

Security will start wearing BODY CAMERAS at all times effective Tuesday June 17, 2025. These cameras will be recording audio and video interactions (excluding bathroom or changing facilities) between all Co-Owners, visitors, guests, contractors, employees and Board Members. This new policy will hopefully reduce most issues in the park.

The Condo Connection

June 14, 2025

The latest news, views, and announcements

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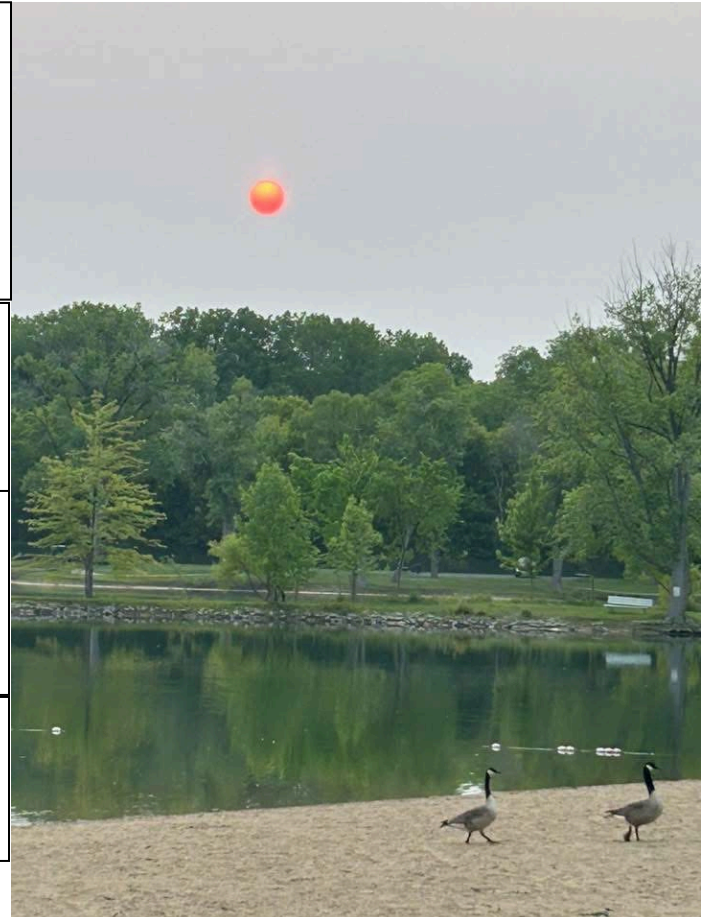
Security is monitoring the bathrooms and clubhouse, anyone that is caught vandalizing anywhere in the park will be subject to monetary fines and/or legal recourse!

The park has ICE available at the Guard Shack for \$3.00 dollars a bag and WORMS for \$4.00 dollars.

Carp Fishing Contest

will be July 5, 2025, start at 7am to 2pm.

Please welcome Kurt Graves as the parks new Security Supervisor



Leisure Lake Condominium Association will no longer be sponsoring, condoning, endorsing or participating in any events in the park that may or may not be construed as a game of chance (ex. poker, bingo, 50/50, Euchre, Poker Run, Horse Races, etc.) without proper permits and/or licenses in place. Co-Owners can continue to have social gatherings among friends, but no monetary funds will exchange hands without proper permits and/or license's obtained!

- All cars without a current Leisure Lake window sticker will be stopped at the guard house and the driver will be asked to provide their driver's license to verify they are indeed the owner or guest.
- Caregivers are required to show identification upon entry into the park.
- Security will do a welfare check your property if you call the security shack at 989-288-4131.
- Remember that the office is no longer accepting yearly Assessments payments of cash. Only check, certified check, credit/debit card or money orders.
- Lots that are not paid in full by June 30, 2025, or on a Payment Plan will be locked out of utilities and incur a \$100 lockout fee. **PLEASE CONTACT OFFICE IF YOU NEED HELP!!**
- Doing any improvements to your lot? Fill out a Lot Improvement Form (attached). **Any decks, Michigan Rooms, Docks or Stairs require a Building Permit from Vernon Township. Rule of thumb, if it pierces the ground or attached to a dwelling, you REQUIRE a building permit!**
- Fill out your Greywater Compliance Permit and get your French Drain Capped (attached). Remember the park needs a before and after picture of your French Drain Capping!
- All trailers, fifth-wheels, RVs and park models require a Lot Improvement Form to be approved by maintenance and the Board of Directors before any unit is allowed into the park, regardless of age!
- **PLEASE RESPECT** the bathrooms and clubhouse.
- Remember to pick up after pets. And pets **ARE ONLY ALLOWED** at Dog Beach or Dog Park.
- Remember boats and golf carts require your lot number on them.
- Speed Limit is **15 MPH** on paved roads and **5 MPH** on dirt roads.



Euphoria Salon and Spa

6104 Pierson Road, Flushing, Michigan 48433

Euphoria Salon and Spa first opened their doors in 2001 as a small hair and nail studio. In as little as six (6) years they grew out of their humble beginnings and expanded their business, going from an 1800 square foot beauty studio to a 4800 square foot full-service salon and spa. For almost 22 years, they have been providing exceptional salon and spa services including hair, nails, skin treatments and semi-permanent makeup. Euphoria has a team of artists that love what they do and are passionate about making you feel you are most beautiful!!! Check them out today, it's where I get my haircut.



Social House

5516 Fenton Road Flint, MI 48507

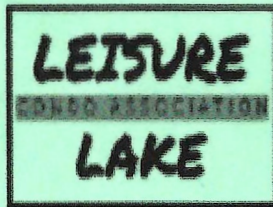
At Social House, you'll enjoy a casual fine dining experience featuring beautifully crafted dishes, signature cocktails, and local craft beers. They also offer private event hosting, a gluten-free friendly menu, and convenient next-door takeout from our amazing partners at Smash House Gourmet. If you are looking to be wowed by an elegant presentation, excellent food and a completely gluten free menu, Social House should be your next date night idea.

Thunder Over Michigan

Willow Run Airport 47884 D Street,
Belleville, Michigan 48111

An action-packed weekend is coming to Willow Run Airport June 20-22, 2025, featuring THE US NAVY BLUE ANGELS! New for 2025 - The airshow will be starting on Friday, June 20th, with a day-into-night event that will begin with the US Navy Blue Angels and conclude with a twilight display of light-up performances! Saturday and Sunday will feature traditional day shows that thrill the fans with the Blue Angels and so much more.





JUNE KIDS' ACTIVITIES

- **SCAVENGER HUNT --- TURN YOUR SHEETS INTO THE OFFICE BY SUNDAY (BLACK MAILBOX OUTSIDE)**
***** SHEETS ARE AVAILABLE AT THE GUARD SHACK OR OFFICE*****
- **FRIDAY, JUNE 6 – KICKBALL AT THE BASEBALL DIAMOND 6:30 PM-8:00 PM (POPSICLES)**

- **SATURDAY, JUNE 7 – GARDEN PLANTING 11:00 AM – 12:00 PM (PLAYGROUND AT CLUBHOUSE)**
- **SATURDAY, JUNE 7 – TIC TAC TOE ROCK PAINTING 1:00 PM – 2:30 PM BOAT HOUSE**

- **SCAVENGER HUNT --- TURN YOUR SHEETS INTO THE OFFICE BY SUNDAY (BLACK MAILBOX OUTSIDE)**
SHEETS ARE AVAILABLE AT THE OFFICE OR GUARD SHACK
- **FRIDAY, JUNE 13 – KICKBALL AT THE BASEBALL DIAMOND 6:30 – 8:00 PM (POPSICLES)**

- **SATURDAY, JUNE 14 – PARK BANNER CRAFT 11:00 AM – 12:30 PM (BOATHOUSE)**
- **SATURDAY, JUNE 14 – CORNHOLE 3:00 PM – 4:30 PM (BY THE LARGE PLAYGROUND)**
- **SIDEWALK CHALK - 3:00 – 4:00 PM. (MEET BY THE LARGE PLAYGROUND)**
- **DRIVE – IN GOLF CART MOVIE 8:30 PM AT THE BASEBALL DIAMOND (POPCORN)**

- **SCAVENGER HUNT – TURN YOUR SHEETS INTO THE OFFICE (BLACK MAILBOX OUTSIDE)**
- *****SHEETS ARE AVAILABLE AT THE GUARD SHACK OR OFFICE.*****
- **FRIDAY, JUNE 20 – KICKBALL AT THE BASEBALL DIAMOND 6:30 – 8:00 PM (POPSICLES)**

- **SATURDAY, JUNE 21 – BIG MACHINES DAY!! 12:00 PM- 2:00 PM (BIG PARKING LOT BY THE DUMPSTERS)**
- **SATURDAY, JUNE 21 – TUG OF WAR CONTEST 4:00 PM – 5:00 PM (BY THE LARGE PLAYGROUND)**
- **SATURDAY, JUNE 21 – SIDEWALK CHALK 4:00 PM – 5:00 PM (BY THE LARGE PLAYGROUND)**

- **SCAVENGER HUNT – TURN YOUR SHEETS INTO THE OFFICE BY SUNDAY (BLACK MAILBOX OUTSIDE)**
*****SHEETS ARE AVAILABLE AT THE GUARD SHACK OR OFFICE*****
- **FRIDAY, JUNE 27 – KICKBALL AT THE BASEBALL DIAMOND (POPSICLES)**

- **SATURDAY, JUNE 28 – FIELD DAY!! 11:30 AM – 2:30 PM (MEET AT THE VOLLEYBALL COURT)**
******TUG OF WAR, THREE-LEGGED RACE, SACK RACE, WATER GUN FIGHTS, TWISTER ON THE LAWN, BEAN BAG TOSS, FACE PAINTING******
- **DRIVE – IN GOLF CART MOVIE 8:30 PM AT THE BASEBALL DIAMOND (POPCORN)**

*******ALL ACTIVITIES ARE WEATHER PERMITTING*******

THE ACTIVITY DIRECTOR WILL POST ALTERNATE ACTIVITIES ON FACEBOOK



Leisure Lake Days

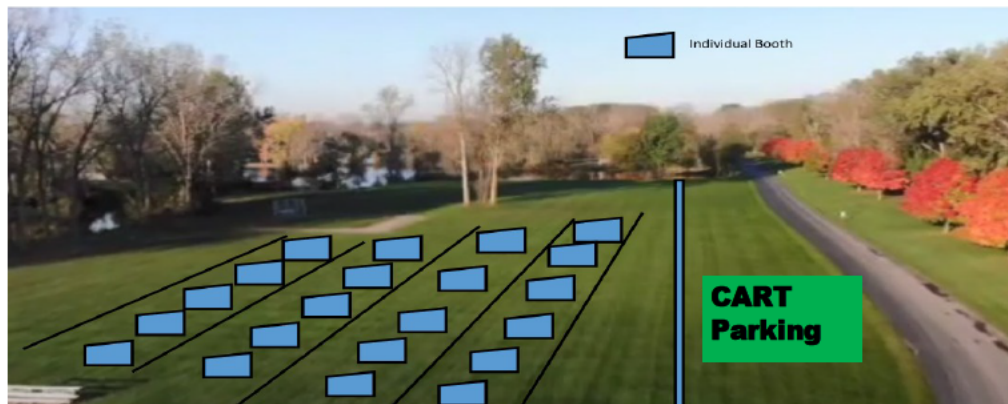
Leisure Lake Days is a new annual event. It will replace one of the annual **Yard Sales** by having a larger event at our field. Besides the yard sales for owners, there will be other fun events surrounding the field. This is your best chance to get your yard sale items out to more people.

There is room for owners to come up with their own ideas including, kids activities tent, face painting, food and grilling, etc. Get involved, make it fun.

There will be a large free **New Toy Giveaway** tent for the kids. A Raffle & 50/50 tent for prizes and cash. Proceeds go to the DJ & Lake. DJ Todd will be spinning tunes for the park to enjoy!

The date is: **Saturday, June 28, from 10 am to 5pm.** (subject to change). *If it is raining that day, another day will be announced.* Spots will be already taped off and numbered. Just bring your tables and/or tent/yard umbrella to the field and set up by 10am. Each spot will be 10 x 10 and numbered. Fill out the application below and send it to jmanse274@gmail.com to register your spot. Thank you!

Deadline for online applications or this form is June 16. Non-lot owner Vendors, bring your app & payment to the Lake Office, Tue.—Saturday, 10am—5pm





Yard Sales,
FREE Toys
|for Kid Dolls,
cars, board
games, action
figures, baby
items and
more.



Plants, flowers, garden items for sale



Raffles

50/50



Food booth, Hot dogs, grilled grub



Kids activities, face painting, DJ music

Leisure Lake Days Application

There is no charge for lot owners to have their yard sale at the field. There will be a \$25 charge for non-lot owners to sell items. There will be NO charge for all FREE activities from anyone. Starts at 10am to 5pm. All tents and tables must be broke down and off the field by 530pm. You will be given a Spot Number by email. If you need a bigger spot than 10x10, indicate that below in the comment section and why.

Text John Manse at 810-869-4550 for questions. Have Fun! - PLEASE PRINT

Name	Lot Owner (indicate lot number) or Outside Vendor
------	---

Email	Phone/Text
-------	------------

Type of booth (i.e. yard sale, kids activities, food, etc. Be detailed.

What type of items/food are you doing? (exclude yard sale items)

If your not a lot owner and selling items, there is a \$25 fee payable to Leisure Lake. You can bring this app and payment to Chris at the office, Tuesday - Friday, 10am - 5pm with your payment before June 16.

Are you bringing a tent_____ Size_____ Bringing something else _____

Booth area are 10 x 10. If you need more room, indicate it in the comment area here:

Submit by email to jmanse274@gmail.com Or photo text to 810-869-4550



PAYMENT AGREEMENT CONTRACT

Agreement made this _____ day of _____, _____.

By this contract, Co-Owner(s) _____ of Unit# _____ agrees to make a payment arrangement with Leisure Lake Condominium Association for their Fiscal Year 2025-2026 Assessment dues that are due May 1, 2025. This Payment Plan needs to be completed and paid in full by August 1, 2025. This payment arrangement schedule is enforceable by Condominium Bylaws, and the methods described below will be used in cases of delinquent payment.

By this agreement, it is agreed that the amount of \$2,175.00 (2025 Assessment of \$2,125.00 plus a late fee of \$50.00) plus a monthly interest charge of \$12.40 x _____ (number of months/prorated amount for weeks) for a total amount of \$ _____ will be collected and distributed over _____ (number of payments). The Payment Plan will be as follows:

- _____ {First Payment Date, Amount}
- _____ {Second Payment Date, Amount}
- _____ {Third Payment Date, Amount}
- _____ {Fourth Payment Date, Amount}
- _____ {Fifth Payment Date, Amount}
- _____ {Sixth Payment Date, Amount}
- _____ {Seventh Payment Date, Amount}
- _____ {Eighth Payment Date, Amount}

These Payments include any interest and other charges that may apply.

This agreement is binding, and failure to meet its terms and conditions will result in Leisure Lake Condominium Association taking certain recourse. Insufficient Payment and Bounced Checks will incur a fee of \$50.00 and whatever your bank charges also. If payment is not received on the Payment Plan Due Date, then the Payment Plan will become void, and the current balance on the account will become due in full. A lockout (\$100.00) will be placed on your Unit in PayHOA, and the total amount due on the account plus the \$100.00 lockout will need to be paid before turning services back on. Failure to pay Assessment dues will result in a lien being placed on your property, with the possibility of a potential foreclosure to occur as a last step. There is no penalty for early payment.

By signing this agreement, Co-owner(s) agree to all terms and conditions as described above. Alterations to this agreement can only be made between the Co-Owner(s) and the Board of Director's and must be placed in writing ten (10) business days before the next Payment Plan due date.

(Co-Owner Signature)

(Date)

(Office Signature)

(Date)



CO-OWNER COMMENT AND SUGGESTION FORM

COMMENT/SUGGESTION DATE _____

All Comment and Suggestion forms can be sent directly to the Board of Directors:
leisurelakedirectors@gmail.com or turned into the black mailbox in front of the office.

TIME OF COMMENT/SUGGESTION _____ LOCATION _____

COMMENT/SUGGESTION DESCRIPTION:

SIGNATURE OF CO-OWNER FILING REPORT: _____

DATE _____ LOT # _____

RECEIVED BY: _____ DATE _____

BOARD RESPONSE:

SIGNATURE OF BOARD MEMBER: _____ DATE _____

ACTION TAKEN:

SIGNATURE OF OFFICE: _____ DATE _____



CO-OWNER COMPLAINT FORM

INCIDENT DATE _____

All complaint forms can be sent directly to the Board of Directors:
leisurelakedirectors@gmail.com or turned into Security at the Guard Shack.

TIME OF INCIDENT _____ LOCATION OF INCIDENT _____

INCIDENT DESCRIPTION:

SIGNATURE OF CO-OWNER FILING REPORT: _____

DATE _____ LOT # _____

RECEIVED BY: _____ DATE _____

BOARD RESPONSE:

SIGNATURE OF BOARD MEMBER: _____ DATE _____

ACTION TAKEN:

SIGNATURE OF OFFICE: _____ DATE _____

LOT IMPROVEMENT FORM

Co-Owners Name : _____ Lot number _____

Phone/ Cell Phone # _____ Date of Request: _____

Description of Work to be performed: _____

List existing structures and sizes: _____

Diagram: Show Approximate Location of Existing Structure and proposed improvements.
MUST BE ONE FOOT (12") INSIDE PROPERTY LINES

Anything that pierces the ground or is attached to a dwelling requires a building permit with Vernon Township

***Absolutely No Trees or Building Materials to be Disposed of in Leisure Lake Dumpsters!! Roads need to be blocked off!

***Any Deviation from or Alteration of the Diagram will result in Removal of Unapproved Structure at the Owner's Expense.
All Improvements must be in the Allowed Perimeters of the lot or they will have to be removed at Owners Expense.

***See By-Laws & Rule book for any rules and regulations regarding guidelines.

By signing below I, _____ understand and agree with the above statement.

Signature: _____ Date: _____

If utilizing a contractor you must provide the following information.

Contractor: _____ Starting Date: _____

Certificate of Insurance: _____ Finishing Date: _____

Approved

Unapproved

Manager: _____ Date: _____

Building permits are now required by Vernon twp. You must submit a copy of this lot improvement form with your permit application.

Good for 90 days from date of approval from Manager. You must apply for an extension after 90 days.

Extension Granted: _____ Date: _____

Board Member Approved: _____ Date: _____

Send completed application to James Delaney

VERNON TOWNSHIP

James Delaney
4904 Dietz Rd
Williamston, MI 48895

**For inspections please call

Jim Delaney (989) 517-898-1209

Vernontownshipbuildingofficial@gmail.com

DATE:

PERMIT #:

RECEIPT #:

BUILDING/ZONING PERMIT APPLICATION

Work started without a permit is a violation of city ordinance . Failure to obtain a permit will result in double permit fees being charged as per state law.

RESIDENTIAL

MODULAR

DOUBLE WIDE

PERMANENT MOBILE HOME

REMODAL

ADDITION

POLE BARN

GARAGE

FOUNDATION ONLY

COMMERCIAL

DECKS/PORCHES

RELOCATION

OTHER

Incomplete applications will be rejected

Name of Owner:

Address of Job:

Parcel Number:

CONTRACTOR/HOMEOWNER INFORMATION

Applicant:

Address:

City/State/Zip:

Telephone Number (with area code)

Homeowner: Contractor:

Federal Employer Identification Number:

Drivers License Number:

Workers Compensation/Disability Insurance Carrier:

M.E.S.C. Employer Number:

Builder's License Numebr:

Expiration Date:

Description of Work:

Estimated Value of Work:

\$

Purposed Use:

☐ Special Use Permit Granted

Date:

☐ Variance Granted

Date:

☐ Rezoning Granted

Date:

HOMEOWNERS AFFIDAVIT: I hereby certify that the building work described above shall be installed by myself in my single family dwelling in which I live or am about to occupy. All work shall be installed in accordance with the Michigan State Building Code and will not be covered, enclosed or put into service until it has been inspected and approved by a city inspector. I will cooperate with the city and assume all responsibility to arrange for and obtain all necessary inspections. SECTION 23a of the State Construction Codes Act of 1972, Act No. 230 of Public Acts of 1972, being Section 125. 1523a of the Michigan Compiled Laws, prohibit a person from conspiring to circumvent the licensing requirements of this State relating to persons who perform work on, or construction of residential buildings.

VIOLATORS OF SECTION 23a ARE SUBJECT TO CIVIL FINES.

(Homeowners Signature)

(DATE)

(Contractors Signature)

(DATE)

EXPIRATION OF PERMIT: A permit remains vaild up to one year as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within six months after the issuance of the permit or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work. A permit will be cancelled when no inspections are requested and conducted within six months of the date if issuance or the date of a previous inspection. Cancelled permits cannot be reinstated.

APPROVED

DATE

An ordinance enacted pursuant to the Zoning Ordinance of the City of Corunna establishing fees for the issuance of permits and the conduct of inspections; repeal of inconsistent ordinances; effective date. The City of Corunna Ordains: FEES. The following shall be charged and collected by the Building Inspector at the time of the issuance of the permit.

TYPE OF PERMIT	COST	NO. UNITS	TOTAL
Application Fee (non-refundable)	\$50.00	1	
zoning Review (drawing required)	\$70.00		
Rough Inspection	\$70.00		
Final Inspection	\$70.00		
Re-Inspection	\$70.00		
Swimming Pool (above ground)	\$50.00		
Swimming Pool (below ground)	\$100.00		
Residential - 5 day Demolition (\$100 per additional day)	\$150.00		
Commercial/Industrial - 5 day Demolition (\$100 per additional day)	\$200.00		
Sign Permit (per \$1,000 construction value)	\$10.00		
Sign Temporary	\$25.00		
Replacement Windows, Roofing, Siding, Misc. (\$7 per each add'l. \$1,000 value)	\$50.00		
Moving Structure	\$100.00		
Occupancy Permit	\$50.00		
Variance Request	\$300.00		
Special Land Use	\$400.00		
Rezoning	\$400.00		
Plan review - \$100 (1st hr.) (\$75 hr after)	\$100.00		

SQ. FOOT BUILDING DIMENTIONS

☐ Dwelling 1st Floor

☐ Garage

☐ Dwelling 2nd Floor

☐ Other

Below is a list of common construction permit types, and the minimum building unit that will be used to calculate construction values:

CONSTRUCTION TYPE	PER FOOT CALCULATION
Decks/Porches.....	\$10.00 per sq. foot
Attached Garage.....	\$20.00 per sq. foot
Detached Garage/Pole Barn.....	\$20.00 per sq. foot
Modular Homes on Fonundation (out of park)...	\$50.00 per sq. foot
One or Two Family Residential.....	\$95.00 per sq. foot
A plan and zoning review may be required before work is started. Only homes under 3,500 square feet are exempt from plan review.	

New Construction Building Permit fees shall be calculated as follows: \$50.00 for the first \$1,000.00 of construction and \$7.00 per thousand there after/or any part thereof.

Calculated Construction Value:

\$

Fees:

\$

BUILDING TYPE

☐ Frame

☐ Masonry

☐ Pole

☐ Structured Steel

☐ Reinforced Concrete

☐ Other

FOUNDATION

☐ Block

☐ Poured Wall

☐ Wood

☐ Trenched Footing

☐ Ratwall

☐ Other

BASEMENT

Please check one and include dimensions:

☐ Walkout x

☐ Reg./Unfin. x

☐ Reg./Fin. x

☐ Crawlspace x

NUMBER OF ROOMS

of rooms (excluding bathrooms & great rooms = 1)

of bathrooms

of bedrooms

WINDOW INFORMATION

Brand

☐ Double Hung

☐ Slider

☐ Casement

☐ French Doors

☐ Single Hung

☐ Other

FIREPLACE

☐ Masonry

☐ Prefab

SIDING/ROOFING

☐ Vinyl

☐ Aluminum

☐ Wood

☐ T1-11

☐ Brick

☐ Other

TOTAL FEE TO BE PAID (CALCULATED BY STAFF)

\$

Lisa Dwyer & [REDACTED]

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Cindy Renee Mathers

Ordained Minister

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8105692326
matherscin@live.com





Nathaniel Bard
Pest Control Specialist

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nathaniel.bard@terminix.com



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* Owner at Leisure Lake for 14 years

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