



## Welcome

As a member of the Latvia Owners Association (LOA), you enjoy exclusive access to our private lake property, free use of the Pavilion for your events, and voting rights at the annual meeting. This meeting is where we come together to discuss community improvements, LOA fees, budget reviews, and the election of new board members. Membership also opens the door to building deeper connections with your neighbors and the community.

## Pavilion Use

Our Pavilion is a beautiful space perfect for hosting birthdays, anniversaries, weddings, and more. It's equipped with electricity and seating for your convenience. If you'd like to reserve the Pavilion, please complete the event application so we can add it to the community calendar (event details will not be shared publicly). Simply submit the form on our website (<https://latvia-owners-association.yolasite.com/>) and email it to [latviaownersassociation@gmail.com](mailto:latviaownersassociation@gmail.com).

## Boat Docking

If you're a boat owner, you can request a dock spot at our private lake access per LOA board approval. Space is limited, so be sure to pay your membership and docking fees as soon as possible to secure a spot or be placed on our waiting list. Be on the lookout for a meeting invitation for those that will be using the lakefront property during the summer. We will review the rules and regulations as well as making a plan to set docks and maintain the property throughout the summertime.

## 2025 Upcoming Gatherings and Meetings

- Spring/Summer clean-up day – Tentatively May 3rd, 2025 9:00a - 12:00p
- Annual Meeting – June 7th, 2025 10:00a
- Neighborhood BBQ – July 19, 2025 (time TBD)
- Lake Meeting (during clean-up day) - Tentatively May 3rd, 2025

## Lakefront Pathway Use

Only LOA members are allowed to use the pathways to the lakefront. These pathways are intended for foot traffic, bicycles, and compact vehicles only. Larger vehicles such as trucks, cars, and SUVs should avoid using the path unless for routine maintenance. **Non-members are not permitted to use our private property or docks for fishing or other recreational activities.** Please remember that the lake access gate should remain closed unless the property is in use by association members.

Thank you for being part of the LOA community! We look forward to continuing to make our neighborhood an enjoyable place to live.

1. Membership Fee: \$30/year (per lot owned)
2. Docking Fee (for motorized watercrafts): \$250/year
3. Kayak Storage Fee: \$50/space on the kayak rack (coming soon).
  - a. Limited capacity.
  - b. Please be sure to connect with the board on spaces that are needed.
4. Other watercraft storage (paddle boats, jon boat, sail boats, etc.): \$100/year, per item storage at the lakefront.
5. **Deposits due the first Saturday in March for Docking, Kayak, or other watercraft storage. (2025 deposit due March 1st). Deposit will be half of your preferred storage option.**
  - a. If Deposits are not received by March 1st for those who had stored property in 2024, the Board will start working down the current waiting list for lakefront storage. Those on the waiting list will have 15 days to respond and all fees will be due within 15 days of that response.
  - b. If fees are not paid by waiting list members, the Board will continue moving down the waiting list, on this same cadence, until all spaces are filled.
  - c. Waiting list members must have ownership of a watercraft by May 1st or they are subject to being removed from the assigned space with no refund.
6. All fees paid in full by April 1st, including Membership Fee. Lake Access Meeting will be held during Spring Clean-Up Day (May 3rd). Those docking will be expected to attend this meeting.

Name:

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Email:

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Phone:

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I would like to have a space reserved at the dock YES / NO

Boat Size \_\_\_\_\_ ft

Boat Type: \_\_\_\_\_ (pontoon, speed boat, etc.)

Kayak spaces needed: \_\_\_\_\_

Other Watercraft storage spaces needed: \_\_\_\_\_

Please make checks payable to: [Latvia Owner's Association 10833 Vidzeme Rd, Three Rivers, MI 49093](#)

## Lake Access and Boat Owner Rules and Regulations

The Latvian Owner's Association (LOA) has the authority in all matters pertaining to the administration and management of the private lake access and pavilion meeting & event center. Only members of the LOA (those who have paid all dues up-to-date and are in good standing) shall have access to these private areas. These rules and regulations have been adopted by the LOA Board of Directors, and may be amended, without prior notice.

- Membership applications, together with all appropriate fees are due by April 1<sup>st</sup> of each year. Returning members may pay their membership fee at the Annual Meeting.
- The LOA board shall have the right and discretion to reassign a boat owner to a different space if/when necessary.
- Watercraft must be operational. The board may request to observe the operation of any watercraft to verify that it is operational.
- Access to this property is restricted to LOA members and their guests. Guests **MUST** be accompanied by the homeowner while using the lake property.
- Any boat docked without a complete application submitted and payment of fees is subject to removal at the owner's expense.
- Dock spaces are limited to ONE (1) space per household/property owner.
- The watercraft owner is responsible for their craft's wake, including but not limited to, all damages that it may cause.
- Watercraft owners are responsible for complying with all regulations on Long Lake as set forth by the DNR.  
<https://www.michigan.gov/dnr/managing-resources/laws/controls/localcontrols/stjoseph/watercraft>
  - **LONG AND PLEASANT LAKES - R281.775.1 - Hours for water skiing.**
  - *On the waters of Long lake and Pleasant lake, Fabius township, St. Joseph county, it is unlawful, between the hours of 6:30 p.m. and 10:00 a.m. of the following day, for the operator of a vessel to have in tow, or otherwise assist in the propulsion of, a person on water skis, a water sled, kite, surfboard, or other similar contrivance. History: Eff. June 9, 1979*
- The LOA board may revoke docking and lakefront privileges for careless operation of a boat or watercraft or for improper use of any LOA properties.
- All watercraft, kayaks and other property must be removed from the lake property when the docks are pulled for winter storage. Any property left may be removed by the LOA board and disposed of as needed.
- All watercrafts must be removed within SEVENTY-TWO (72) hours when requested or for emergency reasons.
- Members understand and agree that it shall be their own obligation to insure personal property. The LOA board shall not be responsible for theft, damage, or loss of any personal property.
- LOA members shall not use or permit the property to be used for any disorderly or unlawful purposes.
- Members shall refrain from using offensive language, playing loud/offensive music, or otherwise interfering with the peaceful use and enjoyment of the property, by other members and their guests.
- Only compact vehicles are to be driven on the path to the lake and parked on the property. No cars, trucks, SUVs, vans, or crossovers should be driven onto the property, unless they must be present for routine maintenance or with LOA Board approval.
- Food scraps and related trash **MUST** be taken and disposed of, when leaving the property. Trash receptacles will not be made available for use.
- Members using LOA properties will be asked to aid in the routine maintenance of properties throughout the season. This will include mowing, weed eating, etc.

I agree that I have read and understand the rules and regulations, as set forth above. I further acknowledge that the violation of these rules and regulations shall result in the cancellation/termination of further privileges.

X \_\_\_\_\_ Date: \_\_\_\_\_