



THE SCHUSS MOUNTAIN VIEWS

May, 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
Randy Peters
Will Rogers
Mary Jane Schilberg
Frank Willenborg
Terry Willenborg
Curt McDonald
(Sudendorf Condo Rep)
Larry Bourassa
(Bergrand Condo Rep)

On the Inside

Committees & Trustees	2
Financial Report	3
Beach Club Report	4
Summer Social Events	4
Architectural Committee Report	4
Schuss Sewer Report	4
Charity Golf Tournament	4
Baby Pantry Garage Sale	4
New Owner for Shanty Creek	5
TCE Plume Update	6
Summer Events Flyer	7
Contractors working for SMPOA	8
Important Dates	8

SMPOA President's Message

Welcome to the May edition of the "Schuss Mountain Views". The good news to report is that Shanty Creek Resort has a future! As I am sure you all are aware, Shanty Creek Resort and Club was purchased by Trinidad Resort and Club, a subsidiary of Apex Oil with the final closing on March 20, 2006.

On April 20, 2006 SMPOA Vice President, Ray Karabin and Secretary, Jan James met with Jack Garagnani, President and COO of the new Shanty Creek Resort and Club. Inside, you can read about the results of that meeting including a short history of the purchase of Shanty Creek by Apex and the beginning of long term plans for the future of Shanty Creek.

Personally, I would like to express my gratitude to Mr. Garagnani and his management team for getting the resort through this very difficult time. The efforts of Mr. Garagnani and his team, in my view, were instrumental in saving Shanty Creek and giving a new future to the resort.

Inside you will read an update on the Schuss Mountain Beach Club and the exciting plans for the summer 2006 season at our Beach Club. In addition to the annual Beach Cleanup on May 27th which I'm hoping many of you will attend, we are also planning the second "Summer Jazz at the Beach Club" on Saturday, July 1st. Plan on attending this event for an entertaining evening of music and good times over the July 4th weekend.

If you own a Condominium at Schuss or Cedar River you need to read the Schuss Sewer Report on page 4 for an important update.

Additionally you will find on page 6 the latest information on the TCE Plume. There are hopeful signs that the water system will be extended to cover the remainder of Schuss Mountain.

Real estate sales at Schuss have been picking up and we have some new homes already completed or under construction. Through our website www.smpoa.net we have been getting requests for information from people interested in purchasing existing homes. Both of these items point to a positive future for us all 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 Randy 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

**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 and Randy Peters, Beach Club
7023 Rue De Montagne
Mancelona, MI 49659

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

Mary Jane Schilberg
2741 Hauschen
Mancelona, MI 49659

(downstate)
30714 Bock
Garden City, MI

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

Larry Bourassa, Bergrand Condo Rep
3023 Sherwood Ln
Bay City, MI 48706-1261

Treasurers Report

By Don Kelner

Attached is the SMPOA Income Statement as of April 30, 2006. Income from dues shows \$15,054 but an additional \$10,610 has been deposited since the statement was prepared and dues are being received on a daily basis. We appear to be on schedule and should achieve the \$47,250 revenue budgeted for 2006. Although expenses only reflect four months, everything is within line with what we budgeted. The major expenses of roadside mowing and snow plowing totaling \$13,600 are being billed in accordance with our calendarized annual contracts.

We thank all the members that have paid their dues and to those who have not we would appreciate your prompt response.

Schuss Mountain Property Owners Association Income Statement

	4 Months Ended 4/30/05	4 Months Ended 4/30/06
Revenues:		
Income from Individual Dues	\$ 16,405.73	\$ 15,049.90
Income from Directory	140.00	0.00
Interest Income	7.49	3.87
Total Revenues	16,553.22	15,553.77
Expenses:		
Accounting Fees	680.00	714.00
Legal Fees	0.00	465.00
Administrative	0.00	625.00
Insurance Expense	144.12	294.79
Bank Charges	0.00	24.00
Office Expense	300.00	29.94
Directory Expense	626.51	0.00
Membership Contributions	200.00	510.00
Postage	155.40	195.00
Utilities - Consumers 5 Corners	228.66	223.23
Beach Club	75.00	30.84
Maintenance 5 Corners	2007.00	0.00
Schuss Maintenance - Misc	0.00	85.00
Roadside Mowing - GLL	3,000.00	4,000.00
Northern Tree - Snow Plowing	8,400.00	9,600.00
Newsletter	29.94	468.90
Property Taxes (5 Corners)	0.00	2.80
Total Expenses	15,846.63	17,268.50
Net Income (loss)	\$ 706.59	\$ (2,214.73)

Beach Club Report By Julie Peters

We are moving forward on the Beach Club transfer from Alden State Bank to the Grass River Natural Area. We hope to have things finalized later this summer. In the mean time we have been assured that we have access to the property for the **exclusive** use by SMPOA members in good standing.

A lot of effort has been put in already, but more needs to be done to get the area shipshape for the summer. To this end, the Beach Club Cleanup will be on Saturday May 27, 2006 starting at 9am until we are done. We are planning on raking the area, painting the swings and the picnic tables, planting flowers and generally beautifying the area. Materials to repair the dock will be available so it can be installed the follow week. We will need all of the help we can get. SMPOA will be providing Brats, Hotdogs, Chips, Beer and Pop for all of the hard workers and their families. This is a great way to kick off the summer season and do your part for your resort. Please join your Board of Directors in making our Beach Club ready for a fun filled summer.

Summer Social Events

Saturday July 1, 2006: We will host our second annual "Summer Jazz at the Beach Club". Bud Hierlihy's group, the Reflections, will play easy listening music from 4 - 6pm. This is a "BYO Beverage" event with snacks provided. Bring your holiday weekend guests for a cocktail hour and good music and then go out for dinner or bring a picnic dinner. We want all members to use the beach club and enjoy the beauty of this place.

August 12, 2006: A modified 9 hole golf scramble at the Schuss Golf Club starting at 4:30pm is being planned. Plan on playing even if you are not a scratch golfer. We are hoping to have some kind of dinner afterwards – details to be worked out. Cost will be \$22 per person which includes cart, cost of dinner will be extra. There will be a sign up sheet at the Schuss Pro Shop. Please contact Julie Peters at 231-587-9594 for more details.

September 16, 2006: General Meeting at Ivan's Mountain Side Grill, 9am.

September 16, 2006: Resort wide Dinner dance at the Summit Lodge. Dinner, live music, cash bar. Cost \$35 per person.

Any questions or suggestions please call your Social Committee
Terry Willenborg
Mary Jane Schilberg
Julie Peters

Architectural Committee Report By Bud Hierlihy

The Architecture Committee is pleased to report that so far this year we have approved two houses here at Schuss Mtn. Both are nearing completion and should be ready for occupancy this coming season. At this time we anticipate two more houses coming very soon. If you are a lot owner at Schuss and are intending to build, you can obtain a copy of our Architectural Standards on the SMPOA Website **www.smpoa.net**. We welcome all of these new property owners and congratulate them on choosing Schuss Mountain as their new home.

Charity Golf Tournament

Grass River Natural Area (GRNA) and Three Lakes Association (TLA) announce the third annual Charity Golf Tournament, Sunday June 11, at Hawk's Eye Golf Club. Fee is \$100 (\$60.00 tax deductible). Fee includes 18 holes with cart, lunch and Dinner at the Chief, and prizes. Registration and Lunch is from 11:30 to 1:00 at the Chief. This golf tournament is a fund raiser for GRNA and TLA. For more information contact the GRNA office at 231-533-8314

Schuss Sewer Report

MAWSA is moving ahead with plans to purchase the Schuss Mtn. Sewer System. For this process to be successful **sufficient signatures must be collected within the next two months**. If you are currently a user of the system and have not signed a petition it is imperative that you do so. Please contact your condominium association president to obtain a copy of the petition for signature. We currently do not have enough signatures for the special assessment district to be approved.

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 (231) 587-9789. The sale is scheduled to take place August 18th and 19th at Ann's home, 6703 Vienna Way. Ann is willing to store items at her home, so if you are doing your spring cleaning, and would like to get rid of any unwanted items, give her a call. Tax receipts are available for donated items. All proceeds are used to buy baby items for the pantry. 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 prevent child abuse and neglect in Antrim county.

New Owner for Shanty Creek Resort!

By Ray Karabin and Jan James

Trinidad Resort & Club LLC, a subsidiary of Apex Oil located in St. Louis, Missouri has purchased all of Comerica Bank's interest in Shanty Creek with the final closing taking place on March 20th. As most of you know, this is the culmination of an almost two year scenario when the former owners of Shanty Creek defaulted on the \$20 million mortgage to Comerica Bank and went into receivership. During this period of transition with the foreclosure and bank ownership, Jack Garagnani was acting President and Chief Operating Officer under the management of Douglas Wilson Company the court appointed receiver for Shanty Creek.

In a meeting on April 20, 2006, Ray Karabin and Jan James met with Jack Garagnani at Shanty Creek Summit Village. Jack started off the meeting with a short history of what occurred in connection with the purchase of Shanty Creek by Trinidad Resorts. He said that Apex Oil (Trinidad Resort) over the past 18 months had made several offers after completing the "due diligence" process, but had been turned down by Comerica Bank. In a telephone call on February 28th, Comerica expressed new interest in Apex's offers. Apparently the purchase occurred within a very short span of four days with Doug Hommert, Apex Corporate Counsel, filling incorporation papers March 2nd in Michigan listing Apex's address as Trinidad Resort's headquarters (St. Louis Business Journal 3/17/06). This offer came just in time to prevent the closure of Shanty Creek, as Jack had received orders from Comerica Bank to close down the entire resort permanently on March 27th at the close of the Skiing Season.

According to an article in the Record-Eagle (4/7/06) and from our conversation, Jack is from St. Louis having worked in restaurant and hotel management with his father, Julius who formed a business partnership in 1949 with St. Louis Cardinals baseball Hall-of-Fame member, Stan Musial. The pair operated a series of hotels, restaurants and other businesses in the St. Louis area which Jack helped run for decades after his father's death. Jack said "I have a long-standing relationship with Apex" and indeed, it was primarily he who took some very aggressive action in negotiating the final agreement with Apex Oil and Comerica.

Jack did state that no great changes are anticipated this year other than maintenance and upgrading at Schuss Mtn. Some items discussed at our meeting included the following:

- The Schuss Mountain Golf Course Pro Shop is now located in the main lobby at Schuss Lodge.
- Ivan's Restaurant will not be re-opened; however, the Pub will be open to the general public mornings, lunchtime and in the evening. The Pub is being renovated with the installation of a door opening to the Arbor Area.
- The Mountain Bike Path and Hiking Path will be open.
- The small basketball court at Schuss will be repaired.
- Indoor and outdoor swimming pools are being painted and will be open.

About the future of Shanty Creek Resort, Jack was very optimistic, saying the resort buildings at Summit Village and Schuss Mountain will get a significant overhaul. "We are already in the initial stages of working on a master plan for the entire resort. I assure you the entire resort will be a very different place 3 and 4 years from now, however, proper and professional planning is the key foundation to down the road execution. I know everyone is anxious for information but it will take time to plan properly. It has only been 6 weeks since the purchase." He also talked about Trinidad having more than ample finances and management skills to rehab this resort... and the owner of Trinidad "does not know the meaning of failure". The focus in the future will be a "complete resort" with all the amenities for the entire family not just golf and skiing although these are still key components of the resort.

TCE Plume Update, May 2006
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 next meeting is on June 14th at 9:30 in the Founders Room of Shanty Creek Resort. The most significant issues recently discussed are:

- **Preliminary Investigation Results & Monitoring Well Construction Summaries**

As reported in the last newsletter, in response to ACUTE's request, Michigan Department of Environmental Quality (M-DEQ) and MACTEC (Environmental Consulting firm) developed a very nice one page standardized report that summarizes key learnings, as each investigative well is completed. About three weeks after the completion of each well, these "Borehole Updates", are posted on several Websites. The goal is to provide accurate and timely information so we the property owners can be more informed on the results and not have to wait for the completion of the Feasibility Study in 2007. These one-page "Borehole Updates" are available on the following three Websites:

MSU TOSC Website <http://www.tosc.msu.edu/mancelona>

SMPOA Website <http://www.smpoa.net>

M-DEQ-MATEC Website <http://bizhost-a3.mactec.biz/wickes/viewer.htm>

At this time, four summaries have been published:

1. **Well X** located on Heideldorf Lane, December 31, 2005
2. **Well W** located on Bahnhof Lane, February, 28, 2006
3. **Well Y** also located on Heideldorf Lane close to Five Corners, March 2, 2006
4. **Well V** located on M88 by Peterson Rd, March 23, 2006

Basically this new data indicates that the TCE plume continues to migrate beyond the 2005 estimated boundaries into areas not serviced by the MASWA Water System.

- **Possible Extension of Water Lines at Schuss Mtn.**

At the May 5th ACUTE Meeting, Janice Adams and Bob Wagner, described the status of M-DEQ's process for making a decision about extending public water service to the following three areas. This development was based on M-DEQ's preliminary interpretation of the results from Wells X, Y, and W and their preliminary assessment of available funds.

1. Johnson and Kresnak Road
2. Wildwood Road
3. Schuss Mtn. area around Five Conner's without water service.

The first part of M-DEQ's process is to obtain new cost estimates of the three areas. Using these new cost estimates, M-DEQ will review the options making their recommendations to the Water System Authority, probably by the end of June 2006. Bob Wagner said he would keep ACUTE up-dated on this process. Also, he said the work on this particular project had been made much easier by working through ACUTE because M-DEQ has been able to obtain easy access to the areas needed for testing and people in the effected areas seemed well informed about the process. In an effort to continue clear and timely communications with property owners, ACUTE may develop a set of responses to FAQs and article(s) for the local newspapers.

- **Update on Monitoring of Residential Wells**

Chuck Edwards reported that Northwest Michigan Community Health Agency (NMCHA) continues to monitor (4-06-06) residential wells in the areas at Schuss Mtn. area that are not serviced by the public water system. Two of the residential wells that previously showed no detectable TCE now continue to show some trace increases in concentrations of TCE although none are considered unsafe to drink. (The M-DEQ Criteria for unsafe drinking water is 5 ppb or more of TCE). Property owners were notified of the results.

- **New Investigative Well on Val de Sere; Geophysical Investigation on Del Mason & Possibly Heideldorf**

On May 6, 2006 Jan and Bob James met with Jeff Dorr, a representative of MACTEC (the company studying the TCE Plume for M-DEQ). The purpose of the meeting was to give permission for M-DEQ to conduct further investigative studies on some of the properties of SMPOA. Jeff explained to us that Prosonic would be drilling a new deeper monitoring well at the end of Val de Sere Street. The drilling of this Investigative Well (NW-65D) will start towards the end of June and be completed in about three weeks. The drilling will be during regular business hours Monday through Thursday with Friday being a half day and no work on weekends or holidays. The well eventually will be capped off with a flat, ground level cement cap like the one at end of Kuffendorf. When questioned about the other recent Wells (X, W, Y), he said that they also would receive similar treatment but a separate crew does the final cap work after the drilling.

A Geophysical Investigation Test that measures the linear flow of underground water is scheduled along Del Mason Road during the week of May 8th. This may necessitate the closure of the road for part of a day. Jeff further explained that based on the results of these tests there could be similar testing on Heideldorf between Five Corners and Bahnhof Lane some time in June.

SCHUSS MOUNTAIN
PROPERTY OWNERS ASSOCIATION

Presents 3 Great EventsDon't Miss Them

**Saturday
May 27th**



**Annual
Beach Clean-up**

9:00 a.m.

Bring: work gloves,
rakes, shovel, watering
pail

Activities: planting
flowers, picking up
brush, cleaning tables,
racking sand, repair of
the dock, plus many
more worthwhile
activities.

Food and fun: At 2pm
or so, we will feast on
brats, hotdogs, beer –
root and otherwise and
all the fixings.

**Please come join in the
fun and laughter.**

The Beach Club is a 5
minute drive – take Del
Mason Rd. to M-88
West to Brake Rd.
(across from the Bellaire
Golf Club) to White
Birch Lane – turn right
to the Beach Club
entrance.

SUMMER JAZZ
AT THE BEACH CLUB

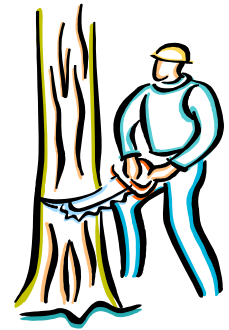
*Schuss Mountain Beach Club
For SMPOA Members
& Guests
Saturday July 1
4 to 6 P M*

*Featuring
the
Reflections*

*Come and enjoy an evening of music
and fun. Attendees are asked to bring
a chair or blanket, and their own
beverages. Chips and nuts will be
provided*

This is a FREE event sponsored by SMPOA

WEEK OF JUNE 5TH

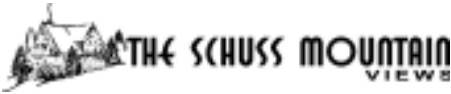


**SPRING
BRUSH
CLEAN-UP**

Help beautify our
property

Place all unwanted
brush (brush only) in
piles in front of your
property with the
large end of
branches toward the
road.

**Thanks for
helping us
clean-up**



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

Beach Cleanup

May 27, 2006 9:00am Schuss Mtn. Beach Club

Spring Brush Clean-up

Starting Monday, June 5th for two weeks

Summer Jazz at the Beach Club

July 1, 2006 (4-6pm) Schuss Mtn. Beach Club

Board of Directors Meeting

August 12, 2006 (9:00am) Cortina Meeting Room

Modified Scramble Golf Event

August 12, 2006 (4:30pm) Schuss Golf Club

Baby Pantry Garage Sale

August 18, 2006 6703 Vienna Way

General Membership Meeting

September 16, 2006 (9:00am) IVAN'S

Resort Wide Dinner Dance

September 16, 2006 Summit Lodge