



THE SCHUSS MOUNTAIN VIEWS

Fall, 2007

<http://www.smpoa.net>

2007-8 Board of Directors

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Bellaire, MI 49615

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Trustees

Bud Hierlihy
Julie Peters
Bob Richter
Mike Shagena
Rose Roberts
Chuck Roberts
Terry Willenborg
Larry Bourassa
(Bergrand Condo Rep)

President's Message

Welcome to the last days of a beautiful fall here at Schuss Mtn. Finally we have the Fall 2007 "The Schuss Mountain Views" ready for you. Several times Jan and I have tried to put together a new addition of the newsletter and just have not been able to get enough reliable information to put it into print. The two primary items of interest have been to get reliable dates and details about the extension of the MAWSA water at the Five Corners Area and the anticipated changeover from the SMPOA long time relationship with Accounting Services to a new firm which will handle SMPOA accounting services.

The SMPOA Board of Directors is taking a big step to improve the visibility and reliability of our finances. The decision has been made to move our financial accounting away from Accounting Services in Bellaire to a new firm which will hopefully have an office right here at Schuss Mtn. Please see the article "Important Notice" on page 4 for all the details and benefits anticipated.

The latest information regarding the construction to expand the water system to the area north of Five Corners including the hookup of residences in this area is covered on page 6. Also on the subject of water and the TCE plume, ACUTE, the group working with M-DEQ obtaining the funding to expand the water system will hold their next and final meeting on December 19, 2007 in the Jordan Room at Cedar River at 9:30am. The meeting will present the updated version of the TCE model and the long-term projections on where the plume will spread. The meeting notice is enclosed and all are welcome to attend.

The Resort continues to make positive steps in rebuilding as evidenced by several indicators. At the last Presidents' Council Meeting, Jack Eslick COO of Shanty Creek Resorts reported that golf rounds were up 30% this past season with golf revenues increased by 15%. See the full report of the Presidents' Council meeting on the inside. Also through SMPOA's web site: smpoa.net and telephone calls, we have had a number of inquires about property sales and questions about new construction leading me to believe that things are picking up for the Resort and should make our residents happy including our realtor friends

Enclosed you will find a flyer for the upcoming Holiday Gathering on December 18, 2007 at Cedar River. Last year was a fun time and this year promises to be the same, so send in your reservations.

Thank you for your continued support and I hope to see you on the slopes or around the resort enjoying all the wonderful winter activities here at Schuss Mtn.

Bob James

On the Inside

Committees & Trustees	2
Treasurers Report	3
Important Notice	4
Changes at Shanty Creek	5
ACUTE Meeting	5
Extension of Water	6
Presidents' Council	6
Benefit Golf Outing	7
Holiday Trimming	7
SMPOA Contractors	8
Important Dates	8

**2007 - 2008
SMPOA Committees**

Executive	Bob James Ray Karabin Jan James Meredith Reshly
Architectural	Bud Hierlihy Bob James Ray Karabin Julie Peters
Association By-laws	Bud Hierlihy Chuck Roberts Rose Roberts Larry Bourassa
Grass River Liason	Julie Peters
Contracts (roads, signs, path cleanup)	Mike Shagena Ray Karabin Bob James Chuck Roberts
Snowmobile	Bob Richter Rose Roberts
Social	Terry Willenborg
Newsletter	Jan James Bob James
ACUTE Representative	Jan James
Website	Bob James

**2007 - 2008
SMPOA**

Trustee Addresses & Phone Numbers

Bud Hierlihy, Architectural, Association Bylaws
2321 Schuss Mountain Dr
Bellaire, MI 49615

Julie Peters, Grass River Liason, Architectural
7023 Rue De Montagne
Mancelona, MI 49659

Terry Willenborg, Social.
2921 Val de Sere
Bellaire, MI 49615

Chuck Roberts, Association Bylaws, Contracts
5737 Coach House Ct
Waterford, MI 48327

Rose Roberts, Association Bylaws, Snowmobile
5737 Coach House Ct
Waterford, MI 48327

Mike Shagena, Contracts
6814 Obervalden Dr
Bellaire, MI 49615

Bob Richter, Snowmobile
2466 N. Obervalden Dr.
Bellaire, MI 49615

Larry Bourassa, Association Bylaws
Bergrand Condo Rep
3023 Sherwood Lane
Bay City, MI 48706

Treasurers Report

By Meredith Reschly

At the moment our finances appear to be in pretty good shape. Our revenues are down but so are our expenses. Bob and I will continue to focus on collecting additional dues. Please read the Important Notice on page 4 about our change in accounting and the corresponding change in our mailing address. We wish to thank all who give us their support.

Schuss Mountain Property Owners Association INCOME STATEMENT

	9 Months Ended 9/30/2007	9 Months Ended 9/30/2006
Revenues:		
Income from Individual Dues	\$ 33,238.01	\$ 40,662.96
Income from Associations	22,520.00	26,125.00
Income from Directory	0.00	15.00
Interest Income	666.00	399.32
Total Revenue	56,424.01	67187 .28
Gross Profit	56,424.018	67,187.28
Expenses:		
Accounting Fees	1,606.50	1,606.50
Legal Fees	0	465.00
Administrative	1,950.00	1,875.00
Insurance Expense	167.23	1,009.22
Bank Charges	0.00	24.00
Office Expense	149.05	77.88
Membership Contributions	500.00	510.00
Postage	236.00	234.00
Utilities - Consumers 5 Corners	395.83	355.54
Beach Club	32.00	1,330.22
Maint & Improvements - 5 corners	855.00	690.00
Schuss Maintenance - Misc	0.00	85.00
Roadside Mowing - GLL	16,000.00	16,040.00
Northern Tree - Snow Plowing	9,600.00	11,248.00
Newsletter	928.25	1,019.60
Spring Clean Up	3,075.00	2,925.00
Signs	825.00	0.00
Advertising & Promotion	31.80	0.00
Property Taxes (5 Corners)	22.30	21.35
Dinner Dance	500.00	500.00
Meeting Expense	182.00	1,067.00
License & Permits	195.00	0.00
Total Expenses	37,250.96	41,083.31
Net Income (loss)	19,173.05	26,103.97

IMPORTANT NOTICE

Effective October 31, 2007, the services of Gregory Lorenz CPA of Accounting Services in Bellaire will be terminated. Effective November 1, 2007, all bookkeeping services for SMPOA will be performed by The Olds Professional Centre, LTD and in conjunction with the CPA firm of Fromholz Paauwe and Baker of Flint, Michigan. The Olds Professional Centre, LTD will be opening a physical office in the area in the near future.

The new address of our association is as follows:

Schuss Mountain Property Owners Association
c/o The Olds Professional Centre, LTD
P.O. Box 332
Bellaire, MI 49615

Please remit all future dues payments and/or correspondence to SMPOA at this address. Phone inquires regarding accounts payable or receivable may be made directly to Meredith L. Reschly at 810-629-4829 or 231-587-1018.

This change follows several months of discussion and consideration by the SMPOA board. Mr. Lorenz has been given notice of the change and has given the board his assurance that he will cooperate fully in making the transition as smooth as possible. In our notice, we thanked him for his many years of service and wished him the best in his future endeavors.

The change was necessary for a variety of reasons and for us to have a total handle on our finances, including full reporting of our financial condition, review of bank statements and the conducting of annual audits by the board.

The new bookkeeping service is being provided by a company owned by Meredith Reschly, our treasurer, under the supervision of the above CPA firm. The use of Meredith's company was mandated by the lack of local firms in the Bellaire area and by price. The Cortina Lodge Condominium Association has also made the decision to discontinue the services of Mr. Lorenz and has also employed the Olds Professional Centre, LTD. There is at least one other association that will be making the same decision and perhaps others, all for the same reasons.

If any of you have any questions or concerns please contact an officer or board member.

The new services will provide us with the following, services which have not been readily available to us in the past:

1. Physical receipt and review of our bank statement.
2. Monthly financial reports.
3. Reports of accounts receivable. (Reporting of delinquent dues.)
4. Electronic copy of bookkeeping records for review/audits.
5. Authorized check writing. All bills will be reviewed by the President and Treasurer and authorized before payment is made.
6. Review and compliance of annual corporate reporting to the State of Michigan.
7. Review and compliance of annual filing with the IRS.

ACUTE
The Next & Final Meeting:
Wednesday, December 19, 2007 at 9:30 AM
Jordan Room, Cedar River Lodge

The last ACUTE meeting was the May 24, 2007 Public Forum. The primary purpose of that meeting was to communicate the status of M-DEQ's decision to fund the extension of MAWSA's public water system in the Five-Corners area because it lies in the path of the TCE plume and residents in that area do not have access to public drinking water.

The primary purposes of meeting the next and final ACUTE meeting on December 19, 2007 is to communicate & offer peer review of the updated version of M-DEQ's groundwater model for the TCE plume and to provide information to the community about M-DEQ's site investigation and feasibility study for short and long-term corrective actions to address this TCE plume. Gary Knapp will chair this meeting.

1. MAWSA representatives (Jim MacQuarrie, Joe Elliott and Shelly Boisvert) to provide a very brief report on the project to extend the water mains to provide drinking water to the residence in the Five-Corners and Johnson-Kresnik areas.
2. Steve Murray (MacTec) and Janice Adams (M-DEQ) to provide a summary of recent site investigation findings including:
 - The results & interpretation of new bore holes to investigate a possible **new source of TCE** in the Mancelona area.
 - Location of new **sentinel wells** between the leading edge of the plume and the Cedar River Well Field
 - DEQ's seismic survey.
 - The 3-D model's forecasts regarding the **clay-layer protection of the Cedar River Well Field** and possible location of the **leading edge of the TCE plume in 2017, 2027, and 2037** relative to location and screen depths for the Cedar River, Hawk's Eye, and Shanty Creek wellheads

A compact disk with the modeling parameters was given to ACUTE in an effort to obtain a **third-party critique** of the 3-D model, as run for MAWSA. In an effort to provide this third-party critique, Professor David Hyndman from MSU will provide some comments about the uncertainties associated with the model's forecasts.

3. Chuck Edwards and Janice Adams will provide a summary of the most recent findings and proposed plans to continue monitoring of residential well water for concentrations of TCE.
4. Gary Knapp, Dean Branson and Jan James will review ACUTE's plans to sunset this organization, e.g. a brief presentation to the Antrim County Commissions at their January 2008 meeting.

Architectural Committee Report

By Bud Hierlihy

The Architectural Committee met on September 25th at the home of Julie and Randy Peters. A request had been received from an architect requesting a variance on the set back requirements for a property in the Boise de Golfe subdivision. The committee reviewed the plans and then toured the site and did some measurements on the site. The committee concluded that the variance should not be granted. A letter detailing decision of the committee would be sent to the architect.

Editors note: Bud asked that we include a reminder that all exterior remodeling as well as new construction requires the approval of the Architectural Committee. Email Bud at buildings@smpoa.net

Extension of Water Lines in Five Corners Area

By Jan James

After waiting all summer, residences north of the Five Corners area, along with areas on Kresnak Road, Dobie Lane and Simpson Road affected by the groundwater contamination from the TCE plume are finally going to see construction begin to extend the Mancelona Area Water and Sewer Authority (MAWSA) municipal water system. The contractor, Great Lakes Contracting, responsible for the first part (Division A) of the actual installation of the pipe in the ground to extend the water lines, has told the engineers at Gourdie-Frasier that preparations are being made and that construction will begin no later than October 31, 2007 starting with the Simpson Road and Dobie Lane area. Great Lakes Contracting will continue to work this fall and early winter probably with the majority of work at the Five Corners area being completed next spring. Reassurances have been offered to residences by MAWSA representatives that roads this winter will be left drivable and plow-able!

The second phase (Division B) of the project, which is the actual connection from the service lead at the property line into the homes, has been advertised and bids are due in by October 25, 2007. Most of this work will be done in 2008 late spring or early summer. The exception being for about 8% of the parcels with existing water main already in front of their property may be able to connect to water yet this year.

Letters from Michigan Department of Environmental Quality (M-DEQ) were sent out to 125 residential property owners with wells potentially affected from the expanding TCE plume asking if they wanted to be hooked up during the extension of the water system in exchange for permanently abandoning their well. The responses to the M-DEQ letter sent out asking what properties wanted to connect to the water are as follows:

- 101 Yes
- 19 No Response
- 5 No

So if you received this offer and are still thinking you might want to receive the free hook up to the water lines from M-DEQ, you must contact MAWSA at 231-587-0744 ASAP! Once the main water line is installed in front of your residence you will no longer be eligible for the free hook up. This means if your well fails in the future, you the property owner will be responsible for the cost of connecting to the water lines which is approximately \$6,000 to \$7,000. No new well permits will be issues for the area serviced by the waterlines.

In the Spring 2007 Newsletter, it was mentioned that property owners of vacant lots would have the water mains installed in the street in front of their properties but are not eligible for State funded taps to be installed. However, it was thought if this work could be completed as part of the same project property, owners could save a few thousand dollars if arrangements were made with MAWSA. **Unfortunately there appears to be little or no savings to the property owners in having a water service lead installed during this construction** due to higher cost for materials in the bid presented by the contractor.

In preparation for the May 24th Public Forum, members of ACUTE wrote responses to the FAQs providing some important information of interest to property owners and others affected by the water line expansion. If you were unable to attend the Public Forum and wish to review these FAQs, they are available on our web sit: www.smpoa.net

Report on Presidents' Council Meeting

By Bob James

The Presidents' Council met with Jack Eslick COO at Shanty Creek Resorts on Saturday, October 13, 2007, discussing the following items:

- **New Signage for Shanty Creek Resorts:** Jack stated that all new signage installed by the resort would have the new "Two Mountain, Bookend Forest and Waving Creek" logo and the "Pine Cone" logo would no longer be used in the new signs. With the remodeling of the Summit Village the new logo and signage is to represent the new image being presented to customers and members. He further explained that since the resort did not own the street signs in the separate villages that as far as he was concerned the "Pine Cone" logo could remain on those street signs.
- **Rumors that Shanty Creek Resorts would purchase Grant Rowe's golf courses, the Chief and Hawks Eye.** Jack said that he was aware that that Grant was trying to sell these properties but that Shanty Creek had no interest in purchasing these courses. Shanty Creek Resorts and Grant Rowe do have a cooperative relationship with marketing "Golf Bellaire" and sharing booths at the golf shows, but that is the extent of the relationship.

Presidents Council continued

- A question was asked about the **ponds around the first tee at Schuss**. Jack said Brent Nelson was investigating options for cleaning up the ponds to make the first tee more presentable. The ponds probably need to be dredged but that there was no money at this time to do that and alternative, less expensive solutions were being investigated.
- Jack gave the Presidents Council an **update on the construction at Summit Village**. Jack said that there was a 50-50 chance they would have the lobby and Lakeview Restaurant open by Christmas. His plans are for the remodeling of the conference center to start in February and hopefully be finished by mid-May. He further stated that as the contractor finished rooms or wings of rooms in the current project he would give them rooms above the conference center to start work on.
- **Winter Ski Season** – as was mentioned at the September 15th Resort General meeting there will not be any skiing or tubing at the Summit this year due to the construction. All Ski operations will be at Schuss Mtn. with Ivan's and the Pub to open for the winter season. Plans are being made for a **large tubing park on the Cedar River** practice range to be completed with temporary lighting which will be removed next spring. The ticket scanning system will be fully operational this season and that in 2008-2009 we will be able to renew season passes on line.
- Jack said that the **number one business focus is bringing back/increasing the levels of Group Business Sales for Shanty Creek Resorts** if the resort is to survive. He asked that we all spread the word networking / advertising at work, to any type of professional group that meet on a regular basis and social activities or events. He stressed that groups can be defined as small as fifteen people and that Shanty Creek is willing to deal for group business. All referrals should go to Jon Stultz, VP of Sales & Marketing at 231-533-8621 or e-mail: jstultz@ShantyCreek.com and he will get them to the appropriate Sales Manager for follow-up.

Terry's Schuss Mountain Team Benefit Golf Outing

By Bob James

On Saturday October 6, 2007, a benefit golf outing was held at the Schuss Mtn. Golf Club. The focus of the benefit was to help Terry Richter Morgan, daughter of Carole & Bob Richter, longtime permanent residents of the Schuss Mountain community and Board Member of SMPOA. Terry has brain cancer and needed some help with the many medical bills.

The golf outing was the culmination of many weeks of work by several members of our Schuss community. The event was the brain child of Tom Budnick who did a lot of the organization and most of the cheerleading. The team MVP Cyndi Shagena worked tirelessly with Shanty Creek to handle the thousands of details that made this event a HUGE success. Beyond these two were dozens of others who worked, contributed money, prizes, or time and services to this wonderful cause. Shanty Creek Resort donated the Golf only charging for the carts. Many other companies and individuals contributed to the prizes, food and drink. The golf outing concluded with a big party at the Budnick home with a silent auction, 50/50 raffle and proximity beat the pro hole.

The outing had 32 teams or 128 players and 10 special squad members. The teams included 18 from the local community; 9 teams that drove up from the Rochester, MI area; 3 Teams from Ford Motor Company; a family team that drove up from Almont, MI; and one team from the Antrim County Snowmobile Club.

After operating expenses were paid, a total of over \$11,000 was raised for Terry's ever increasing medical bills in her fight against brain cancer. A great time was had by all and everyone should feel very proud of what was accomplished on that day. It was at tremendous outpouring of love for one of our own here at Schuss Mtn.

Holiday Trimming of Five Corners

By Bob James

The decorating of Five Corners for the holiday season will be Saturday following Thanksgiving on November 24th at 11am. As usual there will be a party atmosphere with brats, hotdogs and drink provided by SMPOA. Please come out and get an early start on the holiday festivities. Contact Dave Falk at 231-587-0296 for any additional details.



P.O. Box 332
Bellaire, MI 49615

SMPOA Contractors

To bring everyone up to date on the various contractors doing work here at Schuss Mountain.

The contractor mowing the grass on the shoulders of the roadways and landscaping 5 Corners is Great Lakes Landscaping you can reach Steve Folker at 231-587-8027.

The snow plowing of the roadways and spring brush pickup at Schuss Mountain is handled by Northern Tree Transplanting Service. You can reach Ron Robinson at 231-533-8122.

Important 2007 Dates

Five Corners Decoration Party

November 24, 2007 Five Corners

Holiday Gathering

December 18, 2007, 6 pm LaVigna at Cedar River

ACUTE Final Report

December 19, 2007 9:30am Jordan Room at Cedar River