

What is a Special Assessment District (SAD)?

Special assessments are used for many county and township projects and often involve lake or watershed management and the control of aquatic weeds and invasive plants or water quality and safety.

A special assessment is a community initiated process in which Amboy Township can use public funding for improvements made to an identified geographic area for the general benefit of the area property owners directly.

Typically a proportional representation of total costs are shared by all in the geographic region, for example lakefront properties in our case.

If we used an SAD, administrative costs that Amboy Township may incur would be included in the assessment such as clerical and treasurer costs or legal consultation. In our case LDCA as facilitator is not intended to be included and will be provided as part of our mission.

To accomplish this goal, we will collaborate with property owners of all **lakefront** properties to establish the SAD through public discussions.

Links to learn more or dates or upcoming things

NOTE: none of these links should ask for any personal information or special login - if they do - close your browser and let LDCA know



Scan for information about SADs from Michigan Lakes and Streams



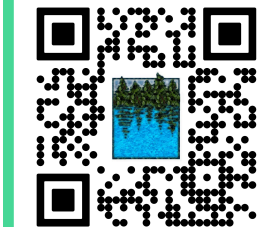
Follow LDCA on Facebook to get official updates from LDCA on this and other announcements


<http://www.lakediane.org/sad>
for updated information about the discussion and evaluation



 EGLE

Scan for information from michigan.gov about whole lake management



 McNALMS

Scan for some recommendations for SAD and lake management

Share your initial feedback, questions and thoughts on this idea by May 15th, 2025 with LDCA

LAKE DIANE WATER QUALITY

Information about Lake Diane water quality, invasive plant growth, algae blooms, oxygen and fish habitat, and recreation

Whole lake Water Management Spring 2025 Info Flyer

What is the Situation

2024 provided warmer winter weather, little ice coverage and lower lake levels than in past years. As a result, we witnessed a significant increase in Eurasian Milfoil and Lily Pad growth. Our spot treatment program helped address some problem areas however the success was not consistent. A whole Lake Management program would provide treatment of all lakefront shorelines to reduce weed growth within thirty feet of shoreline.

2/3rd of property owners currently participate in treatment

A lakewide treatment of invasive Eurasian Milfoil and Curly Leaf Pondweed will help reduce the fragmentation and spread of invasive plants with a long-term restoration of the water quality and plant diversity of the waters of Lake Diane.

Currently, approximately sixty percent of lakefront property owners participate in the spot treatment of their lakefront shorelines.

Other risks to Lake Diane and other area lakes

Water Quality was our residents' most important priority in a 2024 survey, and LDCA is taking your priorities to heart.

In the past several years, a major beef producer has forged partnerships with area farmers feeding more than 100,000 calves in area feeding barns.

In nearby Williams Co., Ohio and Steuben Co., Indiana, EPA inspectors fined farmers for uncontained manure runoff into streams and well water. We are interested in how long before the Aquifer beneath Lake Diane is affected.

In addition, the growing Canada Goose population adds to the risk of E. Coli contamination. Studies have shown, and many of us have seen, that an adult goose can leave an average of one pound of feces each day.

We are here to help advocate and promote the health of the lake and community, and that means watching out for future threats as well as working to address existing challenges.

Cost estimates for our residents

We anticipate a SAD based treatment approach would be administered through Amboy Township. Costs would be added to the winter tax bills of all lakefront properties.

LDCA anticipates handling logistics, coordination, and overall management of the quality assurance and execution of the program and will advocate for adjustments or corrections.

Estimated costs based on 2023 RFI responses from vendors who provide services for weed treatment is \$50,000. Estimating a placeholder \$5,000 for Township management costs we anticipate the total *estimated* cost of around **\$55,000.00** for the first year.

Based on the cost projections, each lakefront lot would be assessed in the ballpark of **\$125.00 - \$150.00**

Evidence from similar programs show that **costs tend to drop** in subsequent years as the management becomes in balance and **less chemicals or treatments will be needed** to keep a healthy watershed.