

SMPOA

Schuss Mountain Property Owners Association

P.O. Box 332, Bellaire, MI 49615 www.smpoa.net

April 6, 2017

Dear Fellow Schuss Mountain Property Owners:

We would like to take this opportunity to bring you news from SMPOA as we invoice for the 2017 annual dues. Please routinely visit our website at www.smpoa.net for the latest information.

THE SCHUSS POOL PROJECT IS NOW UP FOR VOTE BY YOU, OUR MEMBERSHIP, FOLLOWING THE VOTE OF THE EXECUTIVE COMMITTEE, THE FULL BOARD OF DIRECTIONS AND THE APPROVAL OF THE RESORT.

PLEASE GO TO THE MEMBERS CORNER OF THE WEBSITE TO REVIEW FULL DETAILS OF THE SCHUSS POOL PROJECT, INCLUDING PLANS, SCOPE OF WORK SPECIFICATIONS AND RENDERINGS; THEN CAST YOUR VOTE. YOU MUST BE A PAID MEMBER AS OF 12-31-16 OR AFTER.

OUR INFORMAL ASSESSMENT OF OUR MEMBERSHIP'S WISHES IS; THIS PROJECT WILL BE VOTED IN. REMEMBER, FOR THOSE MEMBERS WHO DO NOT CAST A BALLOT, THEIR LACK OF RESPONSE WILL BE COUNTED AS A YES VOTE. FOLLOWING THE VOTE, IT WILL BE TIME FOR OUR MEMBERSHIP TO MAKE THEIR DONATIONS TO FINANCE THE PROJECT PURSUANT TO THE WISHES OF MEMBERSHIP EXPRESSED AT THE ANNUAL MEETING LAST SEPTEMBER AND OUR FOLLOW-UP TO THOSE WISHES. WE WILL POST THE RESULTS OF THE VOTE ON APRIL 17, 2017, ON THE WEBSITE AND WILL SEND AN EMAIL BLAST TO THOSE MEMBERS WITH REGISTERED EMAIL ADDRESSES.

PLEASE SELECT A DONOR OPTION BELOW, THEN SEND YOUR PAYMENT TO SMPOA, AT PO Box 332, Bellaire MI. 49615.

THE SMPOA BOARD OF DIRECTORS LISTENED TO YOU, OUR MEMBERSHIP AND WILL PROCEED WITH THE SCHUSS POOL PROJECT FOLLOWING THE VOTE OF SUPPORT UNDERSTANDING THE MEMBERSHIP WILL MAKE ENOUGH DONATIONS TO COVER OUR FINANCIAL RESPONSIBILITY TO THE PROJECT (50%). THE BUDGET IS TIGHT TO ACCOMPLISH THE FULL SCOPE OF WORK. SHOULD THERE NOT BE ENOUGH FUNDS OUR OPTIONS WILL BE AS FOLLOWS:

- LIMIT THE SCOPE OF WORK TO PHASE I ONLY UNTIL MORE FUNDS CAN ACCRUE
- REDUCE THE SCOPE OF WORK COMMENSURATE TO AVAILABLE FUNDS
- COMPLETE THE TOTAL PROJECT OVER AN EXTENDED PERIOD OF TIME AS FUNDS BECOME AVAILABLE
- CONTINUE DONOR PLAN NEXT YEAR OR ANNUALLY UNTIL ENOUGH FUNDS BECOME AVAILABLE
- ABANDON THE PROJECT IN ITS ENTIRETY

THESE OPTIONS WILL BE DETERMINED BY YOUR PARTICIPATION. IT IS OUR HOPE THE MEMBERSHIP WILL GENEROUSLY STEP FORWARD WITH A DONATION OF THEIR CHOICE. SHOULD WE BE VERY SUCCESSFUL IN OUR DONOR CAMPAIGN, ANY/ALL EXTRA FUNDS WILL BE PUT INTO PROJECTS TO INCREASE THE VALUE OF YOUR MEMBERSHIP AND OWNERSHIP AT SCHUSS MOUNTAIN TO ENHANCE PROPERTY VALUES. PROJECTS WILL INCLUDE ADDITIONAL PATIO FURNITURE, PERHAPS A PLAY SCAPE OR OTHER IMPROVEMENTS MEMBERSHIP HAS SUGGESTED. WE TRUST YOU WILL CARE AS MUCH OR MORE FOR OUR VILLAGE THAN THE RESORT AS THIS IS OUR VILLAGE WHERE WE CALL HOME (OR HOME AWAY). YOUR DONATION WILL ENSURE YOU GET THE MOST OUT OF YOUR INVESTMENT IN SCHUSS VILLAGE.

More News of Interest

This year property owner's weekend is May 5th to May 7st. Please be sure to contact the resort at 231-533-3000 ext. 4200 to book tee times. The SMPOA annual meeting will be held on September 16, 2016, at 10:00 a.m. at the Cortina Conference Center.

Five Corner's Cleanup is now contracted out with Great Lakes Landscaping, therefore there is not a scheduled clean-up Memorial Day weekend.

Our Spring Clean Up/Chipping will be conducted June 5, 6, & 7 and again June 12, 13, & 14. You should plan to have your debris roadside by June 1, 2017. **Your dues must be paid by May 15th to have your debris removed. This is a member benefit. Please see the website for our latest Brush Removal Guidelines. Compliance to our guidelines will insure your brush is picked up.**

We are in need of property owners to serve on the Schuss Mountain Board of Directors, if you are interested, please contact our Administrator or any board member.

A pool pass request form, Schuss Pool Project Donor form and other information follows. Please join your neighbors in making the Schuss Community a great place to live and play.

The current fee structure is as follows:

Private Road Homeowners:	\$364.00	
Homeowners:	\$264.00	Lot Owners: \$66.00
Condo Owners:	\$120.00	(condo owners supply their own lawn and snow maintenance)

The SMPOA Board and your annual dues do the following for you... Serves as a liaison/communication with the Resort, MAWSA (water/plume), township (dumpsters), road commission and all other associations. The SMPOA president sits on the President's Council with the resort and all other association Presidents at Shanty Creek. Reviews and negotiates contracts for snow removal and grass maintenance. Provides snow removal on all secondary roads and around fire hydrants. Lawn mowing on all primary and secondary roads. Planting of flowers, maintenance and lighting of 5 Corners and sign post gardens. Removal of limbs and trees throughout the year. Annual brush pick up/chipping. Repair/replacement of street signs. Pool passes for each family and maintenance of the website.

Sue Jobe continues to be our administrative assistant for the association. Feel free to contact her at 810-629-4829, or administrator@smpoa.net if you have any questions and/or concerns.

We hope everyone has had a great winter season and look forward to summer activities very soon.

Sincerely,

Schuss Mountain Property Owners Association Board of Directors, Al Schwartz, President.

Pool Pass Information

It has been the position of SMPOA to offer pool passes as a member benefit; we continue to maintain that position. However, pools are expensive to operate and maintain. The resort now charges non-members \$100.00 per pass. After careful consideration the SMPOA Board has concluded pool users will be required to make a contribution to the operation and maintenance of the pools from this year forward voting to charge users \$50.00 per pass maintaining this to be a member benefit which is 50% of what the resort charges non-members.

This decision was made for the following reasons:

- To Aid in the financial obligations of SMPOA in the Schuss Pool Project. (Should the project NOT be voted in, the cost of the pass will still be \$50.00.)
- Use of pools require dollars to operate and maintain. The resort has no responsibility to provide pools to property owners free of charge.
- The history of the pools finds fees of \$300.00 per unit was in order in 1998, 19 YEARS AGO!
- Similar pool memberships throughout the area and the state are typically \$300.00 or more.
- Unfortunately, since 2010, our experience finds there are some members who have abused the free pool pass policy.

The resort has made the pools at Summit and Schuss only accessible to those who have a pool pass. **ALL PAID SMPOA members (except Mountain Creek Club members) are entitled to one (1) pass per family at a cost of \$50.00. If you are a Mountain Creek Club Member, please acquire your pass from the front desk at the Lakeview Hotel. Pool passes are valid from April 1, 2017-March 31, 2018.** Please request a pool pass only if you will be using the pool facilities. This year and for the next 5 years the financial aspects of pool revenue is tied to the Schuss Pool Project as explained on our website. Please use the form below to order your pool pass.

NEW THIS YEAR – THE SCHUSS POOL PROJECT DONOR PLAN:

POOL PASS ONLY REQUEST

___ I choose not to be a Donor. I request a pool pass. A check is attached to cover my pool pass expense of \$50.00 and my 2017 dues as invoiced.

THE DONOR PLAN

DONOR

___ I choose to be Donor of \$200.00 - \$499.00 and enclose my donation along with my 2017 dues as invoiced. (Includes 1 Schuss Mountain T-Shirt.)

CHOOSE ONE

___ I choose to receive 1 complementary pool pass for the current year.

OR

___ I choose to receive a complementary \$50.00 Shanty Creek Gift Certificate.

CHOOSE ONE

___ I choose 1 Free Round of Golf on the Schuss Course Good Monday thru Friday

OR

___ I choose 1 Free Lift Ticket Good Monday thru Friday

SILVER DONOR

___ I choose to be SILVER Donor of \$500.00 - \$999.00 and enclose my donation of along with my 2017 dues as invoiced. (Includes 2 Schuss Mountain T-Shirts.)

CHOOSE ONE

___ I choose to receive a complementary pool pass, 1 each year for 2 years. (2017 & 2018)

OR

___ I choose to receive a complementary \$50.00 Shanty Creek Gift Certificate, 1 each year for 2 years. (2017 & 2018)

CHOOSE ONE

___ I choose 2 Free Rounds of Golf on the Schuss or Cedar River Course Good Monday thru Friday

OR

___ I choose 2 Free Lift Tickets Good Monday thru Friday

GOLD DONOR

___ I choose to be Gold Donor of \$1,000.00 - \$1,499.00 and enclose my donation of along with my 2017 dues as invoiced. (Includes 3 Schuss Mountain T-Shirts.)

CHOOSE ONE

___ I choose to receive a complementary pool pass, 1 each year for 3 years. (2017 – 2019)

OR

___ I choose to receive a complementary \$50.00 Shanty Creek Gift Certificate, 1 each year for 3 years. (2017 – 2019)

CHOOSE ONE

___ I choose 3 Free Rounds of Golf on the Schuss, Cedar River or Legend Course Good Monday thru Friday

OR

___ I choose 3 Free Lift Tickets Good Monday thru Friday

PLATINUM DONOR

____ I choose to be Platinum Donor of \$1,500.00 or more and enclose my donation of along with my 2017 dues as invoiced. (Includes 4 Schuss Mountain T-Shirts and **2 Free Tickets to Ivan's New Year's Eve Party.**)

CHOOSE ONE

____ I choose to receive a complementary pool pass, 1 each year for 4 years. (2017-2020)

OR

____ I choose to receive a complementary \$50.00 Shanty Creek Gift Certificate, 1 each year for 4 years. (2017-2020)

CHOOSE ONE

____ I choose 4 Free Rounds of Golf on the Schuss, Cedar River or Legend Course Good Monday thru Friday

OR

____ I choose 4 Free Lift Tickets Good Monday thru Friday

All donors will be invited to a donors only ribbon cutting ceremony of the new pool with frees drinks (beer & wine) and hors d'oeuvres followed by an open bar in the pub, plus other surprises which may develop!

Pool Pass/Donor Request Form – to receive your selections, please complete the form below and return it with a self addressed stamped envelope along with your dues and donations.

Name: _____

Schuss Mountain Address: _____

Permanent Address: _____

Phone Number: _____

E-Mail Address: _____

T-Shirt Size: _____