



# THE SCHUSS MOUNTAIN VIEWS

Spring, 2007

<http://www.smpoa.net>

## 2006-7 Board of Directors

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Julie Peters  
Bob Richter  
Diane Simancek  
Rose Roberts  
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(Sudendorf Condo Rep)  
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## President's Message

Welcome to the Spring 2007 edition of the "Schuss Mountain Views". I have good news to report on a couple of fronts. First, the Michigan Department of Environmental Quality (M-DEQ) has made the formal press announcement that the water system will be extended to cover the area west and north of Five Corners. All the details of are covered in the "TCE Plume Update" article on page 6. Please mark your calendars and plan to attend an important Public Forum presented by M-DEQ on May 24<sup>th</sup> at 7pm at the Summit Conference Center. The flyer for this Public Forum is enclosed. I would like to express my gratitude to the management of Shanty Creek for covering the cost of the venue. Secondly, there is good news to report about the Schuss Mtn. Beach Club. In December 2006 Grass River Nature Area (GRNA) purchased the Beach Club Property using part of grant monies received from the Michigan Natural Resources Trust Fund. As a result of GRNAs purchasing the property, SMPOA members will continue to have use of the beach club property. Read all the details on page 4.

Although the winter season got a late start, Mother Nature finally decided to cooperate and gave us cold weather and lots of snow. We had almost three months of good downhill skiing. The new equipment, the groomers and the addition of the "Magic Carpet" on the beginners' hill really enchanted the enjoyment of ski season. One refreshing thing was the friendly and positive attitude of the staff. In my opinion, the whole atmosphere at Shanty Creek has made a huge improvement from last season. I spoke with a number of guests on the chairlifts and their reaction to the resort and the changes were universally positive.

Plans are in the works for the start of the 2007 golf season. The Summit course will be the first to open on April 20<sup>th</sup>. The Legend will open on April 27<sup>th</sup> and the Schuss and Cedar River courses open on May 4<sup>th</sup>. Please check the flyers for details of the Property Owners Weekend. The second Golf flyer details some fabulous golf package deals that are not published elsewhere. Thank you to Jon Stultz for making these deals available to us.

Speaking of events, "The Club" at Shanty Creek has been hosting Wednesday night cocktail parties at La Vigna all winter. These have been informal gatherings open to members and property owners. The Club sponsors hor d'oeuvres and offers coupons for \$5 off any entrée if you want to stay for dinner. Club members get the \$5 plus their 20% discount. Starting on March 28<sup>th</sup> the parties were moved to the Lakeview Bar at Summit village.

The Schuss Pro Shop will be moved back to its original location by the cart barn. The Club offices are now located in the basement of the Pro Shop building. According to management there is about a 95% chance Ivan's will be open this summer with the addition of several new video games. Plans are well underway for the remodeling of the Summit Lodge. The official name of the resort has changed. The new name will be **Shanty Creek Resorts**. See the article on page 5 for details on these and other changes taking place at Shanty Creek.

I look forward to seeing you around the resort this spring.

**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 231-587-5714	
<b>Larry Bourassa</b> , Association Bylaws Bergrand Condo Rep 3023 Sherwood Lane Bay City, MI 48706	
<b>Meredith Reschly</b> , Cortina Condo Rep P.O. Box 516 Linden, MI 48451	

## Treasurers Report

By Jan James

Good news on the financial front, SMPOA ended 2006 in much better financial shape. Our revenues have increased significantly because of the increase in dues implemented last year. Even more importantly is that an increased number of members are paying their dues including their amounts due from previous years. In 2007, because of GRNA taking over the Beach Club property our insurance and maintenance expenses for the Beach Club should decrease. The Board of Directors wishes to express their appreciation to all of our dues paying members.

### Schuss Mountain Property Owners Association INCOME STATEMENT

	12 Months Ended 12/31/2006	12 Months Ended 12/31/2005
<b>Revenues:</b>		
Income from Individual Dues	\$ 37,724.63	\$ 30,304.56
Income from Associations	29,108.33	21,700.00
Income from Directory	15.00	439.00
Interest Income	405.91	239.65
<b>Total Revenue</b>	<b>67,253.87</b>	<b>51,881.02</b>
<b>Gross Profit</b>	<b>67,667.28</b>	<b>51,881.02</b>
<b>Expenses:</b>		
Accounting Fees	2,142.00	1,555.50
Legal Fees	946.00	150.00
Administrative	2500.00	1,250.00
Insurance Expense	1290.67	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	417.39	330.55
Beach Club	2,258.36	2,057.67
Rubbish Removal - Beach Club	-	-
Maint & Improvements - 5 corners	862.00	2,304.00
Schuss Maintenance - Misc	85.00	-
Roadside Mowing - GLL	20,040.00	15,000.00
Northern Tree - Snow Plowing	17,648.00	8,400.00
Newsletter	1516.60	1,779.46
Spring Clean Up	2,925.00	2,400.00
Advertising & Promotion	50.00	500.00
Property Taxes (5 Corners)	21.35	-
Dinner Dance	307.66	-
Meeting Expense	1,233.72	647.10
<b>Total Expenses</b>	<b>55,089.63</b>	<b>54,185.01</b>
<b>Net Income (loss)</b>	<b>12,164.24</b>	<b>(498)</b>

## A WIN/WIN OUTCOME FOR SCHUSS MTN BEACH CLUB!

By Jan James

In our November 2006 Newsletter, the fate of the Beach Club was dire with the SMPOA Board saying we had given up any hope of maintaining the property for members' use and we had basically given up the cause. Then in December came news in the form of a telephone call from Mark Randolph, Executive Director Grass River Nature Area (GRNA) saying GRNA had been awarded a \$2.1 million grant from the Michigan Natural Resources Trust Fund and part of that grant would be used **to purchase the Schuss Mtn. Beach Club Property** along with other properties on Lake Bellaire. Mark explained that the purchase of the property met GRNA's goal of protecting the shoreline and preserving critical wetlands while maintaining the traditional use of the beach for SMPOA.

Mark Randolph and Chris Nightingale, President of the Board of GRNA attended the next SMPOA Board Meeting on 2-10-07 to give all the details on the purchase of Beach Club and how SMPOA fits into the picture. Mark said that this was the result of almost two year process of trying to find some way to maintain the Beach Club property for recreational use, protect the wet lands and avoid further development on the lake. As a result of the GRNA purchase, SMPOA members will be able to use the Beach Club just as they always have except it will now be open to the public because it was purchased with public money. **Mark emphasized that GRNA wants SMPOA to have a strong presence at the Beach while demonstrating the same loving respect for the property that we have in past.** GRNA will assume the liability for the property along with paying for the cost of maintenance, tree trimming, grass mowing, porta pot and other cost. The property will probably be called **Schuss Beach** and new signage will go up this summer. Maintaining SMPOA custom of the yearly clean up on Memorial Week-end was strongly encouraged

The Schuss Beach Cleanup is scheduled for Saturday May 26 starting at 9am until finished. Please bring your work gloves, shovels, rakes, and wheelbarrows to help with the annual cleanup. We are partnering with Grass River Natural Area this year and really want to make the beach look great! Please see the enclosed flyer for details. **HOPE TO SEE YOU THERE AND LET'S CELEBRATE THAT WE STILL HAVE USE OF SCHUSS BEACH !!**

## SMPOA GENERAL MEETING SET

By Bob James

The 2007 General Meeting for SMPOA will be September 15, 2007, 9am at Ivan's Mountainside Grill. Please make plans to attend this Meeting.

## THIRD ANNUAL THREE VILLAGE DINNER DANCE SET

The third annual Three Village Dinner Dance will be held on the same day as the General Meeting, Saturday evening September 15th. Details will follow,

## ARCHITECTURE COMMITTEE REPORT

By Bob James

The Architecture Committee met on December 5, 2006 at the home of Bud Hierlihy to consider requests by SMPOA members at the September General Meeting to allow exterior siding materials other than wood. After a thorough review of the Architectural Standards it was decided that the existing standards allowed the Architecture Committee the authority to approve siding materials on a case by case basis. Therefore anyone wishing to remodel an existing structure can make application to the Architecture Committee by contacting Bud Hierlihy (231-587-9493). Applications should include a sample of the proposed siding material. Following review by the Architecture Committee applicants will receive a letter with details of the committee's decision.

## Baby Pantry Garage Sale

By Ann Corona

The Antrim County Baby Pantry, a non-profit organization, is planning it's yearly garage sale fund raiser. It is held at our home at Schuss Mtn. The homeowners at Schuss Mtn. were very helpful in donating articles for our sale last year. We raised almost \$2,000.00 for our cause and were able to purchase twenty new cribs for babies in Antrim County. Thank you for your help in making it such a success. I am now reaching out to you again this year to help support our cause by donating articles to our sale. During spring cleaning this is a good way of disposing of those articles you no longer need. Anyone interested in donating articles (no clothes or large appliances) can call **Ann Corona at (231) 587-9789**. Storage is 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. Tax receipts are available for donated items. **The Antrim County Baby Sale is scheduled for Friday, August 17th and Saturday, August 18th at 6703 Vienna Way at Schuss Mtn. Thank you again to all the property owners at Schuss Mtn. for your support.**

Ann Corona, Director



## SHANTY CREEK RESORTS®

### SUMMIT · SCHUSS · CEDAR RIVER

*Now more than ever*

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### **New Name, Logo and other changes for Shanty Creek**

By Bob James

In preparation for publishing this newsletter, Jon Stultz, Vice President of Sales and Marketing was contacted to find out what was new at Shanty Creek. The first big change that he mentioned was that Shanty Creek had a new name and logo. The new name is **Shanty Creek Resorts**. Jon explained that “adding the ‘S’ after “Resort” implies more than one offering, creating a destination appeal to the resort. Taking advantage of this straightforward phase is not only a natural progression moving forward, but is already being used in and around the hospitality industry.” The new logo at the top of this page was chosen because of the simplicity of the graphic style of the two mountains, bookend forest and waving creek to reinforce the unique characteristics Shanty Creek Resorts offers. **Jon went on to explain that the new slogan “Now More Than Ever” was chosen because it is a powerful statement expressing growth through a positive attitude and implying an overall better experience. This statement also communicates a strong message to former guests who, due to past history and negative PR should come back to enjoy a resort that’s better than they remember. This slogan states that Shanty Creek has had substantial improvements and will continue with substantial improvements over the next several years.**” The new name and logo seem to speak loudly of the new image that the resort is presenting to the members and customers!

The planning phase for the renovations of the entire Summit Village Lodge began in February. Charlie Davis, Project Engineer was brought on site to oversee the remodeling of three rooms to serve as test rooms or display show-rooms testing the concepts of various designers being considered for full renovations of all of the Summit lodge’s guest rooms. Full renovations won’t get started until late spring or early summer. A full plate of remodeling is in the works, including re-working of all public areas on the main floor of the lodge, as well as private offices and other employee work areas. Renovation renderings are available for public viewing in the lobby of Summit Village.

### **UP THE CREEK & IN THE DRINK!**

By Melynda Bagley

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

On Wednesday, June 27 from 4:00–6:00 pm come to Craven Park in Bellaire for “Up the Creek...With a paddle and a plan for good stewardship.” The educational focus will be about managing land along our rivers, streams and creeks. A panel of experts from conservation organizations will share information about resources and services for property owners. Hors d’oeuvres and libations served alongside the beautiful Cedar River.

On Wednesday, August 22 from 4:00 to 6:00 pm it’s “In the Drink” at the Summit Village Beach Club. This is the fourth annual Chain of Lakes Water Report Card. Learn the results of the Lake Bellaire & Clam Lake Water Quality Monitoring Project and about other important efforts to safeguard our waters. Enjoy a wine and cheese reception and a pontoon cruise around the lake.

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

## TCE Plume Update, April 2007

By Jan James

**Michigan Department of Environmental Quality (M-DEQ) officially announced on February 21, 2007 that M-DEQ will spend \$2 million to extend the Mancelona Area Water and Sewer Authority (MAWSA) municipal water system to connect additional residences affected or potentially affected by the groundwater contamination from the TCE plume.** M-DEQ has already spent \$9.7 million to investigate this historical release of trichloroethylene (TCE) and establish a public water system for the areas known to be affected by this plume and other contaminants associated with the "Tar Lake Plume". The TCE in this plume was from a metal parts manufacturing site in the village of Mancelona and extends six miles beyond the village to Schuss Mountain and Cedar River. In 2001, M-DEQ paid for the installation of the MAWSA municipal water system that serves this area.

Now that M-DEQ has determined that the TCE plume continues to migrate toward the Five Corners area, M-DEQ has decided to extend the water system. The extended water system will serve about 80 current residences that are located in an area north of Five Corners from Heideldorf to the existing Cedar River Village system and the side streets west to Del Mason Road and east to the ski hill. The extended water system will also provide safe drinking water to residences along Kresnak Road from Johnson to the west Mancelona village limits; Dobie Lane north of Kresnak Road will have a new water main installed and the water main on Simpson Road to the Johnson residence will be installed. State funding for the project will cover the water main, taps, and service lines to all residences, meters, permits, site restoration, and mandatory abandonment of wells at eligible locations with existing residential wells. Construction of the extended water system is expected to start this summer and be completed by this fall.

As described in the November 2006 Newsletter, the Northwest Michigan Community Health Agency (NMCHA) has been testing existing residential well water and has found that the TCE Plume has been contaminating more wells in the Five Corners area with one on Schutzen Lane being contaminated with 31ppb of TCE. At the February ACUTE Meeting, Chuck Edwards from NMCHA summarized the results of testing that showed TCE is now detectable in nine residential wells and the concentration in each well has increased since the last sampling. The increase of four residential wells in about a three month period, demonstrates the urgent need to expand the water system in a timely manner which reinforces M-DEQ Director Steven E. Chester's comment "Though our funding for these types of projects continues to diminish, this is a site where action needs to be taken to protect the public health and we will continue our efforts to ensure Michigan's families have access to safe, clean drinking water."

In M-DEQ's February announcement credit was given to MAWSA and Antrim Coalition United Through Ecology (ACUTE) for working closely with the M-DEQ throughout the process of investigating and securing a safe drinking water for area residents. ACUTE has been actively involved in the M-DEQ's investigation of the TCE plume and discussions of proposed remedies. Through the proactive involvement of ACUTE working tirelessly, this project has moved forward in a timely manner. In the continuing effort to expedite the extension of the water system, ACUTE has formed an ad hoc committee to compile and answer a list of Frequently Asked Questions (FAQs) about this project. The committee consists of Jessica Ratliff (Water Bureau, M-DEQ); Dean Branson (Three Lakes & ACUTE); Gary Knapp (MAWSA & ACUTE); Jim MacQuarrie (MAWSA); and Jan James (SMPOA, MAWSA Board & ACUTE). Through the process of drafting responses to the FAQs some important information is being gathered that may be of interest to property owners and others affected by this expansion. So with the understanding that this information is preliminary and may not be in the final version of answers to these questions, here are some of the proposed Responses to FAQs:

- Letters from M-DEQ will be sent out in the next couple of months to about 80 current residential property owners with wells potentially affected from the expanding TCE plume asking if they want to be hooked up during the extension of the water system in exchange for permanently abandoning their well.
- M-DEQ would like a prompt reply to these Letters to insure that once construction starts the taps can be installed in a timely and cost-effective manner.

### **TCE Plume Update 2007 continued...**

- Although property owners of vacant lots will have the water mains installed in the street in front of their properties these property owners are not eligible for State funded taps to be installed. However, this work could be completed as part of the same project which may save property owners a few thousand dollars to cover the extra costs associated with road repairs if arrangements are made prior to construction. The cost of installing a tap and water line to their property is expected to be in the range of \$4500 to \$5000. Owners of vacant lots should contact MAWSA (231-587-0744) for further information about this opportunity.
- This is a voluntary program and residential property owners do not have to hook up to the water lines when they are being installed, but M-DEQ strongly recommends that you do connect at the time of construction because once the project is completed, you will not be eligible for state funds. Should your well fail in the future, the property owner will be responsible for the cost of connecting to the water lines which is approximately \$6,000 to \$7,000.
- Existing wells must be abandoned upon hook-up even if the well water is not contaminated. This M-DEQ and MAWSA requirement is to eliminate the potential for future health risks associated with exposure to TCE in drinking water from contaminated or vulnerable wells.

**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.** The flyer for this event has been enclosed with your newsletter! This particular date of the Thursday before Memorial Day Weekend was selected to make it possible for property owners to attend and still not interrupt their plans for the long holiday weekend. The purpose of the Forum is present the conclusion of the site investigation completed in the first quarter of 2007, M-DEQ's recommendations for of the most cost effective remedies to the contamination of our ground water by the TCE Plume (feasibility study) and details of the municipal water extension to the Five Corners Area. **All of the cost for use of the Summit Conference Center for the Public Forum is being covered by Shanty Creek Resorts. Thank you!**

### **Agenda for the May 24<sup>th</sup> Public Forum**

**(Greeters at the door will explain the forum format to each attendee)**

- ⇒ **7 to 8 pm: booths with posters, four specific topics:**
  - **Conclusions, site investigation & feasibility study: Janice Adams & Steve Murray**
  - **Proposed extension of public water, details: Joe Elliott**
  - **Responses to FAQs: Jessica Ratliff**
  - **Conclusions of Health Dept's residential wells: Chuck Edwards**
- ⇒ **8:00 to 8:10 pm: Purpose of Public Forum...Dean Branson**
- ⇒ **8:10 to 8:45 Overview presentation, Q&A...Bob Wagner**
- ⇒ **8:45 to 9:00 pm: Wrap up remarks...Rep. Kevin Elsenheimer**

**All are welcome to next ACUTE Meeting on Wednesday, April 11, 2007, Top Deck Rm. at Summit Center of Shanty Creek from 9:30 to 11:00am. Agenda....**

1. **M-DEQ and MacTec to demo 3-D model of TCE plume migration**
2. **Review draft Responses to FAQ's with respect to the extension of the public water system**
3. **Review ACUTE's and M-DEQ's plans for the May 24<sup>th</sup> Public Forum.**



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 and landscaping 5 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 2007 Dates**

#### **Property Owners Weekend**

May 12-13 Property owners golf free See enclosed flyer.

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

May 24, 2007 7 - 9 pm Summit Conference Center

#### **Beach Cleanup**

May 26, 2007 9am Schuss Beach

#### **Spring Brush Cleanup**

Week of June 4th See flyer for details

#### **General Membership Meeting**

September 15, 2007, 9am Ivan's Mountainside Grill

#### **Third Annual Three Village Dinner Dance**

September 15, 2007 Summit Conference Center