

WONDER LAKE NEWS

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The Wonder Lake MPOA Newsletter is the official newsletter of the Master Property Owners Association in Wonder Lake. Correspondence can be addressed to the MPOA at P.O. Box 141, Wonder Lake, IL 60097. The W.L. MPOA Newsletter is published quarterly in the months of June, September, December and March.

Editor Bill McKinney

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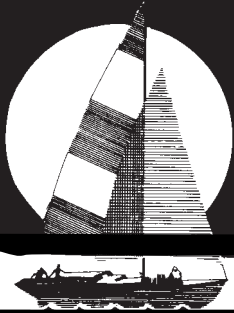
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WONDER LAKE MPOA NEWSLETTER

Summer, 2001

Presidents Letter

The Wonder Lake Area is at a crossroads in its ability to protect our greatest asset and assure that it will be a viable recreational water resource for our children and grandchildren. As this newsletter goes to print, the MPOA Officers, members of the Lake Renewal Commission and your MPOA Directors are working to develop a contract agreement with Harvard Aggregate Company (HAC) that will fund a Comprehensive Lake restoration project.

This contract, when approved by the MPOA Directors, has the potential to change the course of our community forever. It will create a community pride that will be unrivaled in McHenry County and northeastern Illinois. As a community, we will be able to enjoy the Lake's maximized recreational potential and provide improved water quality to the recently upgraded downstream watershed. It will enable the approximate 6500 lot owner members of the MPOA to enjoy enhanced property values. An approved contract will enable us to develop plans and activities that will establish long-term maintenance programs to address erosion and sedimentation throughout the entire watershed. The Lake community will be able to look to the future with renewed optimism that we are finally solving the problems associated with Lake Maintenance, extensive dredging projects and erosion and sedimentation throughout the

Nippersink Creek watershed. For this to happen, the subdivisions and property owners that make up our membership must continue to support our efforts.

By an overwhelming 89% majority vote, your MPOA Delegates approved a pre annexation agreement to govern the conditions of annexation of our Lake bottom to the Village of Wonder Lake. The annexation is currently subject to a contract that will accomplish a Lake restoration project. (As a result of Bull Valley's annexation of the Shadowood subdivision and surrounding properties the Directors & Delegates will soon review the need for a contract to accomplish annexation of the Lake bottom to the VWL.) By an even greater 94% majority vote, your Delegates & Directors have agreed to enter into an exclusivity agreement with Harvard Aggregate Company for the purpose of negotiating a contract to provide funds for a Comprehensive Lake restoration and maintenance program.

It is also imperative that our membership support the elected officials of the Village of Wonder Lake (VWL). They are the key element to a successfully restored Lake. Once annexation takes place, they will be the local governing body regulating the mining operations that will fund our restoration activities. It is their ordinances that will determine how the scope of work is conducted. Our attorneys, along with those of HAC and the VWL are working in concert to develop a partnership proposal that will ensure that our plans are conducted properly with minimal impact to the Wonder Lake watershed area.

Details on Lake Restoration and items of local interest are included in this newsletter.

Richard A. Keltner





LAKE RESTORATION - IS IT IN JEOPARDY?

There is considerable community interest and discussion focusing on the restoration of Wonder Lake. The current effort is to link the restoration project to a proposed mining operation. In an effort to provide residents with current information, I have recently had an opportunity to meet with Lake Renewal Commission officials. The results of that meeting are as follows:

Question: Where will the proposed mining operations take place?

Answer: There is a 124-acre parcel located to the south and west of our Lake. Thompson Road borders it on the west. It is approximately 1 half-mile north of Route 120. It is identified in the Plat books as Guy Fishman, ET. AL.

Question: Is Harvard Aggregate Company (HAC) planning to mine the entire parcel?

Answer: While plans have yet to be submitted to the Village of Wonder Lake (VWL), the mining company has indicated that it will only mine gravel from the upland portion of the site, avoiding and protecting the environmentally sensitive portions of the property. This means that they will probably submit plans to mine less than 65 acres of the total area.

Question: How long will the mining operations last?

Answer: Based on discussions with company officials, the mining activities should be completed within 8-10 years. It should be kept in mind that market conditions for aggregate, the economy and the demands for gravel for area projects will play a role in determining how long the mining operation on this parcel will last.

Question: Where will the dredged sediments from the Lake be placed?

Answer: As the aggregate is removed, HAC has discussed construction of sediment disposal sites on the property. This means that they apparently will propose that as they remove the stone they will concurrently construct containment areas where the sediment can be permanently stored and incorporated into the final reclamation of the property once the mining is completed.

Question: Does HAC own the property that is proposed for mining?

Answer: HAC has negotiated a lease on the property in question. It is our understanding that ownership will not change and that in addition to the mining, the property owner has agreed to allow the in-lake sediments to be placed and incorporated into final restoration of the site.

Question: Why is the VWL being asked to annex the Lake bottom and adjoining south-end properties?

Answer: Anyone that has been around Wonder Lake for the past several years should be aware of the inability of McHenry County (our current local governing body) to fully respond to our local needs. Additionally, it makes sense that the people impacted by the proposed activities (mining & dredging) have direct supervision of those activities through their professional consulting staffs. The people making the decisions will be the residents of Wonder Lake, not elected officials that reside outside of our area. In order for the south -end properties to be eligible for annexation, they must be contiguous to the VWL boundary. The Lake bottom annexation fulfills this requirement.

Question: Will HAC conduct any mining activities in our Lake?

Answer: There is no current plan to conduct any in-lake mining. As you may recall, we don't even know if there is gravel in our Lake bottom. The Sportsman's Club and area property owners are contributing to a Lake Bottom Drilling Fund that will hopefully pay for activities to determine the existence of gravel in our Lakebed. Once that determination is made, the MPOA membership, Delegates and Directors will then be able to evaluate all options related to any in-lake mining.

Question: Will the Lake have to be lowered in order to remove the sediments?

Answer: Engineering of the Lake dredging activities will be conducted by our Lake restoration consultants. It is our mutual goal to develop a dredging plan that allows the lake to continue in full recreational use during dredging. This goal requires that the primary method for transporting sediments to the containment area will be by hydraulic dredging. Hydraulic dredging is both the most economical and most efficient method available to remove the sediments from our Lake bottom. Ed Note: Hydraulic Dredging is a means of removing sediment by suction through a large hose.

continued on page 3

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A UNITED WONDER LAKE. ONE FOR ALL, ALL FOR ONE

A strong Wonder Lake, in control of its destiny and able to handle the needs of its residents, will benefit all of McHenry County, not just the citizens of Wonder Lake. The metaphor of remodeling ones home is appropriate. If you remodel one room in your house, the value of the entire property is raised. Remodeling a community is similar, and it is obvious that if Wonder Lake can handle its infrastructure needs without burdening county government, all of McHenry County would be better off. When a business locates in any community, or when a family purchases a home, they are investing their tax dollars here, and they want to see a return on their investment.

That return comes in the form of good schools, or infrastructure improvements. A community sitting on its hands and not working to solve common problems reflects poorly upon itself. That reflection translates into reduced interest in the community, which in itself becomes infectious, resulting in stagnation. Towns and Villages have real power to set goals and to plan for future needs, shape their future, and to control their taxes. Unincorporated areas are very limited and the results of this are readily apparent throughout the county in areas similar to Wonder Lake that have developed dense populations without a local

government; that is why many choose to live in areas that already have an established government. A good working relationship between business and the community it serves, or at least abides in, is essential. Municipalities offer the vehicle by which proper regulation and communication can exist. Just as individual homebuyers are willing to invest their monies and time to a community that is moving towards a set of planned goals, business will do the same. It is time for Wonder Lake to move forward as a community.
One lake, One Community.
Dennis Palys,
Wonder Lake Chamber of Commerce.

WONDER LAKE BORING FUND CLOSE TO ITS GOAL

The MPOA asked for donations back in March of this year to help defray the costs of a lake boring project that would tell us exactly what we have in the bottom of the lake such as gravel, aggregate, size, type, and profile for the purpose of offering our findings to the highest bidder in order to mine and deepen the lake. The Wonder

Lake Sportsman's Club opened the fund driving effort with a giant donation of \$2,500.00. The MPOA considered a cash raffle, but decided to ask boat owners seeking new boat decals for the boating season donate at least \$10.00 for every boat decal they purchase. Since 1,100 boat decals were purchased last year the

idea was to raise the money needed almost immediately. Through this effort the goal of \$10,000 - \$14,000 has reached over \$8,000 to date. A Big Thank You for all those who have donated so far. We appreciate your efforts in helping the MPOA strive towards a better and cleaner Wonder Lake.

WHAT'S NEW IN WONDER LAKE?

The new Post Office on East Wonder Lake Road is under roof and should be in operation sometime this fall.

Wonder Foods Grocery is flourishing since its grand opening in February.

Hancock Drive is sporting a new look with a brand new black top and parking areas.

The new office edifice just east of Mazza's Pizza is near completion and should be occupied sometime in the fall.

Horizontal's Saloon has a new grill in its kitchen and will be serving hot chicken breast sandwiches, hamburgers and fries along with its already scrumptious Italian beef.

Family Inn Pizza is under new ownership and is in the process of remodeling complete with an outdoor deck and beer garden.

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WONDER LAKE FIREFIGHTERS

July 4th Celebration

Come join us for a KIDS Fun Fair and Open House on JULY 4th after the parade. Wonder Lake Fire Station #1 at 4300 E Wonder Lake Rd will be open for fun and excitement. Free food, kids games, fire safety and all of our apparatus will be on display. Get an extra special viewing of the new Heavy Rescue Squad and the new Engine for Station #2. The doors will be open, bring the family.

The Wonder Lake Fire Fighters have purchased a new squad and the Board of Trustee's have added into the package the purchase of a new airboat. The squad, is a show-built demo HME on a custom built walk around squad body by Salisbury. This

particular squad, due to the show specs is loaded with all kinds of equipment. This is a huge step for the WLFPD, this squad will replace the old 1631 that is currently 23 years old and has served it purpose. A huge thanks goes out to Capt. John Rice for all the work he put forward in this project.

The airboat will offer the citizens of Wonder Lake the ultimate level of protection in the winter months. In the past the WLFPD has had to use ice rescue suits to gain access to individuals who have gone through the ice. Now they will be able to gain access in a much faster and safer manner than ever before. The boat will be custom built, unknown yet who will be the builder, bids

will go out soon. The WLFPD is not only going to offer Wonder Lake the highest level of protection, but will be able to give the county what they need also. The new airboat will have a design plan for all season capability. This rescue craft will be used all year round whether in ice, open water, shallow water, on a trail or in a mud field. It has many possible uses and it will be put to the test.

Also purchased was a thermal imaging camera. The camera allows state of the art technology to help find persons, hot spots in a fire, thermal layers inside a structure, temperature changes, and remote viewing.

WONDER LAKE ATHLETE PART OF BASEBALL HISTORY

Ricky Hummel, son of Rick and Donna Hummel, became a part of college baseball history this season by helping the University of Indianapolis win 51 games, the most wins of any team in collegiate baseball this season. Indianapolis won its first GLVC championship since 1984 by winning five straight games in the loser's bracket after an opening-round loss. Ricky,

was voted on the second team of the All Conference Great Lakes Valley Conference with an 11-1 record. Ricky is a junior and has one more year of eligibility with the Greyhounds. His coach, Gary Vaught was voted the GLVC "Coach of the Year". Congratulations Ricky! Thanks for helping put Wonder Lake on the map.

ARE PROPERTY VALUES IN DANGER OF DECLINING BECAUSE OF THE PIT?

A good question and one that hangs in the air like a thick circle of cigar smoke. It may smell like a good Havana, but is it? One such opponent to "The Pit" was quoted in the Northwest Herald, saying and I quote: "I'm across the street from what is supposed to be a gravel pit. All of that went on without any of us knowing about it. Our first indication was an article in the Paper. I did a little checking. It (the pit) will reduce valuation by 30 (percent) to 50 percent."

My commentary is that this individual must be part of the Ostrich family. The Village of Wonder Lake and the Master Property Owners Association have been discussing lake dredging linked to a mining operation for the past two and one half years. During

this time, the Shadowood residents have received copies of all our MPOA Newsletters. His implication that this effort has been kept a secret is just not true. Additionally, making up exaggerated negative property value percentages is ignorant of the facts. If you're going to make up stories about property values then get your facts straight. Another tactic fostered by the Shadowood group is to accuse the Village of Wonder Lake and the MPOA of endangering the community because of pollutions that will be occur during dredging activities. Frightening the citizens of Wonder Lake with phony stats on chemical saturations is a knee-jerk reaction often practiced by the not-in-my-backyard (NIMBY) group. Get the

facts! The Village of Wonder Lake, the MPOA, Harvard Aggregate, Illinois Environmental Protection Agency, U.S. Army Corps of Engineers, McHenry County Soil & Water Conservation, the Wonder Lake Chamber of Commerce and several other agency's and organizations either will or did get the facts! These organizations are committed to protecting the citizens of Wonder Lake, and the entire watershed area. We have every confidence that these groups will provide the Wonder Lake Community with the necessary tools to improve our quality of life and improve our property values without jeopardizing the environment.

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LAKE RESTORATION *continued from page 2*

Question: Who will actually do the dredging?

Answer: Once the engineering designs and permits from the appropriate state and local agencies are in hand, our consultants will advertise for bids on the proposed dredging project. The successful bidder will be required to meet the criteria and complete an evaluation process established by the MPOA and its Lake restoration engineers.

Question: How much sediment is in the lake and how much will we be able to remove.

Answer: Estimates by our consultant calculate an approximate 3,000,000 cubic yards of sediment have accumulated in our Lake since it was formed in 1929. This translates into 300,000 10-yard truckloads of material. The containment site that will be available as a part of the mining operation should enable us to remove approximately 75% of the sediments. A final determination of this figure will be known once the plans have been submitted to the VWL for review and consideration.

Question: How will the MPOA be able to pay for the dredging project?

Answer: Our negotiating team (attorney Tom Zanck and mining engineer John Gordon) is currently reviewing a proposed agreement with HAC that will enable the MPOA to receive a royalty from HAC on the gravel removed from the proposed site. This royalty should be sufficient to complete the engineering design (to include a long term Lake maintenance plan) and removal of the existing sediments to the containment sites proposed to be constructed by HAC.

Question: Why is the process taking so long and why are there still so many unanswered questions?

Answer: To assure that this project fully addresses the need of a protected and enhanced Wonder Lake, several regulatory safeguards must be in place. Additionally, the VWL must enact ordinances designed to govern the proposed activities. Until these ordinances are in place, HAC does not know what will be required of them. Following approval of the proposed ordinances and an agreement with the MPOA, HAC will then be able to submit a completed plan to the VWL for review and consideration.

Once the plan is submitted, we will all have a better idea of what is being proposed and how the proposal will impact on efforts to restore and enhance our community's greatest asset, our Lake. The review process will culminate in a public hearing conducted by the VWL. This hearing will enable all of us to evaluate the pros and cons of the proposal and thoroughly address its concerns. Once this review process is

complete, the VWL will then vote on whether it will annex the Lake bottom and adjoining properties and commence with the supervision of what is currently a preliminary proposal.

So, is lake restoration going to happen or is it going to be stopped by an over-zealous group of naysayers? For years, citizens of Wonder Lake and the Master Property Owners Association's efforts to improve the lake and quality of life in Wonder Lake has been frustrated by a minority group of people, better known as the C.A.V.E. people of Wonder Lake - Citizens Against Virtually Everything. The CAVE people have now been joined by a small subdivision called Shadowood helping to heighten their anxieties to do nothing in Wonder Lake, to stop any progress to improve our community. Shadowood asked to be annexed by the village of Bull Valley who gobbled them up (over 300 acres) in less than a week. How did they do this? They did it simply because the unincorporated area of Wonder Lake has NO control or NO voice over the future of their own destiny. Why? Because the status of a governing corporation does not exist. I'm reminded of a "Stop The Pit" sign on East Wonder Lake Road that reads - "Save Our Peaceful Community". What this really means is: Don't Do Anything - As Usual. Leave Us To Decay In Our Own Squalor! Our community of 12,000 inhabitants is threatened by take over from Bull Valley, Woodstock, and Greenwood on the west and McHenry, Ringwood and Johnsborg on the east. Can we do anything about it? Yes! Incorporate! The Lake, our biggest asset, joins the east and west side of Wonder Lake as a community of one. Are we going to sit on our hands and do nothing as in the past? Now is the time to get a grip on our sense of reality and back the Coalition for Annexation to Incorporate Wonder Lake, before it's too late.

Bill McKinney
Editor

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VILLAGE OF WONDER LAKE PASSES MINING ORDINANCES

At a special meeting held June 6th the Village of Wonder Lake trustees passed three ordinances to regulate gravel mining and lake dredging, establish industrial areas for mining and allow conditional-use permits for mining on agriculturally zoned land. Village president, Bill Madeja said the zoning of 124 acres south and west of Wonder Lake, presently leased by Harvard Aggregate will likely change from agriculture to industrial. HAC must then secure a conditional-use permit for the duration of its mining operation, estimated at 10 years. The conditional-use permit for mining on agricultural land will allow an unnamed company

selected by the MPOA to do the dredging. Harvard Aggregate will do the mining, but not the dredging. HAC has agreed to pay the MPOA a royalty from their mining operation to offset the dredging costs. It is anticipated in order to line up an engineering design, secure state permits and receive authorization from the MPOA to begin dredging it will take approximately two years. The third year sediment will be removed from disparaging areas beginning in White Oaks Bay and the south central shoreline. Stabilization of shoals and island shorelines will be considered as well. On June 25th the Village of Bull Valley will hopefully meet

to discuss truck traffic on Thompson Road. Shadowood subdivision asked to be annexed to Bull Valley. Discussions by Shadowood property owners indicate their hope that Bull Valley will prohibit the use of trucks on their (Bull Valley) portion of Thompson Road. According to Bull Valley president, Brian Miller, he and his board have no preconceived notions of plotting against the Village of Wonder Lake and the MPOA to block any development of their dredging plans. Miller admitted the Shadowood residents are hoping Bull Valley will help them stop the MPOA plan to mine, but he and the board have not discussed it.

LAKE DRAWDOWN SEPTEMBER 14 – OCTOBER 2

Lake Drawdown will take place beginning September 14 through October 2 provided the weather cooperates. If you will remember, last year the drawdown began and after 22 inches was released through the sluice gates we were inundated with a monsoon type of rain showers that proceeded to fill up the lake, but acted as a basin saving the Nippersink downstream from any flooding. It was voted on by the MPOA Directors not to resume drawdown after the September

rains and to vote on the issue again in April of 2001. The Director's vote at the April MPOA meeting was voted by the majority 51-13 to resume the drawdown. The purpose of the drawdown is more for cosmetic reasons than any other i.e., to clean up the lakeshore, beaches, islands of debris that has settled in the muck and mire, to improve boat launch areas in much need of repair, paint and repair seawalls and an overall beautification of the shore-line. There are a number of environmentalists

against the drawdown saying it will interrupt the aquatic life and its inhabitants, but it hasn't been proven to date and in our democratic society, majority rules. If you are planning on any major repairs such as repairing or shoring up seawalls and boat launches a permit is required from the McHenry County Planning and Zoning office. For more information on permits contact Building & Zoning at 815-334-4560.

FOURTH OF JULY ACTIVITIES IN WONDER LAKE

Because the 4th of July this year falls on a Wednesday the Chamber of Commerce of Wonder Lake polled the public to decide what to do when and came up with the following:
WEDNESDAY, JULY 4 the Annual Fourth of July Parade will step off from Christ The King Church around 2:30 p.m. Line

up will begin at 1:15 p.m. There will be NO ENTRY FEE this year, but participants are asked to donate to the Wonder Lake Fireworks Fund. FIREWORKS will be shot off on SATURDAY, JULY 7 from Yacht Island beginning around 9:30 p.m. If you haven't donated to the Fireworks Fund

yet you're asked to do so as soon as possible. Fireworks, as you know, are expensive, but this year the Chamber was given a choice of getting MORE fireworks if they shot them off on July 7 vs. July 4th. Have a Happy Holiday everyone and please play safe!

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WONDER LAKE SPORTSMAN'S CLUB ACTIVITIES

The Wonder Lake Sportsman's Club has been very active in the community as usual and just enjoyed one of their most successful Kid's Fishing Derbies held on June 10 at Wonder Center Beach. The Club entertained over 60 kids who received trophies and prizes along with hot dogs and cold refreshments. Thanks to chairman, Mark & Irene Folliard for all their hard work along with helpers, Tony Musel, Ray Low, Scott May, Bob Nutter and son Luke, Steve Kotyza, Dave and George Freeman. Thanks also to Ross Schultz of Sunrise Grocery for his \$500.00 donation to the club for fish stocking and providing all the young fishermen and women with free bait. In May the Club held their annual beach

clean-up around Wonder Lake and were joined by Girl Scout Troop 752 who earned a merit badge for their efforts. A BBQ was held after the clean-up on the beach of Hickory Falls 1 & 2. The Sportsman's Club is sponsoring another W.L. baseball team this year and also donated funds for a Sportsman's Club Sign displayed in center field at the Christ The King ball diamond. In October the Club will be stocking the lake with \$2,500.00 worth of Hybrid Blue Gills, Large Mouth Bass, Small Mouth Bass and Muskie. The stocking will take place after the lake drawdown which will take place on September 14 through October 2. The Club donated \$2,500.00 to the MPOA Lake Boring

Fund to help reach the goal of \$10,000 needed to offset costs for boring samples in the lake. The Wonder Lake Sportsman's Club will be entering a float in the Annual Fourth of July Parade on Wednesday, July 4th. Because they had so much fun in last year's parade the Club decided to do it again this year. On June 24th the Club sponsored their first of two Bass Fishing Derby's on Wonder Lake. Horizontal's Saloon and Miller Brewing along with Sunrise Grocery helped in sponsoring this annual event. The next Bass Derby will take place sometime in September. This date to be announced.

VENETIAN NIGHT PARADE

The Wonder Lake Yacht Club is sponsoring their Third Annual Wonder Lake Community Venetian Night Parade on SATURDAY EVENING, JUNE 30. The parade will begin around 9:00 p.m. All Wonder Lake Residents are asked to join in the fun. There is NO entry fee. Decorate and light your boat and prepare to meet at Yacht Island (Fireworks Island)

by 8:30 p.m. The designated course will run counter clockwise (south to north) around the lake led by the Parade Marshall. Encouragement from the crowds gathered in yards, beaches and parks is needed to cheer for your favorite boat. Last year the parade featured boats lit with multi-colored lights, animated characters and of course well dressed



participants just along for the ride and fun. If you can participate in the parade with your boat please gather your friends along the shoreline for a fun-filled evening.

SHADOWOOD POINTS FINGER AT GREENWOOD AND TOWNSHIP ASSESSOR

A spokesperson for the subdivision of Shawdowood, formerly on the outskirts of Wonder Lake, but now a new member of the village of Bull Valley, by request, is pointing fingers at the Township Assessor claiming their subdivision (Shadowood) is being "harassed" because the assessor's office is measuring property lines and building dimensions for reassessment which more than likely will increase property taxes.

Karen Roth, Township Assessor, claims her office started their reassessment valuation as routine and have been working on remeasuring Bull Valley properties for several years. The Township planned to resurface Thompson Road long before it was annexed to Bull Valley. Roger May, Greenwood Township Highway Commissioner, said the Township now has an intergovernmental agreement to

complete the work at the expense of Bull Valley. Ed's Note: Sounds like poor timing on Shadowood's part. Maybe someone should have checked into the possibility of researching a property tax increase before trying to "checkmate" Wonder Lake's efforts to improve their quality of life by inviting the Village of Bull Valley to take over Shadowood. Self-serving can sometimes rupture the wallet. **PUSH THE PIT!**

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