

# Homeowners Guide to Living on Walloon Lake



Prepared By:

The Lakelands Conservation Committee

2025

Conservation Committee

Our Mission

“To monitor and maintain a healthy scenic lake that supports the recreational needs of the residents to enjoy a relaxing lifestyle of boating, fishing and swimming.”

The Conservation Committee was originally formed by Jerry Clark, the developer of The Lakelands, to help maintain the quality of the lake by people who cared about it as much as he did. We make recommendations to the LCHOA board for discussion and implementation of rules affecting the lake and common property. We also report violations of the rules to the LCHOA Board for appropriate disciplinary action. We are all volunteers and are appointed by the Board. Members' names and contact information can be found on the Lakelands web site. The Committee meets quarterly or more often as needed.

If you have interest in getting involved, please call or email the chairman.

Things we are responsible for, in no particular order

1. Monitoring quality of water
2. Monitoring quality of fish, stocking and harvesting limits
3. Monitoring erosion and working with engineers to make recommendations
4. Lake elevation monitoring and shallow water marking when necessary
5. Organize Spring Cleanup event
6. Procurement and distribution of boat stickers
7. Monitor flood situations, clean drain pipes and control pond flood gate
8. Organize fishing derby
9. Install artificial reefs
10. Wildlife nuisance monitoring and control
11. Weed and algae monitoring and control
12. Confront trespassers and poachers
13. Monitor boat size and safety
14. Recommend fertilizers and shore maintenance for homeowners
15. Control and monitor any alteration, modification or addition to shoreline or lake

## Walloon Lake

### History of the Lake

Walloon Lake was originally excavated as a quarry. Rumor has it that the material was not acceptable so the work was stopped at the site. Water was allowed to fill up to ground water level. Later the property was leased to a fishing club for approx. 30 years. In the early 90's the developer got approval to build a subdivision. A massive amount of dirt was relocated in certain

areas and in 1995 the 17-acre area east of the bridge was dug. This created 143 acres of surface water and the developer named it Walloon lake.

The deepest area of the lake is southeast of the big island in the corner by the beach homes and reaches 40 ft. at the deepest point. The majority of the lake is 2'-10' in depth. The average depth is approx. 6 ft. which equates to approx. 300 million gallons of water at full pool. There are no rivers or creeks that enter or exit the lake unless in flood stage. The water fluctuates based on rainfall and ground water elevations. Normally water fluctuates no more than 12". There are 4 drain pipes that take down lake water when it exceeds full pool which is at 608 ft. elevation. Please don't alter the flow of water at these pipes. There is also a gate valve by the ponds to be used by the conservation committee to drain water to the ponds when necessary.

### Aging of the lake

Walloon Lake changes and evolves constantly as everything in nature does. With the completion of the majority of home sites the influence of humans escalates the aging of the lake. Without realizing it, we can add too much food to our lake and cause it to age very quickly. It can take decades to age rather than hundreds of years without human influence. This is called cultural eutrophication because certain practices in our human culture like fertilizing our lawns, pollution, road salt and erosion from passing boats cause our lake to age much faster than if we were not here.

Erosion is slowly taking its toll on the lake. For example, the channel under the bridge was 7 feet deep when dug in 1997 20 years later it is between 5 and 6 feet deep. All Lakelands common property that remains undeveloped is susceptible to erosion. There are several erosion areas that have been identified by the conservation committee. These areas should be left undisturbed as much as possible. They include all islands, the channel under the bridge and the immediate shoreline of the boat launch area. Please let your children and guests know not to play in these areas. Please don't disturb, remove or throw rocks into the lake. The channel under the bridge has been designated a **No Wake** zone. That means there should be no wake coming from your boat when passing through. There are many boats that pass through especially on weekends or holidays. Please be patient and go slowly even though people are waiting. The channel is 40 feet wide and can pass a boat in each direction at the same time if you go slow. Speed in the channel should not exceed **2 MPH** at any time.

### How to help your lake

1. Manage your shoreline. If properly managed, your shoreline can be an efficient buffer system between the lake and the surrounding landscape. In fact, shorelines are the most important tool you have to do your part to protect the lake. Some specific steps you can take are:

- Place landscape material and baseball size or larger rocks at the shore at least 3' into the water and 3' above the waterline
- Although there are a number of small beaches on the lake, the conservation committee discourages installing any new ones. Putting beach sand or small rocks on the shoreline will result in them washing into the lake from strong wave action and not protect your shoreline from erosion. The sand will only make the shoreline shallower over time and age the lake faster.
- Terrace steep banks when possible to slow ground erosion and sediments from reaching the lake.
- Bury all downspouts from the around the house and drain them directly down to the rock shoreline along the lake. This will keep excess fertilizers and chemicals from getting washed out of the grass when it rains.
- Remove weeds and sticks that wash up on shore.
- Pickup up and properly dispose of trash

2. Use less fertilizers.

- Excess fertilizers, pesticides and herbicides can go into the lake use them sparingly.
- If you must use fertilizer, please use phosphorous free with slow release nitrogen and leave a buffer area near the lake and on the slope where no chemicals are used.
- If you are an estate homeowner, please advise your landscaper or lawn service to accommodate this request.

- If you are a board member of an association please make sure your landscape company understands this and abides by it.

The primary sources of phosphorous in water come from natural sources: leaf litter, soil particles, flowers, seeds and pollen that fall on hard surfaces and run into the lake through the storm water drains in the street. That makes it especially important to take steps to control other sources of phosphorous contamination.

Use zero Phosphorous fertilizer. How do you know if your fertilizer has Phosphorous? Fertilizers are labeled with a 3-number system that indicates what it contains. First number is percentage of nitrogen, second is phosphorous and third is potassium. An example: 10-010 nitrogen-phosphorous-potassium

### 3. Limit the use of chemicals

- All chemical products in your home or yard have the potential to harm the lake. If you follow the water and yard care tips presented here you will be reducing the amount of toxic materials reaching the lake.
- Homeowners are not allowed to treat the weeds or algae that is in the lake with their own chemicals. Please leave it to the professionals. If there is excessive weed or algae growth near your property please let the management company know.
- Do not use weed killer or pesticides near the lake. If you must use them at all in your backyard do so sparingly.
- Do not spill oils or gasolines anywhere in the subdivision as all drains lead to the lake.
- Cleanup car oil and coolant leaks and spills immediately and get the car repaired.
- Avoid using bleach, drain cleaners and other strong chemicals outside as they may spill and reach the lake when it rains.
- Use biodegradable products when cleaning your boat in or near the lake.

#### 4. Swimming Pools

Swimming pools must not be drained directly into the lake or into the storm drains in the street as they lead directly into the lake. Instead use the sanitary sewers in the street. They are clearly marked. If you use a pool service company, you will be held responsible for their actions so please notify them of this regulation. All pool owners have been notified which sanitary drain should be used. If you have a pool and still don't know where the designated drain is for you please contact the conservation committee chairman or the management company for direction. If the pool is drained into the lake you will be held responsible.

### Wildlife Control

One side effect of living on the lake is the occasional presence of nuisance wildlife. In the Spring and Fall, the LCHOA contracts for removal of such wildlife from our common areas. However, should the need arise, residents are responsible for contracting and paying for the removal of wildlife from their property. This must be done by a licensed trapper and only when significant property damage is occurring. There are several licensed trappers located in and near Plainfield. If recommendations are needed, contact a member of the Conservation Committee. Contact information can be found on the Lakelands web site. If you come across a sick or injured wild animal do not approach or handle as it may be contagious to humans or may hurt you as they are not accustomed to human contact. Report all sick animals to a member of the Conservation Committee.

### Boating

Electric boats, sailboats, paddle boats canoes/kayaks, paddle boards and other similar watercraft are permitted on the lake. NO GAS MOTORS ALLOWED. That means not on the boat, even if not being used. Note - exceptions may be allowed for approved contractors. Only resident's boats are allowed on the lake. That means relatives and friends cannot bring their own boat to use on the lake.

All boats operating at night must have proper navigation lights on, that includes EVERY boat no matter the size.

All watercraft must have a Lakelands boat sticker corresponding to the correct lot number of the residence where they reside. Stickers should be displayed on the left and right side near the front of the watercraft. Please see the Conservation page of The Lakelands web site for information on ordering stickers. Stickers can also be picked up every year at the spring clean up event. Watch the news bits for dates and times. Watercraft not displaying a sticker corresponding to residents address will be first warned then fined based on LCHOA fine structure.

The watercraft length limit is 18'. A special exemption is valid for pontoon boats only. The pontoon log can be as long as 18'9" and still qualify for the 18' limit.

In order to promote safety and avoid shore erosion, electric motors are restricted to an equivalent of 10 H.P. and capable of generating a speed of no greater than 10 mph. No jet skis of any kind are permitted.

Please do not allow anyone to use your watercraft unless a homeowner is on board.

Visitors may not be familiar with the lake and our rules. Guests of homeowners cannot bring and launch their own boat as this is a private lake for residents watercraft only. Guests of residents that violate this rule will result in a fine to the resident.

Boat operation should not be taken lightly as it can turn into a dangerous or challenging situation. Inexperience boaters and younger children need to make sure they are well aware of what can take place when out on the water. Even though Walloon lake is not very large, (143 acres) you can still run into trouble. Although the lake is private, it is still in the State of Illinois. All state of Illinois rules and regulations apply.

For example: Children under 17 years of age cannot operate a motorized boat greater than 10 H.P. and must have an Illinois boating safety certificate. Since we don't have any motors greater than 10 H.P. this law does not apply. But it would be great parenting to have any child that will be operating a boat on their own to take the course for their own safety. No child under 12 should ever operate a motorized boat without adult supervision. If you are new to boating, take the course yourself you will learn a lot and be able to teach your children when the time is right.

You can find Illinois boating regulations and the course here [www.dnr.illinois.gov](http://www.dnr.illinois.gov)

Shallow water Navigation markers are installed by the Conservation Committee periodically when the water levels drop to dangerous level for some boaters. Please don't run over the markers or move them around as they will be marking the shallowest areas of the lake. Please boat with caution, slow down and lift your motor up as you pass near them as the water depth may be too shallow for your motor.

It is impossible to mark all areas of the lake that may be too shallow for your motor so pay attention to your depth finder.

Please don't ignore the **NO WAKE** zone signs that are posted at both ends of the channel under the bridge. Speed limit in channel under bridge is 2 mph. Please help us in controlling the erosion in the channel by leaving NO WAKE AT ALL Description of a wake means "A wave large enough to move a boat that is at rest" That means go slow enough to create no waves.

We have also instituted a **NO WAKE** zone if your boat is travelling within 60ft of shore. To have a reference of how far a 60 ft is from shore, most piers on the lake come out 30 ft so you should be travelling at least 30 ft from the pier.

When launching or removing your boat please be aware our lake has zebra mussels that are an invasive species. They can live out of water for up to two weeks. Their eggs can be in your motor or boat residual water. Don't take your boat to another lake without washing with soap and hot water.

When using boat launch be respectful of other residents and use the boat ramp for loading and unloading only. **NO UNATTENDED OR LONG-TERM PARKING ALLOWED**

### Boating Tips

- Know the state laws for boating.
- Have a Lakelands numbered Boat sticker on both sides of every boat.
- Make sure all boats have floatation devices for all passengers and a throwable float.
- Know the weight limit and person capacity of your boat, do not overload.
- An electric motor's spinning propeller is very dangerous. Don't swim near it.
- When swimming from a boat make sure you are anchored and the motor's key is turned off and removed so it cannot be accidentally activated.
- Never feed swans from your boat as it will become a habit for them and they will approach every boat. They will be a nuisance to swimmers and fisherman.
- Use navigation lights at night.



- Turn off docking headlights when on the lake. They are only to be used when docking your boat.
- If you become stranded on the lake:
  - drop anchor if you have one. ○ Try to signal a nearby boater or a neighbor for help.
  - Always bring a cell phone so you can call your friends for help or a committee member.
  - If you don't have any of these you were not prepared to be on the lake, you should always be prepared for unlikely events.
- Get off the lake before the storm approaches, most electric boats are not powerful enough to fight strong wind and wave action.
- If you see lightning, get off the lake you are in danger.

## Fishing

Below are current established rules by the conservation committee to assure conservation and enhancement of the fishery resource. The committee has stocked many different species of fish during the past 25 years. We continue to consult biologists for their sampling and stocking recommendations for future years. The lake has changed drastically in the past 20 years especially since the zebra mussels were first noticed in 2012. We will continue to monitor the situation and advise residents as deemed necessary.

There are many types of fish in Walloon Lake. Daily limits have been set in order to allow our fish population to thrive. The most abundant species are as follows.

### LIMITS

<p>CATCH AND RELEASE ONLY</p> <p>Largemouth Bass  Smallmouth Bass  Muskellunge (Musky) Hybrid  Musky  Northern Pike</p>	<p>2 ALLOWED PER DAY</p> <p>Walleye  Catfish</p>
<p>4 ALLOWED PER DAY</p> <p>Yellow Perch over 10"  Blue gill under 8"  Crappie - white and black combined</p>	<p>NO LIMIT - REMOVE ALL FROM LAKE</p> <p>Yellow Bass (good eating)  Carp – all species</p>

## Do's and Don'ts of fishing Walloon Lake

### Do's

- Have a valid Illinois fishing license. [www.il.wildlifelicense.com](http://www.il.wildlifelicense.com)
- Have a pair of current Lakelands boat stickers on each of your watercraft.
- When going out fishing be prepared for anything. Bring your net, pliers, hook remover, jaw spreaders, camera, phone and have fun, you may just catch the biggest fish of your life.
- Remove all yellow bass and carp that are caught. (dispose of on islands if necessary)
- Promote catch, photo and release on the balance of the species.
- Release the fish as soon as possible, to give it best chance to survive and be caught again.
- When fishing for walleye avoid catching fish deeper than 30 feet as they will get the bends and die if brought to the surface too fast.
- If you must keep fish for a meal, please follow the Committee's established limits.
- If a guest comes fishing, explain the rules and regulations they are expected to follow.
- A resident MUST stay with the guest while they are fishing, unless they are on your property.
- Respect your neighbor's property and privacy, keep your distance.

- In the event you damage another homeowner's property while boating or fishing, please be courteous and advise them.
- If you see a dead floating fish please use your net and remove it from the water dispose in the garbage or on one of the islands.
- Report any unusual issues with the lake, fish or wildlife to Conservation committee chairman by email; or phone if it's an emergency

#### Don'ts

- Do not leave fishing poles unattended ever. ESPECIALLY OVER NIGHT
- Do not fish in deep cold water when summer surface temps exceed 80 degrees fish will not survive when released.
- Do not keep any fish that is on the catch and release list, you will be fined.
- Do not exceed established daily fish limits you will be fined and you will damage the fishery for all the other neighbors. (Keep in mind most fish here are stocked)
- Do not allow guests to fish without a resident present except from your property this means your shoreline or pier. Guests are not allowed to fish from a residents boat without the resident present. No guests can ice fish without resident present.
- Do not tell friends they can bring their boat, only residents boats with current boat stickers are allowed on the lake.
- We suggest not to use live bait unless trapped or caught in our lake.
- NEVER use live crawfish unless caught in our lake.
- Don't use gas motors.
- Please don't cast in the vicinity of swans as they may get entangled and hurt.
- Don't ignore trespassers, let them know this is a private lake and politely ask them to leave. If they refuse to leave you may call the police. If they have a vehicle, try to get a photo with the license plate number and send it to the Conservation committee chairman.
- Don't throw away fishing line into the water. We have already lost a baby swan who had eaten fishing line that was tangled in the weeds.

## Docks, Lifts, Rafts, Fish Attractor Structures, Fish Feeders and any other

### Objects not connected to the pier

No dock and/or boat lift shall be erected which is not securely connected to the shore and approved by the Architectural Design and Review Committee. No pier or boat lift may extend more than 30 feet from the shoreline. Rafts should be properly tethered and extend no more than 60 feet from the shoreline. No one can install any type of buoy, structure in the lake to attract fish, fish feeders or any other objects for other reasons without written approval from the Conservation Committee Chairman. For more information please email chairman to discuss possibilities. Any items installed without written approval will be removed by conservation committee and disposed of. The homeowner will be charged for cost of removal and be fined.

### Rules Violations

Violations of lake rules are subject to fines as outlined in the LCHOA Rules and Regulations which can be found in the Resident Section of our web site: [www.thelakelands.us](http://www.thelakelands.us). Residents are responsible for the actions of their guests.

### Trespassers on the Lake

Lake Walloon is a great attraction for non-residents. According to a recent survey, trespassing on the lake was our residents' number one security concern. We also have people coming into The Lakelands and fishing from shore. Most often this is near the bridge or the boat ramp.

Realistically, members of the Conservation Committee cannot always be available to confront individuals who appear to be trespassing. Some residents have taken it upon their own initiative to engage trespassers and have been very successful. Whereas we cannot ask you to do that, if you decide to engage a trespasser, be careful because you are dealing with a person who is violating the law from the start. We certainly don't want a simple asking to escalate into a heated argument, or even worst, an act of violence or property destruction.

Guidelines for engaging suspected trespassers:

All watercraft must have a Lakelands boat sticker corresponding to the correct lot number of the residence where they reside. Stickers should be displayed on the left and right side near the front

of the watercraft. If you see someone without a sticker, **and feel comfortable doing so**, ask them if they are a resident. If they say they are but you are doubtful, say you didn't recognize them and ask their address. If you believe they are not a resident, tell them this is a private lake and ask them to leave. Follow the same procedure for people fishing from shore in common areas. If there is a car parked nearby, you may consider taking a photo including the license plate.

Often people will say they have permission from a resident to fish or boat on the lake. Ask them the name and address of the resident. If possible try to contact the resident to confirm. Our Rules and Regulations prohibit guests from using our facilities without being accompanied by a resident. The exception is if they remain on the resident's property. If you determine a resident has given a guest permission to fish or boat unaccompanied, let a member of the Conservation Committee know so the resident can be reminded of the rules.

If a trespasser refuses to leave, you may call the police if you believe the situation warrants it. In all cases, remain polite and avoid hostile confrontations. **As stated above, do not attempt to confront suspected trespassers unless you are comfortable doing so.**

We encourage the reporting of all trespassing incidents to a member of the conservation committee. This will help us in monitoring the problem. A list of current Committee members can be found on The Lakelands web site.

**Lake Waloon**  
Depth Map

Legend

Bandhor Today

The "Kissing Bridge"

Picher Rd

Harbour Ln

Google Earth

1000 ft

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### Depth Map

### Legend

BandForToday

The "Kissing Bridge"

Pilcher Rd  
Google Earth

Pilcher Rd

Harbour Ltd

1000 ft





