



# THE SCHUSS MOUNTAIN VIEWS

November, 2006

[www.smpoa.net](http://www.smpoa.net)

## 2006-7 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 - Treasurer  
P.O. Box 358  
6827 Obervalden Dr  
Bellaire, MI 49615

### Trustees

Bud Hierlihy  
Julie Peters  
Bob Richter  
Diane Simancek  
Rose Roberts  
Chuck Roberts  
Terry Willenborg  
George Houchens  
(Sudendorf Condo Rep)  
Larry Bourassa  
(Bergrand Condo Rep)  
Jim Swihart  
(Main Lodge Rep)

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## A Message From Our President

Welcome to the November 2006 edition of the "Schuss Mountain Views". Following the 2006 General Meeting, I was nominated for and accepted the position of President for another year. It is exciting to have so many new members on our board. We are going to have a challenging year ahead and are looking forward to new ideas and suggestions. In regards to Treasurers position, there were no volunteers so Jan James was persuaded to take on these duties in addition to her work as Secretary.

Prior to the General Membership Meeting on September 16, Trinidad the new owners of Shanty Creek held its first Informational Meeting for all Shanty Creek property owners at the Summit Conference Center. The new management team was introduced and there was a presentation on the improvements that were made over the past summer and what to expect in the future years.

At our General Membership meeting, the following items were discussed.

- Our treasurer's report showed that we are doing better than we had projected. In addition to the increased revenue from the dues increase we have had more people paying dues.
- Julie Peters gave a report on the Beach Club and all of the activities over the past summer. The news is not good for our beach club. All of the deals we have been working over the past year have come to naught.
- A report on the TCE Plume was given by Gary Knapp, Director of MAWSA. The Plume is continuing to spread in a northwesterly direction. The tentative plan is for the water system to be expanded in 2007 to cover the areas north of 5 corners.
- Concern was expressed about the architectural standards for siding. The feeling was that we should allow siding products other than wood. The new Architectural Committee has made a commitment that over this coming year they will examine siding options and make a recommendation to the Board of Directors on changes to the standards.

The Presidents Council, a new group of the all of the presidents of the property associations at Shanty Creek has been formed to have one voice to represent all associations in communicating with the new management of Shanty Creek Resort & Club.

At a recent Presidents Council meeting we were given a preview of the new membership plan for the Shanty Creek Club. This looks like a good program, read more about it inside.

Your Board of Directors and I are always interested in hearing from you so feel free to contact us either by phone or through the website. Thank you for your support

**Bob James**

<b>2006 - 2007 SMPOA Committees</b>	
<b>Executive</b>	Bob James Ray Karabin Jan James
<b>Architectural</b>	Bud Hierlihy Bob James Ray Karabin Julie Peters Diane Simancek
<b>Association By-laws</b>	Bud Hierlihy Chuck Roberts Rose Roberts Larry Bourassa
<b>Beach Club</b>	Julie Peters
<b>Contracts (roads, signs, path cleanup)</b>	Bob James Ray Karabin Chuck Roberts
<b>Snowmobile</b>	Bob Richter Rose Roberts
<b>Social</b>	Terry Willenborg Diane Simancek
<b>Newsletter</b>	Jan James Bob James
<b>ACUTE Representative</b>	Jan James
<b>Website</b>	Bob James

<b>2006 - 2007 SMPOA Trustee Addresses &amp; Phone Numbers</b>	
<b>Bud Hierlihy</b> , Architectural, Association Bylaws 2321 Schuss Mountain Dr Bellaire, MI 49615	
<b>Julie Peters</b> , Beach Club, Architectural 7023 Rue De Montagne Mancelona, MI 49659	
<b>Terry Willenborg</b> , Social. 2921 Val de Sere Bellaire, MI 49615	
<b>Chuck Roberts</b> , Association Bylaws, Contracts 5737 Coach House Ct Waterford, MI 48327	
<b>Rose Roberts</b> , Association Bylaws, Snowmobile 5737 Coach House Ct Waterford, MI 48327	
<b>Diane Simancek</b> , Social, Architectural 2689 Schutzen Lane Bellaire, MI 49615	
<b>Bob Richter</b> , Snowmobile 2466 N. Obervalden Dr. Bellaire, MI 49615	
<b>George Houchens</b> , Sudendorf Condo Rep P.O. Box 824 Bellaire, MI 49615	
<b>Larry Bourassa</b> , Association Bylaws Bergrand Condo Rep 3023 Sherwood Lane Bay City, MI 48706	
<b>Jim Swihart</b> , Schuss Main Lodge Rep 806 W. Michigan Ave Apt 304B Jackson, MI 49202	

## Treasurers Report

By Jan James

Good news on the financial front, SMPOA is in much better financial shape heading into the end of 2006. Our revenues have increased significantly because of the increase in dues implemented this year. Even more importantly is that an increased number of members are paying their dues including their amounts due from previous years. As of September 2007, of the total lots 397 at Schuss 154 (38.7%) have paid; of the 164 homes 111 (67.7%) have paid and all of the Condominium Associations that belong to our association have paid. At this time, three condo associations, Le Villa Arboreal, Schlafenhaus and Villa Monte have chosen not to join SMPOA, although one condo owner at Villa Monte did pay his dues.

The Board of Directors wishes to express their appreciation to all of our dues paying members.

### Schuss Mountain Property Owners Association

#### INCOME STATEMENT

	9 Months Ended 9/30/2006	9 Months Ended 9/30/2005
<b>Revenues:</b>		
Income from Individual Dues	\$ 38,144.63	\$ 29,502.37
Income from Associations	29,108.33	21,700.00
Income from Directory	15.00	439.00
Interest Income	399.32	239.65
<b>Total Revenue</b>	67,667.28	51,881.02
<b>Gross Profit</b>	67,667.28	51,881.02
<b>Expenses:</b>		
Accounting Fees	1,606.50	1,555.50
Legal Fees	465.00	150.00
Administrative	1,875.00	1,250.00
Insurance Expense	1,009.22	812.88
Bank Charges	24.00	-
Office Expense	77.88	396.06
Directory Expense	-	1,922.75
Membership Contributions	510.00	700.00
Postage	234.00	155.40
Utilities - Consumers 5 Corners	355.54	330.55
Beach Club	1,282.22	2,057.67
Rubbish Removal - Beach Club	48.00	-
Maint & Improvements - 5 corners	690.00	2,304.00
Schuss Maintenance - Misc	85.00	-
Roadside Mowing - GLL	16,040.00	15,000.00
Northern Tree - Snow Plowing	11,248.00	8,400.00
Newsletter	1,019.60	1,779.46
Spring Clean Up	2,925.00	2,400.00
Advertising & Promotion	-	500.00
Property Taxes (5 Corners)	21.35	-
Dinner Dance	500.00	-
Meeting Expense	1,067.00	647.10
<b>Total Expenses</b>	41,083.31	40,361.37
<b>Net Income (loss)</b>	26,583.97	11,519.65

## Beach Club Update

By Bob James

**The future of the Schuss Mtn. Beach Club is not good!** For the past year and a half, the SMPOA Board has been working very hard to find a way to keep our Beach Club and maintain access to Lake Bellaire for our membership. We thought the option given from Alden State Bank of donating the property to the Grass River Natural Area which in turn would have give SMPOA access to our Schuss Mtn. Beach Club was the answer. Then in June '06, after the retirement of Blaine Russell as President of Alden Bank, the bank's board of directors changed direction saying they could not make a charitable donation of this valuable piece of lake front property to Grass River.

After getting confirmation of Alden Bank's decision, the Board explored the possibility of purchasing the property in conjunction with Cedar River Village Association and Swiss Village East. At a meeting in August '06 with Tom Lane, the new President of Alden Bank and representatives from SMPOA, Cedar River and Swiss Village East, the stated price of \$350,000 was given. The consensus of the three associations was no further negotiations to purchase the Beach Club would be made.

At the first meeting of the new Board of SMPOA on October 21, '06, the decision was made to remove all signage from the property, cancel the insurance and turn off the power. Next spring, all of the tables and other equipment from the property will be removed. Some other options are being explored but the future of the Schuss Mtn. Beach Club does not look good.

## Shanty Creek Property Owners Meeting

By Bob James

Prior to the General Membership Meeting on September 16, Trinidad the new owners of Shanty Creek held its first Informational Meeting for all Shanty Creek property owners at the Summit Conference Center. The new management team was introduced: Jack Eslick COO/General Manager; Jon Stultz Vice-president of Sales and Marketing and William Patterson Vice-president of Finance. Harry Mosgrove presided over the meeting which included a presentation of the many purchases and improvements Trinidad has made since they took over the resort last March. As of September Trinidad has invested over 2.7 million dollars in the resort. There was a lengthy question and answer session where everyone got to ask questions. A copy of the presentation can be downloaded at:

<http://www.shantycreek.com/po/updates.html>

## Presidents Council to Represent Property Owners

By Bob James

A new group of Presidents of the many property associations at the three villages of Shanty Creek has been formed for the purpose of having just one organization to represent all property owners to Trinidad Resorts & Club, the new owners of Shanty Creek.

This past July, Steve Grill of Cedar River Village held the first planning meeting of the property owner association presidents, with the idea to of forming this one new organization to facilitate and simplify communications between Shanty Creek property owners and Trinidad. After much discussion a **Presidents Council** made up of the association presidents was formed. Steve Grill then approached Harry Mosgrove, the Trinidad consultant here at Shanty Creek with the idea of giving Shanty Creek management just one group to communicate with, rather than all the different associations.

At the first meeting in August, the Presidents Council explored with Harry and then COO Jack Garagnani how to establish open communications and also assist with the revitalization of Shanty Creek. Harry stated that he had worked with a similar group when he was running Copper Mtn in Colorado and seemed very open to the idea and willing to listen to suggestions and concerns expressed. The group was formalized with the intention of meeting at least quarterly with Shanty Creek Management.

The formation of this new council is a wonderful opportunity to have one voice to communicate with the new management at Shanty Creek Resort but also a great change for this new group to foster a new era of cooperation between the resort and all the property owners at Shanty Creek.

## The Three Villages Holiday Gathering

The three villages of Shanty Creek are sponsoring a gathering for family and friends on Tuesday, December 19, 2006. The gathering will be held at LaVigna in the Cedar River Lodge. Price is \$25 per person. There will be a Cash Bar at 6pm followed at 7pm by a sumptuous buffet dinner. RSVP with payment by December 14th. For further details please contact Linda Haggard or Lorraine Bork.

## Snowmobile Committee Report

By Bob Richter

The snowmobile committee has been working on identifying and marking routes to travel through Schuss Mtn. in order to get to county roads and best routes to find state approved groomed trails. SMPOA has agreed to purchase any additional signs necessary to better direct snowmobiles in and out of the resort. Once these routes and plans have been approved by management at Shanty Creek Resort and Club, the plans are to have the new signs up by December 1<sup>st</sup>. Routes to Ivan's and the Village will be looked at and directed to management for consideration in the future. Hopefully, the suggested route map will be designed and copies will be available for pick up at rental offices and in the resort lobbies.

Included in the information will be the following reminders for snowmobiles:

- Follow the signs using designated routes
- Keep your speed down to 25 mph on the resort
- Use caution when approaching cross country skiers
- Stop at all stop signs
- Stay off golf course greens and tees
- Stay off cross-country trails

**If out riding at night when returning to Schuss try to return by 11:00 p.m. quietly – respect your neighbors who don't snowmobile.**

## New Membership Plan for Shanty Creek Club

By Jan James

The management of Shanty Creek Resort and Club announced in October a new membership plan for the Shanty Creek Club (formerly known as the Mountain Creek Club). This new membership plan will have three different levels. **Ambassador, Presidential, and Imperial** with each level having a different array of privileges and progressively higher initiation fees and monthly dues. Current members can select a level and join in November without initiation fees.

All three levels **offer the same level of services in Lodging Privileges and Member Preferred Services.**

The **Imperial** (family dues \$220/month) offers golfing privileges at Cedar River, The Legend, Schuss and Summit Golf Clubs; reduced fees for guests; season ski passes and 50% off day care.

The **Presidential** (family dues \$180/month) offers golfing privileges at Schuss and Summit Golf Clubs; reduced fees at The Legend and Cedar River Golf Clubs and guests playing golf; reduced fees for season ski passes.

The **Ambassador** (family dues \$61/month) offers 15% off on golfing fees and reduced fees on skiing.

Current Members will be receiving a letter with details on the new plan.

In December, there will be a special discount of 50% on initiation fees for former **members of Shanty Creek/ Mountain Creek Club or Property Owners** who have never belonged. The **Deadline to join under this offer will be December 31, 2006.** A special mailing to these former members and property owners with information is planned or December.

For more information go to [www.shantycreek.com](http://www.shantycreek.com) and click on the members or property owners web pages to view the new levels of membership, schedule of dues and benefits of each category. You can also call the membership office at 800-678-4111, ext. 4200.

## TCE Plume Update, November 2006

By Jan James

### **Good News, the water lines are to be expanded to the 5 Corners area in 2007!**

At a special meeting held at the DNR Conference Center in Roscommon on October 30, 2006, Antrim County United Through Ecology (ACUTE) members were told by representatives from the State of Michigan Department of Environmental Quality (M-DEQ) Water Bureau, that included in the State's 2007 Budget, will be \$1.75 million available for the extension of the Mancelona Area Water and Sewer Authority (MAWSA) municipal water system. This expansion will cover the area north of 5 Corners area and east of Del Mason Road at Schuss Mountain. Additionally the Kresnak Road area between Johnson and Cedar River/City Limits Roads will also be included. Another \$.75 million to monitor the TCE in the groundwater will be included; making the total \$2.5 million. The total budgeted amount for M-DEQ's 2007 projects in the entire State of Michigan is \$20 million, therefore the \$2.5 million earmarked for Antrim County project presents about 10% of the total M-DEQ budget. Although many of the final steps at the state and regional level have not been completed at this time, the tentative plan is for the extension of the municipal water system to start in Spring 2007 with all existing residents in these areas to be hooked up to the new lines. The preliminary plans for the expansion were given by Gourdie Fraser at the MAWSA Board Meeting, November 9, 2006.

The bad news is that the expansion of the water lines is necessary to provide safe drinking water to 5 Corners area because of the continuing body of evidence that shows the TCE Plume is expanding in a northwesterly direction affecting some of the existing residential wells in the 5 Corners area, now tentatively scheduled for new water lines. In the Fall of 2006, the Northwest Michigan Community Health Agency (NMCHA) confirmed that an existing residential well on Schutzen Lane is now contaminated with 31ppb of TCE and considered unsafe to drink (the State's criteria for safe drinking water is less than 5 ppb. of TCE). The residents of this home are being provided bottled water by the M-DEQ. Also four other residential wells in the 5 Corners area have shown to have trace amounts of TCE that have continued to increase with each testing by the NMCHA, but are still considered safe. From new information in the Borehole Updates and the preliminary reports provided during the last ACUTE Meeting in October from M-DEQ and MacTec (M-DEQ's contract environmental engineering firm) shows that the TCE plume has continued to migrate beyond the 2005 estimated boundary. ACUTE has arranged for the current information on the Boreholes and the new report on the "Wickes Site Groundwater Monitoring Report for 2006", to be posted on the MSU-TOSC Website: <http://www.egr.msu.edu/tosc/mancelona/>

In anticipation of the many questions and concerns of property owners and others affected by this expansion of the water lines, ACUTE is working with the assistance of all the other agencies involved in this project to prepare responses to Frequently Asked Questions (FAQ'S). So if you have questions that should be included in the FAQ's, please contact me, Jan James at: [jan.james@charter.net](mailto:jan.james@charter.net) There is no guarantee that ACUTE can find all the answers but at least we have a good idea of where to go to get the information!

**Please mark your calendars for Public Forum on the TCE Plume on May 24, 2007 at Summit Conference Center from 7-9pm presented by M-DEQ and ACUTE.** This date of Thursday before Memorial Day Weekend was picked to attempt to make it possible for down state residents to attend. The purpose of the Forum is to present the conclusion of the site investigation and feasibility study along M-DEQ's recommended remedies for the TCE Plume. The tentative format is:

1. 7:00 to 8:00 pm: Booths set up by M-DEQ, MASWA, ACUTE, Gourdie Fraser, NMCHA to provide information and answer individual questions/concerns
2. 8:00 to 8:30 pm: Overview presentation...Bob Wagner
3. 8:30 to 9:00 pm: Q&A and Wrap Up

The next ACUTE Meeting is scheduled for February 14, 2007 at the Founders Room at Summit Center; no meetings are scheduled for December or January.

**Events Calendar for Shanty Creek**  
<http://www.shantycreek.com/calendar.html>

- 11/23/06 Schuss Mountain Opens**
- 12/06/06 Traverse City Encore Winds Symphony at Summit Center**  
 In conjunction with the Bellaire Public Schools, The Traverse City Encore Winds Symphony a wonderful 40 piece+ band will be performing at the Summit Center. Enjoy an evening filled with beautiful music and traditional holiday songs. Dinner is included in this evening's event. The cost is: \$60 per person. Tickets can be purchased through the Shanty Creek Club Membership Office. Methods of payment are: CASH or CHECKS made out to BELLAIRE PUBLIC SCHOOLS.
- 12/10/06 Antrim Ski Academy Ski Swap**  
 Ski equipment sale located in the Summit Center.
- 12/10/06 Antrim County's Tannenbaum Blitzen**  
 Community Dinner Buffet to support needy families in Antrim County. Children's crafts, visits from Santa and Gandy Goose. Children's author Gary Bower will share one of his books and lead Christmas carols. 5-7pm at Ivan's in Schuss Village.
- 12/15/06 Night Skiing at Schuss Mountain Begins**
- 12/19/06 Three Village Holiday Dinner**  
 At LaVigna in the Cedar River Lodge. Price \$25 per person. 6pm Cash Bar, Dinner at 7pm  
 RSVP by December 14, 2006 Contact Linda Haggard 231-533-8527 or Lorraine Bork 231-533-4715
- 12/22/06 Summit Mountain Opens**
- 12/22/06 Night Skiing at Summit Begins**
- 12/22/06 Greenway Tubing Park Opens at Summit**
- 12/23/06 Breakfast With Santa in the Lakeview**  
 Join Santa at 9am for a special breakfast to celebrate the season!
- 12/23/06 Gingerbread House and Cookie Decorating**  
 From 10:00am–1:00 pm, join us at Summit Village to build a gingerbread house and decorate cookies. Gandy Goose will be stopping by for a visit.
- 12/23/06 Santa's Story Time at Summit Village**  
 Join us fireside in the lobby at Summit Village from 7-8pm for Christmas stories, cookies and of course, a visit from Santa.
- 12/26/06 Win Alpine 30th Annual Ski Camp**  
 Downhill and Snowboard Ski Race Camp for ages 12-18 years.
- 12/28/06 Ski & Snowboard Demo Day**  
 Manufacturers' representatives will have the latest equipment available for you to try at no charge.
- 12/31/06 New Year's Eve**  
 Shanty Creek celebrates New Year's Eve in style with music, dancing and memorable moments for everyone in your group. Adults-only party at Ivan's, 1950s themed family party and teen center at Summit Village.



P.O. Box 570  
Bellaire, MI

### **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 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**

#### **Three Village Holiday Dinner**

December 19, 2006 6:00pm Cedar River Lodge

### **Important 2007 Dates**

#### **Board of Directors Meetings**

January 13, 2006 9:00am Cortina Meeting Room

March 10, 2006 9:00am Cortina Meeting Room

May 26, 2006 9:00am Cortina Meeting Room

#### **MDEQ Public Forum on TCE Plume**

May 24, 2007 7 - 9 pm Summit Conference Center