



Venice Subdivision Association Inc
Wixom Lake, Beaverton MI
www.teshio.com/venice.html



Venice Subdivision Association (VSA) Members Benefits

VSA is not like a typical HOA where there are volumes of rules, regulations, and restrictions. We have common sense parcel restrictions and notices as far as VSA is concerned in the Covenant and By-Laws filed at the Gladwin County Register of Deeds; same common sense rules for the Venice Beach Lot that is a cumulation of insurance requirements, past annual meeting issues (for decades back to the 1960s), for member safety, and for being a good neighbor for those living next to and near the Venice Beach Lot.

The Venice Beach Lot; members who greatly care about our subdivision members and our community are the biggest benefits of being a VSA member. Also, friendships are formed and networking with people who share common interests is easy.

While paying mandatory annual dues covers the Venice Beach Lot annual required expenses and VSA operations below was done at no added cost because fellow VSA members volunteered their time for the benefit of all members and the community. The following are just a few examples:

- Since the 1960s VSA members have been very active in the community. Serving on the County Board of Commissioners; Township Board and many Township sub-committees; and local organizations.
- In meetings, being in the biggest HOA on the lake makes a big difference whenever an issue is taken on.
- Our Subdivision homes were one of the first in rural Gladwin County to have Natural Gas in lieu of LP Gas and Fuel Oil Tanks. Ending the hassle of re-filling and upkeep (trimming and mowing around them).
- We were one of the first in rural Gladwin County to have TV Cable, years later Hi-Speed long before the Broadband Expansion Act of Michigan.
- It wasn't that long ago we did not have "Curbside" Trash Bins or even a Recycling Program. A VSA member serving on Billings Township Board worked hard to make that happen not only for us, but the whole Township.
- One of our past VSA Presidents was a leader on the Township Roads Committee. He helped get all our VSA public streets paved years ahead of schedule. First S Pine St and a few years later the rest.
- Speaking of paving, at one time not that long ago accessing or leaving M-30 near the west end of Red Oak St you had to take one of two dirt roads either north or south to do so (Red Oak St was not straight to M-30). One of our VSA Members championed the cause to extend Red Oak St to M-30 and get that part paved.
- At one time we had our own Aquatic Nuisance Weed Treatment Program. This was very labor intensive and expensive (Dues were \$75 per parcel). When the Wixom Lake Improvement Board (WLIB) was formed the State of Michigan would not issue an Aquatic Nuisance Weed Treatment Permit because it only allows one permit per body of water--we already had it for the Tittabawassee side of Wixom Lake. We gladly gave up ours for the betterment of all. In the end we still got the canals treated, it helped clean up the whole lake, and it greatly lowered the annual VSA dues amount.
- Just recently the estimated annual amount on the Venice Beach Lot for the Construction and Operation Special Assessments (SA) for the Four Lakes Task Force was unjustly high. The VSA Board worked for over a year to get these amounts lowered to the same factor as neighborhood parcels. By doing this instead of raising the annual dues amount up to \$100 to cover annual costs and the increased FLTF SA they only increased from \$20 to \$40.
- While there is a Trash Can on the beach lot there is no trash contractor weekly pick-up bin. That's because a VSA member volunteered to put that trash in their bin years ago. So far, it has saved VSA just under \$2,000 and counting.
- The VSA Website (link in logo above) is free, no cost to the members, thanks to a VSA member family we have a safe, secure (no advertising, cookies or trackers), website that works on all platforms. This saves \$100s each year.
- Currently the board and members are representing VSA at WLIB meetings addressing the now Terrestrial Issue (trees and vegetation) in the canals after the flood disaster. Along with many remediating in front of their properties and helping fellow VSA neighbors we are way better off than all the other canals, drains, and tributaries on Wixom Lake. We are still working on this issue until the lake comes back. Our goal is to be ready when the lake returns the canals look like it was before the disaster.

Being a member of VSA is a bargain. If you see an issue or want to help out, please contact a Board Member or Block Captain.