

## MPOA NEWSLETTER – SPRING/2006

### PRESIDENT'S LETTER

Some people are going to say that it has been a long-time coming – 40 years to be exact. A review of the minutes of one of the first meetings of the MPOA back in 1966 includes mention of the need for a plan to dredge our Lake. Well, the long time coming has arrived. Inside you will find details of a decision by your Directors at their April 12 meeting to announce that **a dredging program will begin in the Spring of year 2008**, following an up-date of data by our lake restoration consultant and completion of permits from the various regulatory agencies.

Recognizing the need to have a local unit of government that has a vested interest in our community to assist in addressing lake issues, the Directors have also voiced their support for the Wonder Lake Area to be governed by the Village of Wonder Lake. This requires that subdivisions in the unincorporated area annex into the Village's corporate boundary. For too long we have been trying to deal with a system of government that has been unable to adequately respond to our community's needs.

In a partnership effort to assist property owners interested in protecting and enhancing their shoreline, the Village of Wonder Lake, MPOA, McHenry County Planning & Development Dept., U.S. Army Corps of Engineers and U. S. Fish & Wildlife Service are working together to develop a one-stop permit process.

The following pages also include new details on wastewater treatment for the area, Lake use regulations and recommendations and upcoming club and organization events and activities.

The delegates, Directors and Officers have worked long and hard over the winter months to provide all of us with the opportunity to enjoy a safe and pleasurable summer recreation season. Do not hesitate to contact your Director as the season progresses with any questions that you might have regarding the management of our Lake. Their contact information is listed on the back cover of our newsletter.

### MPOA BOARD SUPPORTS ANNEXATION

#### MPOA By – Laws, *ARTICLE II, PURPOSE*

***Section 1: To conduct and promote the Wonder Lake Recreation Area for the improvement of civic and social welfare and to control and maintain the lake bottom and other community property pertinent thereof, and do any and all acts necessary to further said objects.***

At the April 12, 2006 meeting of the MPOA Board of Directors the agenda focused on the issues of lake use, lake protection and enhancement. The topic of the relationship of annexation to the protection of our single greatest community asset was reviewed.

A brief review of the past 10 year effort to establish a program to protect our single greatest asset reveals:

- Our lake is filling up with sediment resulting in reduced recreational and aesthetic enjoyment;
- Excess nutrients attached to the sediment and suspended in the water are negatively impacting on our lake's water quality;
- Currently most Wonder Lake homes are serviced by on-site wastewater treatment (septic) systems that are negatively impacting on both our Lake's water quality and threatening the quality of our drinking water;
- McHenry County is unable and/or unwilling to support a program to fund a dredging project;
- McHenry County is unwilling to sponsor legislation that would have made funding of a dredging program through a special service area taxing district more feasible;
- Surrounding municipal governments have successfully stifled the chance for residents in both the incorporated and unincorporated areas of Wonder Lake from moving forward with a dredging program financially supported by the extraction of gravel from property in the immediate vicinity of our lake;
- Annexation of the lake bottom into the Village of Wonder Lake has successfully protected lake privacy and triggered the donation of 2 additional parcels of lake bottom to the MPOA;

- The challenge of the annexation of our lake bottom by outside government entities has enable us to clearly establish through the court that the MPOA is the owner of most of our lake bottom and that it is a part of the Village of Wonder Lake;
- Litigation prompted by surrounding government challenges to our efforts to dredge our lake has cost the community in excess of a quarter of a million dollars to successfully defend our actions;
- The 1997 total equalized assessed value (EAV) for all properties with lake rights was more than \$116,000,000. At a minimum and even if the EAV did not change, the annexation of these properties into the corporate limits of the Village of Wonder Lake would have resulted in more than \$4 million dollars in real estate tax revenue over the past 10 years. This is based on the Village's current tax rate of \$0.3495 per \$100 of EAV. This revenue could have been used to fund community services and improvement projects; Because we are not incorporated into ONE Community approximately three fourths (¾) of that money went elsewhere.
- The 1997 population of residents living in homes with lake rights in the unincorporated area was approximately 10,000 people. If all of those residents had lived within the boundaries of the Village of Wonder Lake over the past 10 years, more than \$10,000,000 in revenue from the state of Illinois would have been received and available to fund community projects and services. Because these residents were not in the Village of Wonder Lake, all of the money went elsewhere;
- The voice of unincorporated Wonder Lake Area residents is muffled by the fact that there is no one local unit of government representing and responding to our needs.

For these reasons and more, the MPOA Board of Directors strongly supports the annexation of all lake right properties into the Village of Wonder Lake. It is the most feasible way to address issues that impact on both our Lake and its immediate watershed area. Completing the annexation of subdivision properties by early spring of 2007 will assure that newly annexed properties will be included in a special census that the Village may schedule for later that year. The population determined by the anticipated 2007 special census will then be used to establish the total additional revenue that the Village of Wonder Lake will then receive from the State of Illinois and have available for community services and to address the needs of the incorporated area..

### **WONDER LAKE DREDGING PROJECT TO BEGIN SPRING 2008**

In response to a recommendation from the Lake Maintenance Commission (LMC), at its April 12 meeting the MPOA Board of Directors endorsed a timeline that will result in a dredging program to begin in 2008. The LMC announced that it has received a commitment from a developer that certain undeveloped acreage located to the east of East Wonder Lake Road and north of Route 120 would be available for storage of in-lake sediment upon annexation into the Village of Wonder Lake.

The LMC has also requested that the Directors consider entering into a proposed contract with our lake restoration consultant, Cochran & Wilken, Inc. of Springfield, Illinois. This will enable us to bring our 1996 dredging feasibility study up-to-date so that the permit application process can be completed during the 2007 calendar year. In addition to bringing everything up to date, the study will include an analysis and preliminary engineering design of the proposed sediment storage area and would indicate how much material could be stored. The total cost of the contract is a not to exceed \$15,900. A detailed scope of work from our consultant will be included with the agenda for the May meeting of the Directors.

The cost of the up date has been referred to the MPOA Finance Commission. They plan to present funding options to the Directors for consideration and a possible vote at their May 10 meeting.

### **VILLAGE OF WONDER LAKE ROAD ASSISTANCE FUND**

The Village of Wonder Lake has announced a new program to assist subdivisions with privately maintained public roads who are considering annexation. After a subdivision is annexed the Village will set aside one half (1/2) of each of the first 2 years of the total property tax paid by the subdivision property owners and dedicate that amount to the subdivision's road improvement fund. Additionally and following a special census, all motor fuel tax revenue received from the State of Illinois that is attributed to the newly annexed subdivision's total population will also be dedicated to the road improvement fund each year for a total of seven (7) years. When the road project is completed to their standards the Village will then accept the roads and maintain and repair them into perpetuity.

## **SLUICE GATE & SLUICEWAY REPAIRS**

The MPOA Dam Commission has submitted a request for proposal (RFP) to 7 firms identified by our engineering consultant as qualified to complete the repairs according to the specifications detailed in the RFP. The RFP requires that bids must be submitted to the MPOA for review no later than May 15, 2006. Upon receipt, the Dam Commission will review and advise both the Directors and the Finance Commission before any action is taken to complete the repairs.

## **WASTEWATER TREATMENT PLANT UPDATE**

In 2005 a permit application was submitted to the Illinois Environmental Protection Agency requesting a national pollution discharge elimination system (NPDES) permit to allow for construction of a wastewater treatment plant designed to handle a maximum daily load of 2,000,000 gallons of affluent per day and the first phase to treat 750,000 gallons of wastewater per day. The permit had moved through the Agency review process and was scheduled for a "draft" permit review in April of this year.

During the period leading up to the "draft" review, NRB Land, LLC has acquired additional properties. This has resulted in changes to the Village of Wonder Lake's permit application where NRB is requesting permission to build the entire 2,000,000 gallons of capacity in one phase. It is anticipated that the NPDES permit will now be issued in early summer of this year.

## **CHAMBER OF COMMERCE NEWS**

### **FOURTH OF JULY SCHEDULE OF EVENTS**

#### **SATURDAY, JULY 1 – VENETIAN NIGHT PARADE**

The Wonder Lake Yacht Club is sponsoring their Annual Wonder Lake Community Venetian Parade on SATURDAY EVENING, JULY 1. The parade will begin around 9 pm. 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 Club Island (Fireworks Island) by 8:30 pm. The designated course will run counter clockwise (south to north) around the lake led by the Parade Marshall, current club sailing champion, Ken Schroeder. Encouragement from the crowds gathered in yards, beaches and parks is needed to cheer for your favorite boat. Last year the parade feature over 20 beautifully decorated boats.

If you can participate in the parade with your boat please gather your friends for a fun- filled evening.

TUESDAY, JULY 4TH – PARADE STEPS OFF AT CHRIST THE KING PARKING LOT AT 1:30 p.m....EVERYONE IS WELCOME TO ENTER A FLOAT IN THIS PARADE, PLEASE CONTACT THE CHAMBER FOR PARADE ENTRY FORMS, NO FEE NECESSARY - 728-0682.

'A BIG THANK YOU FROM THE CHAMBER'

THE 20TH ANNUAL CHAMBER AWARDS DINNER WAS A HUGE SUCCESS AND WANTS TO THANK EVERYONE WHO PARTICIPATED AND ATTENDED TO MAKE IT SUCH A GREAT EVENT!

"CHAMBER KEEPSAKE ORNAMENT SALE"

IF YOU MISSED YOUR OPPORTUNITY TO PURCHASE ONE OR ALL OF THE KEEPSAKE ORNAMENTS, NOW IS YOUR OPPORTUNITY. SPRING SALE...ALL ORNAMENTS ARE AVAILABLE FOR ONLY \$9.00 EACH FOR A LIMITED TIME, THIS IS A SAVINGS OF \$6.00 PER ORNAMENT 815.728.0682

The W. L. Chamber will be selling tickets to win a... *5 passenger paddle boat with canopy and trailer.*

This Water wheeler will be on display in front of the Chamber office and tickets can be purchased from the Chamber or MPOA office. *The cost is only \$5.00 per ticket* and the drawing will be held immediately following the parade on the Fourth of July. Winner need NOT be present. Call the Chamber today for tickets at 728-0682

#### **TIPS TO REMEMBER WHEN OPERATING A BOAT:**

- Drive at safe, fuel-efficient speeds.
- Watch your wake and slow down if it gets too big; large wakes erode the shoreline and damage wildlife habitat.
- Operate motorized watercraft away from shallow areas. Motors churn up bottom Vegetation, sediments and habitat, scare nesting birds off their nest and re-suspend the phosphorus rich sediment.
- Keep a garbage bag handy and make sure nothing is thrown into the lake. Never leave cut fishing line or plastic materials in the water.
- Dispose of boat sewage and waste water by keeping it in a sealed holding tank and pumping it out at a marina; it's the law.
- Enjoy the natural quiet of being on the lake. Avoid play or tape recorders. Sound travels easily over water to everyone on the lake. (In that case...better whisper if you've got a secret!)
- Stay away from birds and animals and their nests. Following or chasing them in a boat may separate parents from their young, or frighten animals from their natural habitat.
- Read about Illinois boating laws (available at your MPOA office or local marina) and know the "rules of the road".
- Think of others when you use your motor boat. Refrain from driving in the early morning or late evening when people are enjoying the quiet. Choose canoeing, sailing and rowing as alternatives.

#### **WONDER LAKE YACHT CLUB NEWS**

The WLYC is the oldest social organization in the area, is going strong and always looking for new members.

The late 1990's saw a growth in popularity of the Clubs social events. Venetian Night is typically held the evening before the 4<sup>th</sup> of July fire works. It is an evening parade around the lake with various types of boats beautifully decorated with lights. It is not uncommon to see between 20 and 30 boats participating in the parade and hundreds of people cheering and waving flashlights from shore. This year Venetian Night will be held on Saturday, July 1. Everyone is welcome, NO entry fee necessary, just come on out and have fun. Participants will gather around Yacht Island (Old Fireworks Island) in White Oaks Bay around 9:00 p.m. The most popular event for Club Members is the Progressive Dinner. This event is held in mid to late August. It includes stops at various lake front homes. The Party begins with cocktails and appetizers followed by soup and salad, then on to the entrée. Next is the entertainment stop and by now everyone is in a festive mood for entertainment. The last stop is dessert and after dinner drinks. Travel is by pontoon boat and each year there is a different theme, both boats and participants are decorated appropriately. The Club has hosted as many as 80 members and friends. The Progressive Dinner has become the social highlight of the year. The Clubs activities are highlighted each month during the summer in a newsletter.

Any property owner desiring to become a member of this club should contact WLYC, P O Box 636, Wonder Lake, IL 60097. Annual dues for Social Membership is \$40.00.

#### **MPOA BY-LAW CHANGES NOW IN PLACE**

GENERAL

**ARTICLE XI**

**(Revised 2/8/06)**

## **LAKE RIGHTS, REGULATIONS FOR LAKE USE, AND**

### **ISSUANCE OF FUTURE REGULATIONS**

#### **Section 3. AUTHORITY TO ISSUE FUTURE REGULATIONS.**

From and after the date of the Amendment to the By-laws dated February 8, 2006, the Directors are hereby authorized to promulgate additional regulations governing the use and enjoyment of the lake by its permitted users, as well as penalties for the violation thereof, provided that any such regulations and penalties shall be valid only upon the vote of a two-thirds (2/3) majority of Directors present at a special meeting called for such purpose, or at a regular meeting of Directors. Furthermore, no vote on new regulations may be taken unless and until notice of any intended vote on a proposed regulation, along with a copy of the meeting agenda, shall have been served in accordance with the procedures applicable to notice of meetings set forth in Article IX, Section 3 of these By-Laws, nor will any new regulations approved by the requisite vote of the Directors become effective until fourteen (14) days following the date such regulations in their approved form are served in accordance with the said procedures for service of notice. The Directors shall maintain a current written list of all regulations and their penalties, which list shall be available for inspection and copying in the office of the MPOA.

#### **Section 4. PENALTIES.**

Except for the violation described in Section 2D above, persons found to be in violation of any regulations set forth in this Article XI or issued by the Directors pursuant to Section 3 are subject to fines established by the Directors consistent with the specific regulations adopted by the Directors in accordance with Section 3 above, provided that the Directors shall set a minimum and maximum penalty for the violation of each regulation. Each day of a continuing violation shall be deemed a separate offense. The Directors shall establish written procedures available to members for notifying any lake users of violations they have committed and of the penalties associated with such violations. The Directors shall have the authority to waive or reduce the amount of any penalties assessed against a lake user who has violated an MPOA regulation when compliance has been prompt, or when a reasonable explanation for the alleged violation has been presented to the Directors.

#### ***REGULATIONS FOR PIERS, LIFTS, SWIM PLATFORMS, RAILWAYS, MOORING BUOYS, OR ANY OTHER FORM OF IN-WATER EQUIPMENT***

##### **INSTALLATION and REMOVAL OF IN-WATER EQUIPMENT**

In-water equipment includes: piers, boatlifts, swim platforms, moorings, etc. Equipment may be placed in or on the waters of Wonder Lake as soon after "ice-out" as deemed advisable by each owner of the equipment. Removal of all in-water equipment shall be accomplished prior to first ice.

1. In water equipment shall not project more than 40' into the lake from the nearest shoreline
2. Piers shall be no greater than 10 feet wide.
3. For L-shaped or T-shaped piers, the length of that portion parallel to the shoreline shall not exceed 50% of the landowner's shoreline footage.
4. All in-water equipment including bumpers shall be securely anchored to prevent detachment.
5. Piers shall be aligned so as not to cross the perpendicular projection of property lines into the waterway or come within 10 feet of the perpendicular projection of the property lines.

Pier owners may apply to the MPOA for a variation to the above regulations

##### **DUCK BLINDS**

A map showing all duck blind locations and the list of duck blind owners is available at the MPOA office. Duck blinds may be readied no more than 14 days prior to the start of the duck season. The Sportsman's Club Duck Blind Committee shall inspect and approve blinds the weekend prior to duck season. Removal of in water duck blinds must be completed within 2 weeks following the close of duck season. Failure to adhere to these conditions shall result in the loss of the blind permit to the duck blind owner. If any blind on the lake is deemed unkempt or unsightly (blinds are to be kept free of debris and loose or broken boards in the non-hunting season) by the MPOA, the owner of the blind shall be given 14-day notice in

## **ICE SHANTIES**

Ice shanties must display the name and address of the owner at all times. All Ice shanties must be removed from the lake daily.

## **BUOYS**

There are two types of MPOA buoys:

- NO WAKE and
- SHALLOW AREA

**Please do not move or damage buoys placed for your safety. Please report damaged buoys and buoys that have moved from their correct position (s) to MPOA office @ 815/653-4136.**

### **SHALLOW AREAS:**

The shallow areas mark areas where there is either an underwater hazard or the water is less than four (4) ft in depth.

### **NO – WAKE AREAS**

No Wake areas are:

1. White Oaks Bay – commonly known as swim bay;
2. Channel between Yacht Club Island and the shore of White Oaks Bay Subdivision;
3. Channel between the islands and shoal of O'Brien Shoals and the shore of Deep Spring Woods CC.

**These No-Wake areas will be patrolled by the WLPD to insure safe boating.**

## **SWIM BUOYS**

Subdivisions may place in areas that have been designated by the subdivision for swimming. These buoys should not obstruct general lake usage.

## **CHANNEL MARKERS**

Markers designate the channel in the "West Bay" and used by property owners located in the West Bay.

## **RECOMMENDATIONS**

Horsepower should not exceed the manufacturer's recommendations for each watercraft. The WLPD shall monitor for compliance with noise regulations.

Structures in the lake should be marked by both reflective devices and the owner's address.

**The use of tires is strongly discouraged since they frequently become a breeding site for mosquitoes.**

### **MPOA OFFICE HOURS**

Monday – Friday...9:30AM to 3:00PM

Saturday.....10:00AM to 1:00PM

### **PHONE**

**815-653-4136**

[www.wlmpoa.org](http://www.wlmpoa.org)

Wonder Lake – MPOA

### **In Lake Equipment and Vehicle Regulations**

Property owners with deeded lake rights by access to the lake through subdivision parks or shoreline residents are allowed to use the waters and lake bottom of Wonder Lake provided the following regulations are followed. These regulations were established to aid in the installation, use, and removal of seasonal equipment and to protect against infringement of users rights.

All commercial marine operators must furnish an insurance certificate each year to the MPOA, which is proof of liability insurance. The MPOA must be listed as a named co-insured. The amount of liability insurance required is 1 million dollars and also applies to subcontractors who bill in excess of \$1000 per policy year for their services.

Should the MPOA determine that in-water equipment impairs navigation, creates a hazard, or in any way infringes upon the rights or interests of MPOA members and lake users, the property owner is required to make necessary modification to the equipment as determined by the MPOA. Lake and in-water equipment/usage not in compliance with these regulations must apply for a variance with the MPOA.

**Lake users are subject to all US Coastguard, EPA, and DNR rules and regulations**

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### **Wonder Lake Recreation Vehicle Regulations & Safety Recommendations**

#### **2006 Edition**

The Master Property Owners Association welcomes you to another year of recreation and enjoyment on Wonder Lake.

Wonder Lake is a private lake owned by the MPOA (Master Property Owners Association). Property owners with deeded lake rights may place equipment and accessories in/on the MPOA property provided that the MPOA regulations are followed.

The lake bottom is within the Village of Wonder Lake. Enforcement of these regulations will be executed by the Wonder Lake Police Department.

Boating on Wonder Lake is regulated by the Illinois Boating and Safety Act. All vehicles operated on Wonder Lake must conform to these regulations. These regulations require all vehicles operated on waters in the state of Illinois to be registered with a state and to display a valid state registration decal as well as the MPOA decal.

A copy of these current Wonder Lake Recreation Vehicle Regulations & Safety Recommendations is distributed to each decal purchaser.

#### **Decal Violation: Property Owners**

The penalty for property owners or residents operating a vehicle on Wonder Lake without a valid MPOA decal is \$100.00 plus all administrative and legal costs for enforcement.

#### **Decal Violation: Non Property Owners**

Non-property owners or residents will be prosecuted as trespassers to the fullest extent of the law.

## **Guest Pass:**

**A Guest Pass will be issued for residents who wish to sponsor a non-resident and his/her vehicle. The pass will be valid for 72 hours and costs \$20.00. The resident may obtain these passes from either the resident's subdivision or the MPOA office. This pass is to be kept with the vehicle at all times. The resident is responsible for the actions of his/her guest.**

## **Safety Reminders:**

1. Areas of Wonder Lake are designated as shallow. Please observe the conditions indicated by buoys in these areas. PLEASE DO NOT MOVE OR DAMAGE BUOYS PLACED FOR YOU'RE YOUR SAFETY. Please notify the MPOA office if you notice damaged buoys or buoys that have moved from their original placed position.
2. It is recommended on weekends that all powered watercraft should move in a counter clockwise direction around the lake.
3. Vehicle operators are reminded to respect other vehicles and their operators, and all shoreline property.
4. When towing a water skier, or anyone on a flotation device, at least two competent persons must be in the boat. (state law)
5. All people in a watercraft under the age of 13 must be wearing a flotation device. (state law)
6. **In case of emergency call 911.**
7. For non-emergency assistance on the lake call the Village of Wonder Lake Police at 815-728-0535.

## **Purpose of Vehicle Decal Registration**

1. To identify vehicles registered to property owners, which will assist in keeping the lake private for the use of property owners and their guests.
2. To provide expense relief to property owners for administration of the vehicle sticker policy described in Article XI, Section 2C of the bylaws and assist in paying the expenses related to the lake safety.

## **Registration for Decals**

Registration materials will be mailed to owners and residents of record from the previous year on the first of March. Registration applications may be mailed back with copies of the required documentation and fees or returned in person to the MPOA office.

First time registrants can purchase decals anytime at the MPOA office during posted business hours.

## **Vehicle Registration Regulations**

- All vehicles operated on the waters of Wonder Lake must display a current vehicle decal as described in Article XI, Section 2C of the MPOA bylaws.
- Decals are valid from April 1 of the current year to March 31<sup>st</sup> of the following year.

## **DECALS CANNOT BE PURCHASED WITHOUT THE FOLLOWING INFORMATION ON RECORD.**

*-Proof of property ownership or residence-* Copy of subdivision dues receipt, tax bill, deed, lease agreement, or letter from owner or other acceptable

proof of ownership or lease.

*-Proof of Vehicle registration-* Copy of state registration for the vehicle to be registered by the property owner or resident. If the vehicle has been recently purchased a copy of the temporary state registration or bill of sale is acceptable for a temporary decal.

The property owner will be responsible for updating any and all information (such as a purchase or transfer of ownership, or receipt of permanent vehicle registration) with the MPOA in a timely manner throughout the season.

**Decal Display:**

Decals shall be positioned on the right side of the windshield. If there is no windshield the decal should be placed on the right side of the hull near the front, but not adjacent to the IL Registration. In the case of snowmobiles and ATV's the decal should be displayed on the right side of the vehicle.

**Master Property Owners Association Information:**

The Master Property Owners Association (MPOA) is a volunteer organization chartered with the safety and management of Wonder Lake. The Board of Directors is made up of volunteers elected from each subdivision. Please contact your subdivision director for more information.

**Office Summer Hours:\***

Monday - Friday 9:30 a.m. to 3:00 p.m., Saturday 10:00 a.m. to 1:00 p.m.

Office Phone: 815-653-4136, Office Fax: 815-653-6762 \* Office hours subject to change.

For more information contact: Wonder Lake Master Property Owners Association, 7516 Hancock Drive Wonder Lake, IL 60097 or visit our website [www.wlmpoa.org](http://www.wlmpoa.org) for more information.

**DR. SANTO L. RUGGERO, M.D. RETIRES**

Effective May 1, 2006 Dr. Santo Ruggero will resign from the McHenry County Board of Health after 40 years of faithful service. Dr. Ruggero was appointed to the Board of Health by the McHenry County Board when they met for the first time back on April 27, 1966. Dr. Ruggero's public service to the County is being recognized by the McHenry County Board and the McHenry County Board of Health for providing McHenry County residents a healthier place to live and for his setting the standard as to what volunteerism can be. Dr. Ruggero gave his time to public service while still running an active medical service and helping his wife, Mary, raise their 10 children. The Ruggero's will be celebrating their 60<sup>th</sup> Wedding Anniversary on January 4, 2007. Ruggero will also be honored in Springfield by the Illinois State Public Health Administration.