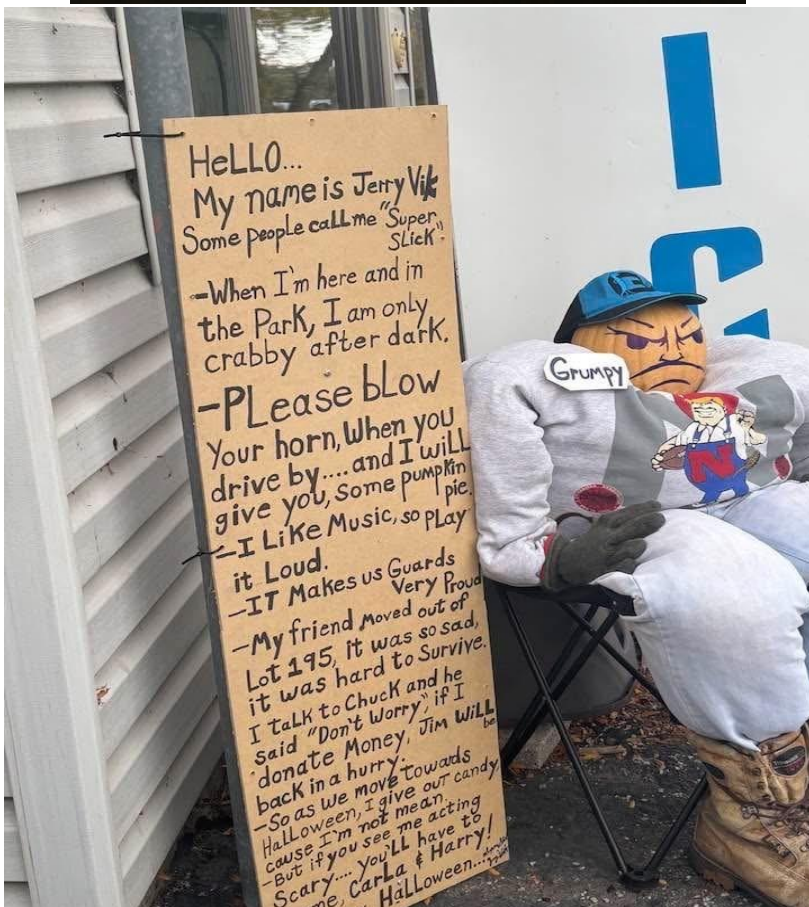
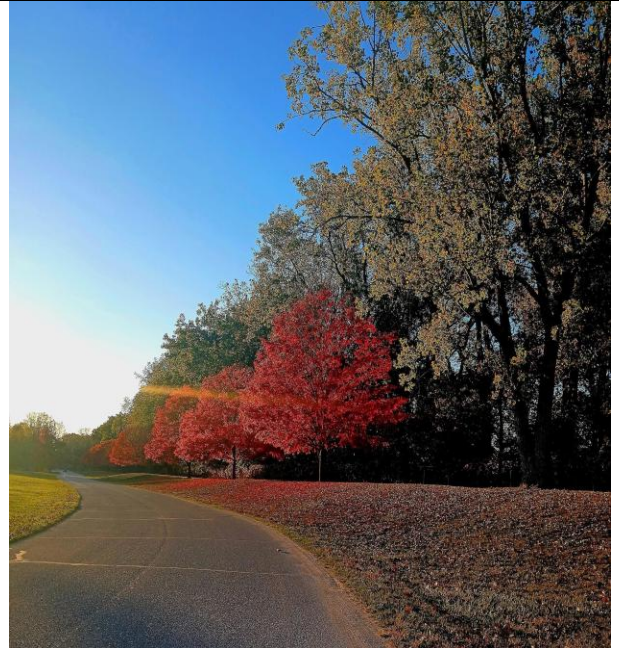
Our thoughts and condolences go out to all that have lost a loved one this year.

Happy Thanksgiving

PHOTO COURTESY OF THERESA ST. ONGE CRILLEY



PHOTO COURTESY OF LEE ELLEN STARR



This photo
courtesy
Of Bill
Mathers

President's Report

-11/10/25

Hi all, well the season is over and is pretty much wrapped up at the lake until spring. We are now focusing our attention on getting the Compilation Audit Finished by Lewis & Knoff and working on court proceedings and possibly different ways to add water to our lake. Last week a few of us board members went to the court proceedings for Durand adding water into our lake when it's low. The judge's decision for now is to have Durand come up with a better reason as of why they are trying to get out of a 35-year-old judgment stating they have to add water to the lake when it's down to a specific point and he give them 30-days to respond, then we (Leisure Lake) will also be given 30-days after to respond to their reason. We were advised by our attorney to seek out a specialist in the field to help us come up with a solution, so everything is in motion for now, we will report the outcome when we get it. The Auditors are still working on our books trying to make sense out of PAYHOA and they say they're almost finished and we will also report the outcome as soon as its available to us.

EGLE. We are having regular meetings with EGLE to work on our compliance with the Removal of all 425 French Drains and as of now we have about 80+ of them completed which is below what they want for a 3-year plan. We should be getting about 141 done per year to make this work in 3 years, I feel that next year everyone will be more active in completing the removal of their French Drains, I also believe that EGLA is happy that we are working with them trying to resolve this problem. The chemical readings in our big septic tank have been coming out good and they are happy with that as well.

Power. Maintenance is going around to make sure everyone is unplugged for the season and are finding some places are still plugged in, Please everyone will need to stay unplugged if they have not paid the \$15.00 per day usage fee in advance, in previous years we have had problems collecting the money and its not fair to everyone else that has unplugged their unit's and shed's, we only budget the power to be on for the 425 lots during the open season. Wishing everyone a safe winter and a Happy upcoming Holidays. Steven Raleigh

Leisure Lake Condominium Association

Treasurer's End-of-Season Report

As we close another successful season at Leisure Lake, I'm pleased to share that many important projects and improvements were completed.

We are in the process of having a **financial compilation** done by **Lewis and Knoff**. All materials have been submitted, and results will be posted once received.

Office Hours – Off Season

Beginning immediately, the office will be open:

Tuesdays and Saturdays: 9:00 AM – 5:00 PM

Acknowledgment

Thank you all for a great season and for your continued support throughout the year.

Safety Updates

New safety rope signs are posted for ice fishing—now on both sides of the originals for easier **first responder access**. **Ice Fishing Waivers** must be signed before fishing. **Co-owners only** may enter for ice fishing during the off-season.

Overnight Stays

All overnight stays must be **prepaid** in the amount of **\$15.00 per day** to **Security** before staying overnight.

Clubhouse and Facilities

The **Clubhouse bathrooms** will be the only restrooms open in the off-season. **Co-owners only** may enter; guests must be accompanied by a co-owner.

Annual Election Meeting

The **Annual Election Meeting** will be held at:

Durand High School Cafeteria – Friday, April 17

Doors Open: 5:00 PM

If interested in running for the **Board of Directors**, submit your **Letter of Intent** starting **January 1, 2026**.

Respectfully submitted,

Cindy Mathers

Treasurer, Leisure Lake Condominium Association

See you all next spring. Be safe and stay warm!

Statement from Attorney regarding the water levels at Leisure Lake:

As you certainly noticed, in the recent Michigan drought, Leisure Lake has lowered more than normal. Back in 1988, Leisure Lake Condominium Association started litigation against the City of Durand as the City Wells were impacting the lake by taking too much water.

In October 1990, the Association and City agreed, by consent judgment, that in the event the Lake level lowered too far, the City would pump water from the wells into the Lake.

Since 1990, the City has experienced significant issues with the wells, and they have informed us the larger well is completely not working. The secondary, smaller well is not pumping enough water to sustain what the City needs. In short, the City will need to find an alternative water source, either another well, or connect to another municipal water system in the very near future.

Due to the impact of the secondary well, the Lake level lowered, and the City refused to pump water back to Leisure Lake.

In direction by your board, I proactively reached out to the City Attorney about the violation of the consent judgment, and the next potential legal steps. In response, the City Attorney filed a motion to avoid the responsibility under the consent judgment. We held a hearing on that motion on November 7, with many board members present. The court noted the board's presence, and stated the City was not taking this seriously enough.

The Judge provided the City 30 days to make a proper argument as to why it needs relief from the Judgment, and what the next steps the City would propose. Leisure Lake Condominium Association will have 30 days to respond.

Once we hear possible resolutions from the City, we can update the situation. At the moment, the board is focused on protecting your legal rights.

Bruce L. Townley.