



# THE SCHUSS MOUNTAIN VIEWS

Summer, 2005

www.smpoa.net

## 2004-5 Board of Directors

Bud Hierlihy , President

Ray Karabin, Vice President

Don Kelner, Treasurer

Jan James, Secretary

### Trustees

Bob James

Julie Peters

Will Rogers

Mary Jane Schilberg

Frank Willenborg

Terry Willenborg

Curt McDaniel

(Sudendorf Condo Rep)

Margaret Schaefer

{Bergrand Condo Rep)

### A Message From Our President

As my term as President of Schuss Mountain Property Owners Association (SMPOA) comes to an end, I feel we all have much to be thankful for here at Schuss Mountain.

First of all, on behalf of the SMPOA, let me extend to you my appreciation for your support and membership in our association.

Second, we should all be thankful for the dedicated and sincere SMPOA Board of Directors. Without this Board's dedication and hard work, we would be in a heap of trouble. This latest newsletter you are now reading an example of this dedication. Everywhere we look at Schuss Mountain we see the fruits of this dedicated effort paying off in the increased participation in supporting our beautiful Schuss Mountain.

The election of a new board will take place at the General Meeting on September 24<sup>th</sup>. My wish is that the new executive committee has the same level of cooperation that I have had over this past year. If any SMPOA members would be interested in being involved in the New Board please contact me or the other Board Members.

I want to encourage each and every one of you to attend the General Meeting on September 24, 2005 at Ivan's from 9-11am. We have invited Jack Garagnani, the President and Chief Operating Officer of Shanty Creek to address our meeting. I know that you will find this meeting informative and interesting. Also, a resort-wide Dinner Dance will held that evening. Please plan on attending both of these events.

I would like to say thank you for the opportunity to serve you as President this past year.

Bud Hierlihy  
President SMPOA

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**2005  
Schuss Mountain  
Property Owners Association**

<b>Executive</b>	Bud Hierlihy Don Kelner Ray Karabin Jan James
<b>Architectural</b>	Bud Hierlihy Will Rogers Frank Willenborg Ray Karabin
<b>Association By-laws</b>	Frank Willenborg Don Kelner Bud Hierlihy
<b>Beach Club</b>	Julie Peters
<b>Budget</b>	Don Kelner Frank Willenborg
<b>Contracts (roads, signs, path cleanup)</b>	Frank Willenborg
<b>Snowmobile</b>	Open
<b>Shanty Creek Liaison</b>	Ray Karabin
<b>Social</b>	Terry Willenborg
<b>Newsletter</b>	Jan James Bob James
<b>Meetings</b>	Frank Willenborg

## FINANCIAL REPORT SUMMER 2005

By Don Kelner, Treasurer

We are halfway through our fiscal year and things are relatively normal. Dues collections are slightly below our projection at this time. If you have not sent your dues in, please do so soon.

We projected a short fall in the 2005 Budget primarily because of two one-time expenditures: re-landscaping Five Corners and striping of Schuss Mtn Drive. The landscaping is completed. The striping has not been done as yet. Other budgeted items are generally in line with projections.

Major contracts for 2006 have not been negotiated. Because of the increased cost of gasoline and diesel, we anticipate increases in our two major expenditures: roadside mowing and snowplowing.

### TCE Plume Update

By Jan James

The three main issues to be reported on from the most recent monthly meetings of ACUTE (Antrim County United Through Ecology) are:

1. The **ACUTE Public Forum Meeting** that was scheduled for September 22<sup>nd</sup> has been postponed until M-DEQ (Michigan Department of Environmental Quality) has completed their investigation of the TCE plume to accurately locate the outer-most boundaries of the plume and the direction and speed the plume is moving. Bob Wagner, M-DEQ's Project Manager for this Project, emphasized that M-DEQ remains committed to finding a set of remedies for this site. So far M-DEQ has invested almost 8.5 million dollars to provide safe drinking water and to investigate the size of the plume.

Although ACUTE strongly requested that M-DEQ target **September 22<sup>nd</sup>, 2005** to describe their **proposed set of "selected remedies"** for this plume, M-DEQ cannot meet that target date because a reliable groundwater model is an essential part of their Feasibility Study and the model requires some additional input data. The groundwater model needs new information from a few new wells. Now that M-DEQ has received authorization to start drilling the new wells and drilling does not take place in the winter months, drilling and data analysis may require another year. Therefore ACUTE's new target date for a Public Forum to review M-DEQ's proposed remedies will be based on input from M-DEQ on the completeness of their investigation.

2. Regarding the **"Well First Policy" (Protocol)**, that was adopted by the Northwest Community Health Department on April 5, 2005, work continues on a written response to **Frequently Asked Questions (FAQ)** about the implications of this Policy to buyers and sellers of property in the affected area of Schuss Mountain not covered by the existing Mancelona Area Water and Sewer Authority (MAWSA). The Response will include detailed maps showing the location of the **affected area of concern**, the existing water lines, and the location of drinking-water wells known to have non-detected TCE concentrations. The idea is to provide clear and reliable information from all the different state and local agencies on just what this "Well First Policy" means to each property owner, potential buyer, realtors, and all other parties interested obtaining a building permit on a parcel of property within the affected area of concern. The final document will to be posted on the TOSC Website and the SMPOA Website. Also copies will be distributed to local realtors and available at SMPOA General Meeting on September 24<sup>th</sup>.
3. ACUTE is continuing it's efforts to explore different sources of funding and technologies aimed at targeted remediation of the TCE Plume "hot spots" using nanoscale metallic iron. These efforts include possible collaboration with EPA's R&D organizations and M-DEQ to document a case study showing the economics of this new remediation technology in deep aquifers contaminated with TCE.

## SHANTY OWNERSHIP UPDATE

By Ray Karabin

At a meeting on July 14, 2005, I posed the following questions regarding Schuss Mountain to Jack Garagnani, President and Chief Operating Officer at Shanty Creek.

Q: Just what is the status of the Indoor and Outdoor Swimming Pools at the Schuss Main Lodge Building? The Outdoor Pool is open but the Indoor Pool has been filled and appears operational, but is not open for use?

A: The Building is closed due to the construction work going on inside. The Insurance Companies, of which there are approximately 30 different insurers covering the multiple Condo owners, will not allow anyone in the Building until the work is completed. Construction continues to be stymied due to the lack of Permits which have to come from Lansing until the Antrim County situation is resolved. They project a finish date of Nov. 1, 2005.

Q: What is the status of the Resort Sale?

A: There is no money presently on the table. There are still "lookers" and some offers have been made, but not accepted by the Bank.

The following suggestions/requests were made:

The outdoor pond in front of the Schuss Main Lodge Building is covered with algae and does not present a good impression of Schuss. The aeration pump should be kept on to keep the pond water clear

The Main Entrance from Schuss Mountain Road looks very nice with the flowers planted, however, the lower branches of the large Evergreen Tree blocks a portion of Schuss' Sign. These branches should be sawn off.

The split rail fence from Entrance to Lodge is in need of repair and maintenance.

At Schuss' Beach Club on Lake Bellaire a few big branches are down and need to be removed. \* **Note:** As of 7/17 this has been taken care of.

Jack Garagnani made note of our suggestions and recommendations. He did say that he is not aware who actually owns the split rail fencing, but he would check.

In conclusion Jack stated the Bank has invested additional monies in the golf courses and equipment and is striving to keep this a viable property.

## REMODELING OF SCHUSS LODGE

By Jan James

### Some good news, work on the Schuss Main Lodge Building has started!

Becky Folker, Property Manager of the Schuss Main Lodge Association, said in a telephone conversation that after many months of difficult negotiations with the insurance companies, a national known company, Belfor Construction has been hired to repair and restore the damaged portion of the Main Lodge at Schuss Village. The building has been basically closed since January 30, 2005, when a fire completely destroyed a total of eight rooms, including major damage to the bottom floor and men's restroom. Repairs will not only include the damaged portion, but a new paint job and repairs to the tower on the exterior.

While the building is under repairs no access is allowed to the building other than the construction workers, including the indoor pool, restrooms, and The Pub. As soon as the necessary permits are issued, work will start with a target date scheduled around Thanksgiving 2005, just in time for ski season.

If you would like additional information, Becky Folker can be reached through her email at [rjandcompany@charter.net](mailto:rjandcompany@charter.net)

### ARCHITECTURE COMMITTEE REPORT

By Bud Hierlihy

This year we only had one house started here at Schuss Mtn. and one approved for construction. By the time you read this the second house will have started construction. Hopefully next year things will improve both at the resort level and the private construction level. I am sure that the "Well First Policy" has had an effect on the number of building starts here at Schuss Mtn. I understand that similar policies are in effect in other parts of the state so hopefully most of you are familiar with this policy.

### SMPOA MEMBER DIRECTORY

By Marguerite Karabin

Our new Directory of ALL Schuss Mountain Property Owners is now available. The new format we used will enable us to update the Directory every few years, as needed, without completely publishing a new Directory. Copies of the Directory will be available at our next General Meeting. You may contact me at (231) 587-9141 or [nibarak@freeway.net](mailto:nibarak@freeway.net)

The cost for a Directory is \$10 each ... and an additional \$3 charge for mailing.

I am a full-time resident at Schuss ... so do not hesitate to contact me for a Directory.

## DINNER DANCE

A joint Dinner Dance with SMPOA, Shanty Creek and Cedar River Property Associations will be held at the Bellaire Room of the Summit Lodge on September 24th from 6pm-11pm. The cost of for dinner dance, which features a disc jockey will be \$32.50 per person. More information will be forthcoming in August with a RSVP, so mark your calendar for this fun event. For more information you can call Terry Willenborg at 231-587-9026

## MANY THANK YOUS ARE IN ORDER

By Julie Peters

### Beach Club Volunteers:

Thank YOU so very much for all the hard work that you did on Saturday May 28 at the Schuss Mountain Beach Club. The beach and surrounding areas look FANTASTIC!!!! We had a total of 24 people come out to make our club look wonderful. We had some new faces that really added to the fun. Getting to know each other through working together is always fun. There are several individuals that need a special thank you, so if you see them around the resort please do express your gratefulness for their efforts at the Beach Club. **Jan James** and **Carol Richter** chose the flowers, designed the color theme and directed the planting as well as planted flowers themselves. Thanks gals for beautifying our beach area. **Tom Lester** shopped for cleaning supplies and then scrubbed the tables and chairs making them shine. **Randy Peters** for cooking the hotdogs, they were yummy!!!! **Mary Jane Schilberg** brought her crew of kids and grandkids. Her son supplied us with trash bags and work gloves a huge thank you for those things. And last but not least, **Bud Hierlihy** for being our trash man; he took all our "stuff" and disposed of it for us. **Brent Nelson** and his crew from Shanty Creek did a great job on the preliminary clean up which made our jobs easier. We appreciated his efforts for the Schuss Mountain Beach Club.

### THANK YOU TO DAVE AND GWYN FALK

Two beach lounges were purchased by the Falks and placed at the beach for summer usage.

### THANK YOU TO JIM AND TERRY ZABKAR

Next time you visit the Beach Club please notice the new sign at the entrance which was provided by Jim and Terry Zabkar.

## SCHUSS OUTDOOR POOL OPEN

By Bob James

While the indoor pool is closed because of the lodge remodeling, the outdoor pool is open and available for use. In lieu of the restrooms that are under construction, Porta Johns have been placed under the arch near the Pub entrance. (Yes, I know it's tacky, but its better than nothing.)

## SUMMER JAZZ AT THE BEACH CLUB

There will be a Jazz Concert at the Schuss Mtn Beach Club for the SMPOA members and guests on Saturday, August 27 from 4-6 PM. Attendees are asked to bring a chair or blanket, and their own beverages—chips and nuts will be provided. Bud Hierlihy a member of a band, **The Reflections**, says they play music from the 1920's-1940's. Join us for what we hope will be a yearly event. This is a great way to showcase our beach club, enjoy the lake and hear music all at the same time. A flyer is enclosed in this newsletter.

## "IN THE DRINK II"

An update on Antrim County 's ground and surface water quality will be held on August 17, 2005 at 4:00 p.m. at the Alden Depot Park. Sponsored by Grass River Natural Area, Three Lakes Association, Torch Lake Protection Alliance, Tip of the Mitt Watershed Council, and Antrim Soil Conservation District. There will be Up-to-date Information on the TCE Plume, the summer intern water quality project, demonstrations of rain gardens and greenbelts. **Stump the Expert!** Bring your suspicious specimens. There will be a nursery discount coupon for every guest. Enjoy a wine and hors d'oeuvres reception. **Reservations please: Call GRNA office at 231-533-8314.**

## SMPOA WEBSITE A SUCCESS

By Bob James

The SMPOA website [www.smpoa.net](http://www.smpoa.net) is a success. Site statistics and email traffic indicate that we have been averaging one to two dozen hits a day, which is good for an informational site like ours. More importantly people are using the email addresses listed on the site to communicate with our organization. We have gotten emails from members asking questions about property issues and from prospective buyers with questions about building codes and restrictions. This is exactly why we developed the site: to provide an information and communication vehicle for members and prospective members.



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 2005 Dates**

### **"IN THE DRINK II"**

August 17, 2006 4PM

Alden Depot Park

### **Summer Jazz at the Beach Club**

August 27, 2005 4-6 PM

Schuss Mtn Beach Club

### **Annual Meeting**

September 24, 2005 9:00 am

Ivans Grill

### **Resort Wide Dinner Dance**

September 24, 2005

Bellaire Room Summit Village

Visit the Shanty Creek WebSite [www.shantycreek.com](http://www.shantycreek.com) for information other events at the resort.