



THE SCHUSS MOUNTAIN VIEWS

Spring 2009 P.O. Box 332, Bellaire, MI 49615 <http://www.smpoa.net>

2007-8 Board of Directors

Bob James , President
P.O. Box 702036
Plymouth, MI 48170

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

Rose Roberts, Secretary
5737 Coach House Ct
Waterford, MI 48327

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

Trustees

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

President's Message

Welcome to the Schuss Mountain views. While I thought I would never say it "it was a long winter". We had some great skiing with great snow, but even I am happy to see spring. The golf courses are open and we are all looking forward to a wonderful summer.

I am happy to report that the dumpsters are still at Schuss for the time being. The Board of Directors is still exploring ways to stop the abuse of this resource that Custer Township has provided. I have been in almost weekly contact with officials at Custer Township looking for solutions and pleading for time to solve the issues. At this time I can not promise anything but I am hopeful we will find a solution.

You will read inside that we have a new COO and General Manager, Mr. Michael Jordan. I met Mr. Jordan briefly at the Lakeview dining room a couple of weekends ago. While I did not have the opportunity for a lengthy conversation, my first impression was quite positive. We certainly need good leadership in these troubled times.

I understand that there remain a few homes to still be hooked up to the water and there is still some reconstruction to be completed. The contractor has to wait for the road weight restrictions to be lifted but we should see some progress shortly.

We are planning a spring clean up and flower planting on May 23rd for our beautiful re-landscaped 5 corners and the sign posts around Schuss. If you can spare some time on that Saturday please stop by for a little work and some food and refreshments. During the week of June 1st we will be doing the annual brush cleanup so please remember BRUSH ONLY! No large trees. The flier for these events is enclosed.

On the inside you can read the latest report on the TCE plume. While there is no imminent danger, the solution that the water system expansion provided is not as long term as had been originally hoped. MAWSA will have to be looking for a long term solution sooner rather than later. The good news is that we now have utility to deal with this issue instead of dealing with it as individuals.

Our dues collections are coming along nicely. Thank you for your support. It is your support that makes all we do possible.

Have a great summer and I hope to see you around the resort.

Bob James

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2008 - 2009 SMPOA Committees	
Executive	Bob James Ray Karabin Rose Roberts Meredith Reshly
Architectural	Bud Hierlihy Bob James Ray Karabin Julie Peters
Association By-laws	Bud Hierlihy Chuck Roberts Rose Roberts Larry Bourassa
Contracts (roads, signs, path cleanup)	Mike Shagena Ray Karabin Julie Peters Chuck Roberts
Snowmobile	Bob Richter Rose Roberts
Social	Terry Willenborg
Newsletter	Jan Lindsay Bob James
Website	Bob James

2008 - 2009 SMPOA Trustee Addresses & Phone Numbers	
Bud Hierlihy , Architectural, Association Bylaws 2321 Schuss Mountain Dr Bellaire, MI 49615	
Julie Peters , 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	
Jan Lindsay , Association Bylaws, Snowmobile 6780 Rue De Montagne Mancelona, MI 49659	
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	
SMPOA Administrator Patti Mueller 231-533-3950 administrator@smpoa.net	

TREASURERS REPORT

By Meredith Reschly

"The annual dues billing was sent out by April 1, 2009. As of April 24, 2009, \$23,140 has been received; dues payments are being received daily. We continue to appreciate the support of our membership loyally supporting the efforts of our association and allowing your board to sustain and improve membership benefits. "What Your Dues Do For You" was once again sent out with the dues billing confirming the benefits of SMPOA membership.

All indicators are that we will meet our budget objectives again this year."

The current financial statement through March is below. **THANK YOU ALL FOR YOUR SUPPORT!**

04/27/
2009
Accrual Basis

Schuss Mtn Property Owners Association**Balance Sheet**

As of March 31, 2009

	Mar 31, 08
ASSETS	
Current Assets	
Checking/Savings	
1000-00 · Cash in bank - Huntington Bank	4,663.84
Total Checking/Savings	<u>4,663.84</u>
Accounts Receivable	
1100-00 · Association Receivable	120.00
Total Accounts Receivable	<u>120.00</u>
Other Current Assets	
1030-00 · Investments	
1030-10 · Alden Bank	13,893.28
1030-20 · Huntington Bank Money Market	6,756.70
Total 1030-00 · Investments	<u>20,649.98</u>
Total Other Current Assets	<u>20,649.98</u>
Total Current Assets	<u>25,433.82</u>
Fixed Assets	
1200-00 · 5 Corners Lot	625.00
Total Fixed Assets	<u>625.00</u>
TOTAL ASSETS	<u>26,058.82</u>
LIABILITIES & EQUITY	
Equity	
3040-00 · Retained Earnings	36,691.21
Net Income	<u>-10,632.399</u>
Total Equity	<u>26,058.82</u>
TOTAL LIABILITIES & EQUITY	<u>26,058.82</u>

ARCHITECTURAL COMMITTEE REPORT

By Bud Hierlihy

There have been no new applications since the last newsletter.

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

Shanty Creek Welcomes a new COO and General Manager

By Bob James

On Thursday, February 19, 2008, Harry Mosgrove announced that Mr. Michael Jordan would be assuming the COO & GM position at the resort. Michael is in the process of relocating to Shanty Creek Resorts from Chesterfield, MO. Michael brings to Shanty Creek his professional experience in guest service, hospitality and finance, as well as his proven leadership skills. Michael has many years of history in creating and leading growth periods for hospitality facilities throughout the United States. His creative ideas will no doubt play a large part in our success here at this resort. The Executive Committee will be working closely with Michael as he settles into his COO responsibilities here at Shanty Creek. Michael is acclimating to Northern Michigan, by purchasing boots, a winter coat, and snow gear! Michael will maintain the same open door policy to all and he will be making a regular presence throughout the resort, so be sure to introduce yourself and welcome Michael. Let's all show him that Shanty Creek Resorts really is a great place to call home!

WATER SYSTEM EXTENSION UPDATE

By Bob James

Matt Bennett, HTI, confirms that there are only a few hookups left to go. He did caution that a couple of them are challenges as far as the time that will be needed but in a couple of weeks they should be completely done.

If a homeowner has not been contacted for their service connection the gentleman to call will be Matt Bennett at 231-499-4267

TRASH DUMPSTERS AT SCHUSS

By Bob James

Latest Update on TCE Plume

by Dean Branson (Reprinted with permission)

On February 4, 2009, Michigan Department of Environmental Quality (DEQ) released a comprehensive Technical Memorandum that describes the results of the ongoing investigation of the Wickes Trichloroethylene (TCE) groundwater contamination problem. The groundwater contamination originates in Mancelona and extends to the Cedar River area. The purpose of a special test, conducted on September 3, 2008, was to determine whether the clay layer between aquifers would prevent the TCE in the upper aquifers from being pumped into the Cedar River Well Field from the deeper aquifer. Cedar River Well Field is a main source of water for the Mancelona Area Water & Sewer Authority's Municipal Water System.

The test confirmed that the clay layer is permeable and is not expected to protect the Well Field. Given the 4,000 feet between the Well Field and the leading edging of the TCE plume that is migrating toward the Well Field at about 50 to 350 feet per year, action to assure safe public water will be needed some time in the next 10 to 12 years and no later than by the year 2020. These actions could include the construction of a new well field or aeration system or filtration of the water to remove the TCE. All of these actions are expensive and funds to explore these actions have not been allocated.

The wide range of migration rates is based on detection of TCE moving between monitoring wells where the groundwater is carrying the TCE. The groundwater moves more slowly through tightly packed fine sand compared to its rate of migration through zones of gravel.

DEQ's test was administered by MACTEC Engineering and Consulting. The test involved two pairs of new sentinel wells located on the trajectory of the TCE plume moving toward the Cedar River Well Field. One of the pairs of wells is located about 500 feet from the Well Field and the other pair about 2,500 feet from the Well Field. The screen for one of the sentinel wells in each pair is in the same deep aquifer as the Cedar River Well Field draws water for the Mancelona Municipal Public Water System, and the other screen is in a shallower aquifer. The shallower aquifer is carrying the TCE plume. A clay layer separates these two aquifers.

The test showed a pressure deflection in the shallow aquifer when the Well Field pumps were being pumped at a high rate. This detection of a pressure deflection provides evidence of a hydraulic connection between the two aquifers and hence the ineffectiveness of the clay layer to protect the deep aquifer from TCE contamination. This evidence confirms earlier seismic information indicating that some areas of the 70-foot clay layer could be as thin as 20 feet. The thin area may include channels of very coarse-grained glacial outwash deposits of sand, gravel, and cobbles, which may help explain the detection of the pressure deflection in the upper aquifer when the Cedar River Well Fields are pumping from the deeper aquifer.

Even though the test shows a connection between the two aquifers, DEQ officials are not concluding for sure that TCE-containing water will be pulled through the thin porous area of the clay layer into the deeper aquifer and then contaminate the municipal water in the 10 to 12 year timeframe. According to Jim MacQuarrie, the Municipal Water System Administrator, there is ample water in the deep aquifer and that pumping normal rates, 30,000 gallons per day in the winter months and 200,000 gallons per day in the peak summer months does not automatically mean the Cedar River Well Fields will be threatened in 10 to 12 years.

The good news in this otherwise bad-news story is that we have time to respond to the new information. Also the sentinel wells are properly located to provide adequate warning of incoming TCE before it reaches the Cedar River Well Field. DEQ has done an outstanding job of investigating this TCE plume and protecting the public from the consequences of drinking water contaminated with TCE by funding the installation of a public water system.

A special thanks to DEQ's Janice Adams and DEQ's contract engineering firm, MACTEC Engineering and Consulting, especially Steve Murray for conscientiously maintaining communications with people in the community. Although ACUTE (Antrim Coalition United Through Ecology) formally discontinued regular informational meetings with DEQ in January 2008, DEQ has continued to keep our community informed of new developments. The information in this article was based on DEQ's February 4, 2009 Technical Memorandum #20 is "*Potential Source Area Investigation and Assessment of Confining Layer near the Cedar River Well Field: Vertical Aquifer Sampling, Soil Sampling and Monitoring Well Installation*" for the Wickes Manufacturing TCE Plume. For further information about this TCE plume can be found on the ACUTE Website: www.tosc.msu.edu/mancelona or Schuss Mountain Property Owners Association's Website: www.smpoa.net or Janice Adams, 989-705-3434.



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 2009 Dates

Property Owners Golf Weekend

May 2, 2009 Shanty Creek

Memorial Weekend Cleanup of 5 Corners

May 23, 2009 5 Corners

Annual Brush Pickup

June 1, 2009 to June 5, 2009