



THE SCHUSS MOUNTAIN VIEWS

Spring 2008

<http://www.smpoa.net>

2007-8 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

Jan James, Secretary
P.O. Box 358
6827 Obervalden Dr
Bellaire, MI 49615
jan.james@charter.net

Meredith Reschly, Treasurer
P.O. Box 516
Linden, MI 48451

Trustees

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

President's Message

Finally a Newsletter for Spring 2008! I apologize for not getting this newsletter out sooner but we have been waiting for all the important information regarding the many changes and events taking place this spring/summer at Schuss Mtn.

One of the most significant steps was the spring update on the water system expansion which has start again this spring. On April 8th Ray Karabin and Jan attended the Pre-construction meeting at the Mancelona Water and Sewer Authority offices. Her report is on page 6.

Jan and I have purchased a home downstate in Plymouth Township which will be our primary residence and we will be putting our Schuss Mtn. home up for sale. Because we will no longer be at Schuss on a full time basis, Jan is not going to be running for reelection as the Secretary at the September General Meeting. Also the Board of Directors has approved The Olds Professional Centre to hire an Administrative Assistant to handle the administrative duties that Jan has been doing for the past four years. If necessary, I will stay on one more year as President. **What all of this means to the membership is that we must have some new members step up and volunteer to be on the Board of Directors in order to maintain all of services that the association provides to the property owners here at Schuss Mtn. To keep these services moving it is going to require a strong Board of Directors.**

On page 4 you can read the final report on the TCE Plume. Thank you to Dean Branson of Three Lakes Association for his support over the years and for allowing us to reprint his article. While I am on the subject of the TCE Plume, be sure to read the article on page 5 about the well testing program. The bottom line is if you own a home north of Five Corners where the current construction is underway and you have not availed yourself of this opportunity to be connected at no charge then you will be responsible for all future testing of your well and any remediation costs should it become contaminated.

We have been doing a lot of work in trying to address the collection of household trash issue that was raised at last September's General Meeting. The article on page 7 outlines what we believe to be the two best options.

A number of events are scheduled for this summer season. Coming on May 24th will be the First Annual Five Corners Cleanup. This area is a focal point for our Schuss Mtn. community and needs some help. We are investigating some re-landscaping later this year but first we need to do some near term cleanup. Please support this effort and enjoy some camaraderie, goodies off the grill as well as liquid refreshment. The annual brush cleanup will start the week of June second and will run the entire week until everything is cleaned up. Please see the enclosed flyer for more details. On the back of that Flyer is information on the Bellaire Lioness' Golf outing which is fund raiser for the committee work preformed by the Bellaire Lioness. Please support this event if you can. Our friends at Grass River Natural Area are sponsoring a couple of fun and educational events this summer read about these happenings on page 5.

I hope you all have a wonderful summer and please consider volunteering for the SMPOA Board of Directors elections at the September General Meeting.

Bob James

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**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

In spite of the difficult economic times, our financial condition remains stable. Dues income for 2007 continued into the New Year and some outstanding receivables were received as recent as this month (April). Please refer to the financial statement enclosed for complete details.

The dues mailings have gone out with a letter to the SMPOA property owners explaining what the dues do for our property owners. We hope that you will all support our association and continue to make it a strong association. Paying your dues upon receipt of the invoice will be most appreciated!

It would be great to provide you with a report at the annual meeting showing an increase in revenue without a dues increase. **THANK YOU ALL FOR YOUR SUPPORT!**

Schuss Mtn Property Owners Association

04/22/
08
Accrual Basis

Balance Sheet

As of March 31, 2008

	Mar 31, 08
ASSETS	
Current Assets	
Checking/Savings	
1000-00 · Cash in bank - Huntington Bank	8,104.04
Total Checking/Savings	8,104.04
Accounts Receivable	
1100-00 · Association Receivable	24,180.00
Total Accounts Receivable	24,180.00
Other Current Assets	
1030-00 · Investments	
1030-10 · Alden Bank	13,569.38
1030-20 · Huntington Bank Money Market	16,568.23
Total 1030-00 · Investments	30,137.61
Total Other Current Assets	30,137.61
Total Current Assets	62,421.65
Fixed Assets	
1200-00 · 5 Corners Lot	625.00
Total Fixed Assets	625.00
TOTAL ASSETS	63,046.65
LIABILITIES & EQUITY	
Equity	
3040-00 · Retained Earnings	51,598.71
Net Income	11,447.94
Total Equity	63,046.65
TOTAL LIABILITIES & EQUITY	63,046.65

Architectural Committee Report

By Bud Hierlihy

Two new applications have been received by the Architectural Committee. The first is for a new house on Vienna Way and the second is for a garage addition on Obervalden Drive. We are awaiting a survey for the Vienna Way house and the garage addition is under review.

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. Contact Bud at 231-587-9493 or email at buildings@smpoa.net

TCE Plume: Problem Resolved... For A While!

by Dean Branson

Reprinted with permission from the January 2008 Three Lakes Association (TLA) Quarterly

Information provided by DEQ during Antrim Coalition United Through Ecology's (ACUTE) final meeting on December 19th suggested that the trichloroethylene (TCE) plume is expected to continue its migration from Mancelona toward Lake Bellaire for many, many years to come. Based on recent monitoring results and forecasts from a recently developed 3-D groundwater model, DEQ's contractor, MACTEC Engineering & Consulting, updated the informal group of community stakeholders who attended the December 19th meeting. The biggest concern with this groundwater contamination is that the TCE plume is migrating in the direction of the Cedar River Well Field, which is a major source of drinking water in the Mancelona Area Water & Sewer Authorities' public water system. This well field draws its water from the deepest aquifer. TCE has been detected about 12,000 feet "upstream" in this aquifer, which may take 30 to 40 years to reach the screens of these wells, based on a continuous migration rate of 300 to 400 ft per year. But the TCE in a shallower aquifer is only 4,300 feet from these important drinking-water wells. MACTEC is still investigating the leakiness of the clay layer separating the two aquifers. If the clay layer allows the TCE to be drawn from the shallow aquifer into the deeper aquifer, then these wells could become contaminated with 11 to 14 years, based on the same migration rates.

By mid-year 2008, DEQ's ongoing investigations are expected to reduce the uncertainties about the threat to the Cedar River Well Field. DEQ is installing two sentinel wells in the path of the TCE plume. Information from these new wells will be used to determine the leakiness of the protective clay layer and the annual monitoring of the water from these well will be used to provide an early warning of pending TCE before the plume intercepts the drinking water wells. In addition to the information from these sentinel wells, the Health Department is continuing it's monitoring of residential well water in the path the TCE plume. In 2007 DEQ funded a \$2.5 million extension of the public water system in areas where residential well water is affected or threatened. This extension of water mains is expected to be on line by June 2008.

The biggest learning from TCE plume is the effectiveness of a non-adversarial approach to seeking solutions to a groundwater contamination problem. Through a process of regular meetings for the past five years, ACUTE a group of community stakeholders, including Three Lakes Association, developed a community consensus regarding the non-need and economic non-practicality to remediate this TCE plume. ACUTE members include local government officials, property owners, and environmental organizations. Public health is being protected by providing access to safe public water to residents in the affected area. ACUTE's mission has been to interface with DEQ and to actively search for innovative remediation technologies. Since there is no longer a compelling mission for ACUTE, it will discontinue regular meetings with DEQ until new information indicates the need to address new threats from the TCE plume, such as the relocation of the Cedar River Wells.

Custer Township Spring and Fall Clean-Up

By Jan James

Custer Township holds a spring and fall clean-up at the Township Hall located on Alden Highway and which is free to all property owners in Custer Township. This year the spring clean-up is scheduled for May 10th from 9am until 1pm. All forms of trash are accepted including furniture, appliances, batteries, snowmobiles and building materials. Tires are accepted with a limit of 12 per property owner. **Not accepted are propane tanks, liquid paint and motor oil.**

YOUR HOME, GARDEN AND WATER QUALITY

Don't miss this summer's two wine and cheese educational receptions that Grass River Natural Area, Three Lakes Association and Torch Lake Protection Alliance are hosting:

On Wednesday, June 25 at 4:00 pm come to the Alden Depot for "Your Northern Home & Garden." Join us for a wine and hors d'oeuvres reception and discover simple ways to make your up-north home and garden eco-friendly. Featured programs: MSU's Home-A-Syst and native plant garden designs from Barker Creek, Cyman Gardens, Greenleaf and Pine Hill nurseries. Drawing for a free rain barrel.

On Wednesday, August 20 from 4:00 to 6:00 pm it's "In the Drink" at DeWitt's marina. This is the fifth annual Chain of Lakes Water Report Card. Discover what local organizations are doing to safeguard our waters. Enjoy a wine and cheese reception and a pontoon cruise. Take home a boat spill clean-up kit.

Both events are free, but pre-registration is a must. For more information and to register, call 231.533-8314.

Residential Water Well Sampling Program Update for 2008

By Chuck Edwards - Northwest Michigan Community Health Agency

The Northwest Michigan Community Health Agency (NMCHA) began the routine sampling early in January as most years. We were able to sample approximately 70 residences between the Schuss Mtn. area and Kresnek Rd area. That sampling event revealed one new positive result for TCE in a well north of "five corners" and near Del Mason Rd. That gives a total of 10 positive wells to date going back to our original sample event of 2004-2005. Another attempt to pick up a few more samples around the Presidents Day weekend resulted in only a small handful of samples as very few people were at their homes that week. It is possible that we may attempt one more sample event period around Memorial Day weekend to try and reach more homes. However, by then I would expect that the water main extensions will be well under way again and some of the existing wells may already be abandoned and connected to the system. We will reevaluate that as the date gets closer. From what our office is being told the entire project is scheduled for completion by the end of this summer or fall.

Once the project is complete, NMCHA is under the impression that we will **NOT** be sampling any remaining wells within the service area. In other words if a resident chooses to not connect and they instead decide to keep their well they will be on their own for any sampling and monitoring of that well, and, any future connection to the system will be at their expense. There are a small number of wells directly south of "five corners" that will remain for annual sampling. That area is NOT scheduled for the water service at this time.

Editor's note, for questions on this information please contact:

Chuck Edwards, R.S.
Environmental Health Supervisor
Antrim County
(231)533-8670

THE CORTINA CONFERENCE CENTER

The Cortina Conference Center is changing hands. It has been owned by the Schuss Mountain Golf Club, Inc. since it was built, although it was managed by the resort all of that time. It is being acquired by the Cortina Conference Center, LLC and will be managed by the Olds Professional Centre, Ltd. The principal of the Schuss Mountain Golf Club, Inc. is Mr. Victor Zucco; the principal of the Cortina Conference Center, LLC and the Olds Professional Centre, Ltd. is Mr. Meredith Reschly.

The Cortina Conference Center is **NOW** available for your meeting needs, private parties and gatherings. Simply call Meredith Reschly at 810-629-4829 or email him at mlr@bbb1.com for pricing, bookings or general inquiries.

Olds Professional Centre's management of the Cortina Conference Center will include a full time employee maintaining Regular business hours at the facility at a point and time in the near future. The target date is between now and June 1, 2008.

The SMPOA Board has voted to take advantage of the opportunity to have an administrative assistant at the Cortina Conference Center and maintain regular hours to serve our members. Jan James has been employed over the past years as SMPOA's paid administrator and has tirelessly served SMPOA in that position well beyond her compensated hours. Opportunities and circumstances have taken her and Bob downstate and she will no longer be able to serve in that capacity. Olds Professional Centre, Ltd. offered their services to fulfill our needs for a paid administrative assistant and will also provide an office, meeting location for board meetings and an office for SMPOA. The board unanimously approved a proposal by Olds to provide those services. The date that the Cortina Conference Center opens and the hours of operation will be announced at a later date. The local phone number for the Cortina Conference Center will be 231-533-3950.

EXTENSION OF MASWA WATER LINES 2008

By Jan James

A Pre-construction Meeting for the 2008 construction season to complete the extension of the Mancelona Area Water and Sewer Authority (MAWSA) water line in Five Corners Area was held April 8th with representatives of MAWSA; Great Lakes Contracting (company installing the main water line); Antrim County Road Commission and Gourdie-Fraser (company coordinating the entire process). Also present representing SMPOA were Ray Karabin, Vice President and Jan James, Secretary. The main subject was the many complex parts necessary to complete the extension of the water lines started in late November 2007. This article was prepared using the information from the Pre-construction meeting and with the assistance of Shelley Boisvert an employee of Gourdie Fraser (231-964-5874) who works at the MAWSA office. She graciously conferred with many of the key players to help provide property owners have accurate and up to date information.

Questions:

1. Now that the load restrictions for the roads has been lifted what can the property owners expect in the way of construction work? The contractor has started back to work the week of April 14th and plans to work on the public roads but will work to maintain traffic flow.

2. What are the time lines for the completion of water lines by Great Lake Contracting? Ideally, the contractor would like to complete the job by the end of June, but the actual connection of homes may take longer due to coordination and time lines of the property owners with the crews making the connections.

3. What is the correct name and address of the company that will complete the hook-ups from the water lines to the houses and how they will be contacting each property owner for that hook-up and approximate time line for their work. The company's name is HTI, Inc. Their address is 3104 Logan Valley Rd., Suite 100, Traverse City, MI 49684 and their phone number is 231-995-7630 x 2. Steve Tompke is the Vice President of Construction Services. HTI, Inc. sent a letter to all the people on the MDEQ list to introduce themselves, along with a Mancelona Area Water and Sewer Authority (MAWSA) water permit application for each homeowner to fill out. In this letter they state that they will need access to the homes for the plumber and electrician to make the water connection and to install the meter and ask that each owner contact them to let them know how to coordinate this connection.

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4. Who should be contacted at Gourdie-Fraiser and MAWSA for answers to questions? Marty Alley is the Construction Representative Supervisor for Gourdie Fraser. His cell phone number is 231-313-4860. The personnel at the MAWSA office handles the operation of the existing water system and are not directly involved with the new construction until such time that an inspection is necessary for the water connection. If people have questions about MAWSA, the existing system, or what the rates will be once they are connected, they can call the MAWSA office at 231-587-0744, M-F from 8:00 am to 12:00pm and 1:00pm to 5:00pm. The MAWSA office also has a complaint form if a property owner wishes to make a complaint about the contractor or a portion of the construction project. These will be documented and forwarded to Gourdie Fraser to be handled.

5. Could you give a brief description of the court papers that were sent out to property owners and why they should sign them? There were some private roads in the Five Corners area that did not have utility easements in them to lay new water main. In order to obtain easements we would have had to change the Plats which could have been a 2 to 3 year process. MAWSA's attorney, Running, Wise and Ford is seeking to change the Plats and add utility easements in the private roads through a court process. Although there were a lot of official looking papers, the only thing that needed to be signed was a consent form that had to be mailed back to Running, Wise and Ford in Charlevoix so they could submit the consent forms to the court and have the easements added to the Plats. The easements we are seeking are strictly for the road and road right of way and should not encroach on anyone's property.

6. How many property owners haven't signed up for hook-ups to the water line and are there any time left to do so? We show 4 parcels that did not respond to the State but only one of them is in the Schuss area. There is still time to do so. As long as paper work is taken care of and HTI is notified before they complete their connection portion of the construction we could still get those homes in.

7. During the Pre-Construction Meeting, it was mentioned the on the roads of Wasser Valden, Courcheuel, Val Disere and Lawine Strasse that it might be necessary for the water line to be put down the middle of the road. Why is this necessary and is there any way that owners of vacant property who want to build soon could have a tie put in during construction? Where the roads are small and narrow there is not enough room to run the water main in the right of ways without disturbing the many trees along the side of the road. The contractor and field representatives will have to make decisions during construction that may affect this but they will not know until they are there. It would be logical to install water leads to the vacant properties in cases like this but the State cannot and will not pay to have services put in where there is not an existing well.

In conclusion in preparation for the M-DEQ & ACUTE Public Forum a set of Frequently Asked Question (FAQ) regarding the extension of the Public Water System was written containing valuable information This FAQ are still available on our web site: www.smpoa.net

Trash Issues at Schuss Mountain

By Bob James

Following the discussion at the SMPOA General Meeting last September, a lot of work, thought discussion has gone into how to address what to do with the household trash for those property owners who are not permanent residents. Custer Township provides trash pickup but it is on Tuesday. This is fine for permanent residents but not much help for weekenders. We explored placing a large dumpster somewhere at Schuss, however the resort said no to using any of their property because we had no way of policing it to prevent dumping of non household waste. After looking at several options all of which have pluses and minuses, two were settled upon as the best available. Additionally Custer Township has two annual cleanups when trash can be taken to the township hall on Alden Road. Below are the three options which option you choose is up to you. More details on the Custer township cleanups are in this newsletter.

Pay Shanty Creek to allow you to dump trash at Ivan's. \$110 for a part time resident and \$65 for less than 3 months out of the year

Rent a wheeled tote from American Waste for your residence. This option will keep the critters from distributing your trash around the neighborhood between Sunday and Tuesday. As a special offer, American Waste will be supplying totes (a 96 gallon plastic container, on wheels with a lid) to the Schuss Mountain Home Owners Group that call 231-258-9030 to request one. The bi-monthly charge for this will be \$10.00. To start the delivery process customers will be required to pay a \$20.00 refundable tote deposit plus \$5.00 for the first months fee. For a total of \$25.00 up front. This payment may be can be made by mailing in the payment, over the phone with a check or a credit card. The address to mail the payment to is American Waste, PO Box 1030, Kalkaska, Mi. 49646 Attn:Kelly. Those mailing requests in will need to supply a service address, a billing address, a current phone number, and the name the account should be billed to.

Antrim County "LUV PACS" Program needs your help!

By Bob James

"LUV PACS" is a new program, under the Antrim Child Abuse and Neglect Council (ACAN), that provides back-packs filled with necessary items for children (0 to 17years of age) being placed in foster care homes due to neglect or abuse. To raise money to purchase the items for the backpacks, SMPOA member and Director of LUV PACS, Ann Corona is collecting old cell phones minus the battery, spent inkjet and laser printer cartridges which will be sold to raise funds for this worthwhile program. If you have any of these items instead of throwing them into a landfill why not "go green" and let Ann recycle them while collecting some money to help the less fortunate children of Antrim County. Contact Ann at 231-587-9789 or irishlassie13@chartermi.net.



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 Five 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 2008 Dates

First Annual Five Corners Cleanup

May 24, 2008 10:00am Five Corners

Spring Brush Cleanup

Starting Monday, June 2, 2008 until finished

Bellaire Lioness Women's Golf Outing

June 13, 2008 Shanty Creek Resort
See flyer for details

Your Northern Home & Garden

June 25, 2008 4pm Alden Train Depot

"In The Drink"

August 20, 2008 4pm Dewitt's Marina

SMPOA General Meeting

September 14, 2008 Final arrangements to follow

Annual 3 Village Dinner Dance

September 14, 2008 Summit Conference Center