

Lake Pointe Estates Pond and Grounds Report – 2025

Few may know that the pond at Lake Pointe Estates has an official name given by the original developer—Golden Pond. Constructed in the early 1990s, Golden Pond is a retention basin designed to collect stormwater runoff from the homes and streets within Lake Pointe Estates. However, it also receives water from a larger watershed area, including nearby wetlands to the north and east.

This is important because anything that goes into our storm drains—such as excess lawn fertilizer or improperly disposed chemicals—eventually ends up in the pond. These materials can contribute to nutrient buildup, leading to excessive algae growth and expensive water treatment for the Association.

Pond Treatment and Maintenance

We're pleased to report that 2025 was another positive year for pond health. Treatment costs for algae and invasive weed control totaled \$8,000, which is in line with last year's expenses and significantly lower than the \$10,000+ we incurred in both 2022 and 2023.

We attribute this cost reduction largely to the continued use of a natural bacterium, which breaks down nutrient-rich muck on the pond bottom. Another possible factor is the closure of the garden plant nursery to our north, which may have previously been allowing nutrient-laden runoff to enter our pond system via the drainage ditch.

Whatever the cause, we're grateful to see continued savings and a healthier aquatic environment.

Fish and Wildlife

Residents have recently observed a large carp or koi in the pond. While one fish isn't cause for immediate concern, if it finds a mate and reproduces, it could lead to an overpopulation of bottom-feeding species. These fish disturb sediment, cloud the water, and outcompete native species such as bluegill and bass, which are stocked in the pond.

If you happen to catch this carp, please remove it to help protect the pond's ecosystem.

Equipment Update

Compressor #2, which helps aerate the pond, continues to have issues restarting after power outages and tends to **overheat**. We've replaced the capacitor twice, but signs suggest the entire compressor will need to be replaced in **2026**, at an estimated cost of **\$1,200** (if installed by a volunteer).

Additionally, one of the aerators has underperformed for the past two years. It will likely need to be pulled and replaced. The replacement unit is expected to cost about **\$300**, plus labor.

Trespassing and Fishing Enforcement

Non-resident fishing around the pond remains a problem. Unfortunately, trespassers often leave behind trash, make excessive noise, and disturb the peaceful setting. Overfishing by non-residents could also lead to the need for costly restocking of our fish population.

We ask all residents to remain vigilant. If you witness obvious trespassing, please contact the Franklin Police Department non-emergency number at 414-425-2522. Our pond and its surroundings are private property, maintained by dues paid by Lake Pointe residents.

Grounds Maintenance

Milosevic Landscaping, a Lake Pointe resident-owned company, continues to maintain our pond surroundings, providing weeding and shrub trimming services. Shrubs are now trimmed twice a year, and the front planting beds are weeded monthly.

A Cut For You continues to handle our lawn mowing and has done so reliably for several years.

We're also proud to report great results from last fall's volunteer project to cut down invasive willow trees along the northwest shoreline. In their place, we've seen a welcome resurgence of native shoreline plants, including:

- **Arrow Arum**
- **Water Iris**
- **Cardinal Flower**

These native species support a healthier shoreline ecosystem and improved biodiversity. We plan to continue recruiting volunteers to help manage this area and encourage further native plant growth.

Thank you to all the residents and volunteers who help maintain the beauty and health of Golden Pond and its surrounding areas. Your efforts are making a visible and lasting difference.