



THE SCHUSS MOUNTAIN VIEWS

Spring, 2006 www.smpoa.net

2005-6 Board of Directors

Bob James , President
P.O. Box 358
6827 Obervalden Dr
Bellaire, MI 49615

Ray Karabin, Vice President
6011 Wonder St.
Bellaire, MI 49615

Don Kelner, Treasurer
P.O. Box 688
6762 Rue de Montagne
Bellaire, MI 49615

Jan James, Secretary
P.O. Box 358
6827 Obervalden Dr
Bellaire, MI 49615

Trustees

Bud Hierlihy
Julie Peters
Will Rogers
Mary Jane Schilberg
Frank Willenborg
Terry Willenborg
Curt McDonald
(Sudendorf Condo Rep)
Larry Bourassa
(Bergrand Condo Rep)

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A Message From Our President

Welcome to the first "Schuss Mountain Views" Newsletter for 2006. At the Board Meeting following the General Membership Meeting in September 2005, I accepted the position of President of SMPOA for 2005-2006. As the new President, I have some specific goals I feel the Board of Directors and Members should work on to enhance our quality of life at Schuss Mtn.

These goals are:

1. To enhance the cooperation and socializing between the Property Associations (Summit, Cedar River and SMPOA) at Shanty Creek.

The first big step in this process started last September with the very successful Joint Dinner Dance following the General Meetings of all the Associations. Two other events mostly for the permanent residents of the resort were held. They were a great Holiday Dinner Party in December and most recently a Super Bowl Party at Cedar River, which was a lot of fun.

2. To identify and schedule some new social activities/functions at Schuss Mtn. to encourage greater participation by members and their families.

Working toward this goal are the three dynamic members of our Board of Directors working on the Social Committee (Terry Willenborg, Julie Peters and Mary Jane Schilberg) who are already putting together some new exciting and fun events for us this year. See the article on up coming Social Events.

3. To support the Condominium Associations at Schuss Mtn in forming a Special Assessment District for the purpose of MASWA purchasing the Schuss Mtn. Waste Treatment Plant. You can read a detailed report on this effort on page 7.

4. To identify and implement ways to secure 100% participation in SMPOA by all property owners at Schuss Mtn. This goal is being explored on many fronts, legally and legislatively.

I wish I could tell you that we had some big news about the sale of the resort, however I can not. In a conversation on the 26th of January with Jack Garagnani, President and Chief Operating Officer at Shanty Creek, he said that there was no news. This confirmed my suspicions because even the rumor mill seems to have dried up. So with no news on that front, I can say that we are skiing at Schuss and Summit. The Schuss Lodge and the Pub are open after the remodeling this past summer and they are really beautiful. Ivan's is jumping with entertainment every weekend evening. So while we do not have new owners of the resort, Comerica Bank is keeping the resort open and operating.

I am happy to report that we have come to a very favorable resolution to the potential loss on our Beach Club. Inside this edition you can read a report on the history of the Beach Club and the recent efforts to secure our long term access to this property.

I encourage you to read the treasurers report by Don Kelner. We had to increase the dues this year. The details of the increase are explained in Don's report.

I look forward to working with you in the coming year to improve our quality of life at Schuss Mtn.

Bob James

**2005-2006
Schuss Mountain
Property Owners Association**

Executive	Bob James Ray Karabin Don Kelner Jan James
Architectural	Bud Hierlihy Will Rogers Frank Willenborg Ray Karabin
Association By-laws	Frank Willenborg Don Kelner Bud Hierlihy
Beach Club	Julie Peters
Budget	Bob James Don Kelner Ray Karabin Jan James Julie Peters
Contracts (roads, signs, path cleanup)	Frank Willenborg
Snowmobile	Open
Shanty Creek Liaison	Ray Karabin
Social	Terry Willenborg Julie Peters Mary Jane Schilberg
Newsletter	Jan James Bob James
ACUTE Representative	Jan James
Website	Bob James

**2005-2006
Schuss Mountain
Property Owners Association
Trustee Addresses & Phone Numbers**

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

Will Rogers, Flowers and Architectual Committee
2308 Schuss Mountain Drive
Bellaire, MI 49615

Julie Peters, Beach Club, Social
7023 Rue De Montagne
Mancelona, MI 49659

Frank & Terry Willenborg, Contracts (Snow Plowing &
Mowing), Architectual Committee, and Social.
2921 Val de Sere
Bellaire, MI 49615

Mary Jane Schilberg, Social
2741 Hauschen
Mancelona, MI 49659

(downstate)
30714 Bock
Garden City, MI

Curt McDaniel, Sudendorf Condo Rep
P.O. Box 824
Bellaire, MI 49615

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

Treasurers Report

By Don Kelner

You will find below, the SMPOA Actual Cash Flow for 2005 and Projected Cash Flow for 2006. For 2006 we project a budget deficit of \$6780. Two of our major costs, roadside mowing and snowplowing, which make up 68% of our 2006 budget, have increased almost 10% primarily because of the cost of gasoline and labor. Other costs have also increased but at a lower rate while income does not. As a result of this situation the Board of Directors reluctantly voted to increase dues for 2006 to overcome the deficit. This is only the third dues increase since the association was formed in the early 1980s.

The new dues are:

- Homes \$240,
- Condominiums \$120
- Lots \$60.

To put our dues in perspective, the following shows the current annual dues for the other associations at Shanty Creek. Membership in the other associations is mandatory while Schuss is voluntary.

Association	Homes	Lots
Summit Village	\$411	\$177
Golf Meadows	\$411	\$177
Legend Association	\$490	\$250
Cedar River	\$500	\$425

SMPOA appreciates all of you that currently pay your dues. In 2005 we only had support of 42% of the homeowners at Schuss. We have support of all the condominium associations except Villa Aboreal, Villa Monte, and Schlaffen Haus. To provide the current level of service and maintain property values it is imperative that SMPOA have the support of everyone at Schuss Mtn. If we had 100% support we would not be needing a dues increase.

Schuss Mountain Property Owners Association Actual and Projected Cash Flow

	12 Months Ended 12/31/05	12 Months Ended 12/31/06
Revenues:		
Income from Individual Dues	\$ 30,304.66	\$ 28,000.00
Income from Associations	\$ 22,475.00	\$ 19,000.00
Income from Directory	\$ 660.00	\$ -
Interest Income	\$ 247.45	\$ 250.00
Total Revenues	\$ 53,687.11	\$ 47,250.00
Expenses:		
Accounting Fees	\$ 2,091.00	\$ 2,500.00
Legal Fees	\$ 1,427.75	\$ 1,000.00
Administrative	\$ 1,875.00	\$ 2,500.00
Newsletter 3 Issues	\$ 1,779.46	\$ 2,000.00
Directory Expense	\$ 1,913.75	\$ -
Insurance Expense	\$ 1,107.66	\$ 1,500.00
Office Expense	\$ 396.06	\$ 100.00
Postage	\$ 155.40	\$ 200.00
Utilities - Consumers 5 Corners	\$ 392.84	\$ 500.00
Beach Club	\$ 2,085.35	\$ 1,000.00
Roadside Mowing - GLL	\$ 19,000.00	\$ 21,000.00
Northern Tree - Snow Plowing	\$ 14,800.00	\$ 16,000.00
Maintenance 5 Corners and other	\$ 2,414.03	\$ 1,500.00
Spring Clean Up	\$ 2,400.00	\$ 2,400.00
Signs	\$ -	\$ 500.00
Property Taxes (5 Corners)	\$ 9.65	\$ 10.00
Membership Contributions	\$ 1,200.00	\$ 500.00
Meeting Expense & Dinner Dance	\$ 1,137.06	\$ 1,000.00
Licenses & Permits	\$ -	\$ 20.00
Total Expenses	\$ 54,185.01	\$ 54,230.00
Income (loss)	\$ (497.90)	\$ (6,980.00)

Social Activities Committee Report By Julie Peters

The SMPOA Social Activities Committee has planned some fun new activities for the summer. We want to have a fun, family focus for Schuss and invite you all to share in our new outlook. Keep checking the website for activities and definite dates, you won't be sorry!!!!

We have been brainstorming to come up with these new activities so many of the events discussed in this article are in the planning stage and need to be finalized. If you have any great ideas, please let us know.

We have cancelled the traditional **Ox Roast** usually held on Memorial Week-end because of lack of interest and participation.

The Schuss Mtn. **Beach Clean-Up** will be on Saturday, May 27 at 9a.m. Bring work gloves, rakes, shovels, watering pails and other gardening equipment. Burgers and Hotdogs will be provided after the clean-up. So come and bring your families and support our Beach Club!

Sunday, July 2 will be our "**Easy Listening Under the Stars**" concert near or on the deck of Ivan's. This will be BYOB, with nibbles provided by the SMPOA and your social committee. This event will begin at 8 PM—we look forward to seeing you there. Be sure to bring your visitors and enjoy the gorgeous weather and starry sky.

In August, we are tentatively scheduling a **Wine and Cheese Party** under the grape arbor near our swimming pools and Ivan's—the date is yet to be determined, so keep watching for that news!!

Saturday, Sept. 2 we are planning a **Twilight Golf Best Ball Event** for Schuss Property Owners and their guests. We will have Burgers, Brats and Hotdogs and the trimmings afterwards on the Schuss Golf Deck—more info to follow on this as we get closer to spring.

We do look forward to seeing All of you at ALL of the events, Some of you at Some of the Events or whatever you can work into your busy schedules!!!

Dates to remember:

Saturday, May 27 9-11 a.m. Beach Clean-up
 Sunday, July 2 8 PM—??? "Easy Listening Under the Stars"
 August Wine and Cheese Party
 Saturday, Sept. 2 Twilight golf 4 PM.

Your Social Activities Committee, **Terry, Mary Jane and Julie**

Architectural Committee Report By Bud Hierlihy

The Architecture Committee is happy to report that since the last newsletter we have had two houses start here at Schuss Mtn. One more should be coming by the end of February. To date no permits have been denied by Northwest Michigan Community Health Agency based on their Well First Policy. We welcome all of these new property owners and congratulate them on choosing Schuss Mountain as their new home, be they permanent or vacation homes.

Schuss Mtn Property Owners Directory By Marguerite Karabin

Our Schuss Directory is now almost a year old and we are accumulating many revisions and additions ... however, before we can begin to prepare the Revised Pages for the Directory we still have many property owners who have not acquired a copy of the book for their perusal. The most often heard suggestion is that our property owners have not included their "Schuss" information, i.e. address of their Schuss property, local Schuss telephone number and also e-mail addresses. E-mail has become the key for communication and we hope if you have an e-mail address, you include that in the Directory. For a copy of the Directory you may contact Bud Hierlihy, Jan James or Marguerite Karabin. We encourage all property owners to check out their listing in the Directory and advise Marguerite of any changes or additions ... via e-mail would be preferable. We hope that all Schuss Private properties have a copy of the Directory available for the use of the owners and their guests.

Baby Pantry Garage Sale By Ann Corona

Ann Corona, director of the Antrim County Baby Pantry (A non-profit organization) and a permanent resident at Schuss Mtn., reports that the Baby Pantry has a yearly garage sale to raise money for the cost of diapers, food, cribs, and car seats. Anyone interested in donating articles (no clothes or large appliances) can call Ann Corona at. The sale is scheduled to take place August 18th and 19th.

The pantry always takes donations of gently used children's clothing (0-5yrs), baby equipment, and toys. Of course, monetary donations are always welcome. If you would like more information about the Baby Pantry, feel free to call Ann Corona. Please help us in our efforts to prevent child abuse and neglect in our county.

Schuss Mountain Beach Club

By Jan James

At the General Meeting last September questions were raised about the possibility of SMPOA losing the Beach Club. The Board of Directors also heard the rumors and retained an attorney to investigate our legal rights to the Beach Club property. Also last fall the rumor mill was saying that SMPOA had defaulted on the mortgage to Alden State Bank and lost the Beach Club. The facts are that SMPOA has never owned the Beach Club. Therefore if SMPOA never owned the property, we could not be in default of a mortgage on this property. To clarify this situation we want to give a short history of the Beach Club.

History of Schuss Mountain Beach Club

The following information is based on a title search done by our attorney. SMPOA access to the waterfront property on Lake Bellaire dates back to the original Schuss Mountain development in the 1960s. According to copies of papers filed in 1973 with the State of Michigan, Department of Licensing and Regulations, Land Sales Division, Schuss Mountain, Inc. gave the property owners the privilege and right of access to the Beach Club as part of the "recreational facilities". In 1985, Schuss Mountain, Inc. was transferred to Schuss Mountain Management Corporation and eventually was sold to Go Forward Operating Limited Partnership. The right to use the Beach Club was also outlined in an easement agreement between Schuss Mountain Management Corporation and Schuss Mountain Golf Club, Inc. This easement was recorded at the Antrim County Register of Deeds office on October 25, 1985. All of the rights and privileges to the Beach Club were transferred with each of these sales. In October 2005 Go Forward Operating signed over the deed to the property to Alden State Bank. Subsequently the property was listed for sale. At this time the property has been taken off the market.

Over the years, spearheaded by the leadership of Tom Budnick and many other Schuss property owners and their families countless hours of "sweat equity" have been put in to develop the Beach Club into an enjoyable place to gather for summer activities including picnicking, swimming, family and neighborhood gatherings. SMPOA has invested over \$4000 in improvements and upkeep: including picnic tables, grills and swings; planting of flower beds; grooming the beach; installation of electricity and many other improvements. Each May members gather for a general cleanup day.

Future of the Schuss Mountain Beach Club

Members of the SMPOA Board of Directors have been exploring many options to retain our access to the Beach Club property. The conclusion of the negotiations is that Alden State Bank has agreed to donate the property, which includes two additional adjacent lots that are wet lands, to the Grass River Nature Area (GRNA). It appears that GRNA will agree to preserve SMPOA access to the Beach Club property. The final details of this arrangement will have to be negotiated between the Boards of GRNA and SMPOA. It is the goal of the SMPOA Board that this agreement will secure for our members long term access to our Beach Club. In conclusion the Schuss Mountain Beach Club will be available to SMPOA members now and in the future for great summer activities.

This is an example of what an active, viable property owners association can and should do for the membership. The Beach Club is a valuable asset that needed to be retained. The SMPOA Board will continue to work to maintain and enhance the many assets of our collective property value.

TCE Plume Update

By Jan James

Antrim County United Through Ecology (ACUTE) is “a grassroots coalition of organizations, volunteering their knowledge, service and time to broker a safe and cost effective solution to the Trichloroethylene (TCE) Plume in Antrim County”. ACUTE continues to meet on a monthly basis. The most significant issues to be reported are:

- In October of 2005, MDEQ (Michigan Department of Environmental Quality) authorized Prosonic to drill 18 new investigative monitoring wells for the purpose of further delineating the vertical and horizontal extent of the ground-water contamination outside of the original identified TCE Plume. The drilling will continue throughout the winter months with completion scheduled for early summer of 2006. At the last ACUTE Meeting on 2/15/06, Janice Adams and Bob Wagner from MDEQ explained that the first three well site were: **Well X** located on Heideldorf Lane which was completed (12/31/05) and a report was provided on February 15th; drilling of **Well W** located on Bahnhof Lane is complete and a report is expected by the end of February; **Well Y** also located on Heideldorf Lane close to Five Corners is expected to start in the next few days. Each well requires 3 to 11 weeks to drill partly because soil core samples are collected every few feet to bedrock, which is about 510 feet, and partly because of the challenges of working with frozen water, stuck drill bits and other variables.
- MDEQ has given ACUTE the following **target dates** for the completion of their investigation and preparation of recommend remedies:

Site Investigation report, findings and conclusions:	4th Quarter 06
Fate and Transport 3-D Model:	1st Quarter 07
Feasibility Study, recommended remedies:	2nd Quarter 07
Public Forum to review recommended remedies:	May 24, 2007

- To answer questions about the drilling of these wells such as: what are they doing there; what did they find and what does it mean, ACUTE, MDEQ and MACTEC have been working on a new ways to provide accurate and timely information. So after the completion of each investigative well the data found along with a summary of key findings will be provided. At the February ACUTE Meeting, MDEQ and MACTEC demonstrated the new website to provide this information. Using data from Well X they provided their findings using the format called: Preliminary Investigative Results & Monitoring Well Construction Summary. These reports will be posted on a special MDEQ website <http://bizhost-a3.mactec.biz/wickes/viewer.htm>

The reports will also be on the following sites: <http://www.tosc.msu.edu/mancelona> and <http://www.smpoa.net>

- Bob Wagner (MDEQ) explained at the February Meeting that this plume was not showing any signs of degradation and that there didn't seem to be any natural agents causing it to decrease in intensity. When questioned about the possibility of extending the water lines before the completion of the Feasibility Study in 2007 to the areas of Schuss Mtn. where water is not available, he said that the Management of MDEQ in Lansing would be willing to discuss the possibility of this option only when the preliminary investigative results were available from Well X, W and Y. Therefore using the time frame for the completion of **Well Y** of being 3 to 11 weeks, this conversation could possibly take place sometime in May 2006.
- Chuck Edwards from the Northwest Michigan Community Health Agency (NMCHA) reported the most recent results of testing of residential wells in the area at Schuss Mtn. area that is not serviced by the public water system. Residential well water from two locations that previously showed no detectable TCE now show some trace concentrations of TCE although none were considered unsafe to drink. (The MDEQ Criteria for unsafe drinking water is 5 ppb or more of TCE). Property owners were notified of the results.
- Identifying and implementing a successful remediation program for a few “hotspots” within the TCE plume is one of ACUTE's long term goals. As part of the ongoing effort to obtain this goal, a new ACUTE initiative to develop an Environmental Protection Agency (EPA) - cosponsored Research and Development proposal to demonstrate the use of nanoscale, metallic iron in the remediation the TCE plume. Preliminary discussions with Dr. Greg Lowry (Carnegie Mellon University) have lead to an arrangement with MDEQ to provide samples of soil cores and water from the drilling site of **Well Y**. These core samples will be screened to pre-qualify this site's geochemistry for targeted remediation with coated nanoscale metallic iron. If Dr. Lowry's studies can demonstrate that nano-metallic iron can dechlorinate TCE in the ground water and can migrate in the type of sandy soil in this aquifer then further discussions with the EPA will be appropriate. Richard Raetz, part of the ACUTE coalition, became acquainted with Dr. Lowry at EPA's October 2005 Workshop on Nanotechnology for Groundwater Remediation.

Schuss Sewer Report

By Bob James

At the annual Schuss Mountain Property Owners Association (SMPOA) meeting on September 24, 2005, Gary Knapp from the Mancelona Area Water and Sewer Authority (MAWSA) presented information on MAWSA's intent to purchase the Schuss Village waste water treatment plant. The response of those condominium owners to the idea of MAWSA assuming ownership to operate and maintain the waste water treatment plant was overwhelmingly positive. MAWSA asked the SMPOA Board to assist the condominium owners at Schuss and Cedar River, who are users of the system, to form a special assessment district. This would allow MAWSA to purchase of the Schuss Sewer system.

The benefit to the condominium owners would be:

- The sewer system would be run by a public authority instead of a private corporation.
- Lower sewer rates based on usage vs a flat rate per toilet.

A further benefit to all SMPOA members is that MAWSA has agreed to commit in writing, as part of the transfer of ownership process, to making needed improvements to the existing waste water treatment plant, including technical upgrades and landscaping around the plant.

The SMPOA board agreed to assist the condo associations form the special assessment district because the board felt that it is important to show support for all members of our association.

A special meeting was held on November 5, 2005 at the Summit lodge attended by representatives of all of the Schuss and Cedar River condominium associations, SMPOA, MAWSA and Gourdie-Fraser, a consulting firm working for MAWSA. At this meeting the plan was discussed and all of the questions were answered. Finally an agreement was reached whereby the condominium associations would distribute a petition to their respective members. Fifty one percent of the owners must sign the petitions for the process of establishing the special assessment district for the purchase of the plant to move forward. To date only about one third of the condominium owners have signed the petitions. We are asking the associations who do not have at least 50% of their members signed to redouble their efforts to put us over the top. If individual condo owners have questions about the petition process they should contact their respective association presidents.

Further information on these efforts will be provided in future editions of The Schuss Mountain Views.



P.O. Box 570
Bellaire, MI 49615

SMPOA Contractors

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

Mowing the grass on the shoulders of the roadways the contractor 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 2006 Dates

Board of Directors Meeting

May 6, 2006 9:00am Cortina Meeting Room

Beach Cleanup

May 27, 2006 9:00am Beach Club

Easy Listening Under the Stars

July 2, 2006 8pm IVAN'S

Wine and Cheese Party

August, 2006 exact date to be announced Pool Patio

Twilight Golf Best Ball Event

September 2, 2006 Schuss

General Membership Meeting

September 16, 2006 9:00am IVAN'S