

# SMPOA

Schuss Mountain Property Owners Association  
P.O. Box 332, Bellaire, MI 49615 [www.smpoa.net](http://www.smpoa.net)

March 22, 2018

Dear Fellow Schuss Mountain Property Owners:

We would like to take this opportunity to bring you news from SMPOA as we invoice for the 2018 annual dues. Please routinely visit our website at [www.smpoa.net](http://www.smpoa.net) for the latest information.

## News of Interest

This year property owner's weekend is May 4<sup>th</sup> to May 6<sup>st</sup>. Please be sure to contact the Resort at 231-533-7090 to book tee times.

The SMPOA annual meeting will be held on September 15, 2018, at 10:00 a.m. at Ivan's Restaurant. **(Please note the change in the meeting location.)** Due to the increased participation of our membership we have outgrown the Cortina Conference Center!

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

Our Spring Brush Pickup/Chipping will be conducted June 4, 5, & 6 and again June 11, 12, & 13. You should plan to have your brush roadside by June 1, 2018. **Your dues must be paid by June 1<sup>st</sup> to have your debris removed. This is a member benefit. Please attach the colored paper tab (included in this mailing), containing your four digit (letter and three numbers) lot number, to your brush pile.** This will enable Northern Tree to verify your paid membership in the Association and your eligibility for brush pick-up. Signage is not required in the Boise de Golfe or Vienna Woods neighborhoods, so those members will not receive a lot number tab. Any failures to comply with the attached guidelines and/or posting of your lot number could result in your brush pile being by-passed. This year a member of our grounds committee will be assisting Northern Tree with the process of identifying paid members and addressing any questions or issues which may arise on the pickup dates. **Be sure to review the Brush Chipping Guidelines on our website for full details.**

**We are always 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.**

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 Five Corners and sign post gardens; removal of limbs and trees on the right-of-ways throughout the year; annual brush pick-up/chipping; and repair/replacement of street signs; clean-up of the dumpster area. Administers the pool pass program for each family. Maintains the website and keeps membership up to date on current events and news of interest.

**Heather Lambrecht** is our new administrative assistant for the Association since 01/01/2018. Feel free to contact her at 231-533-3950, or [administrator@smpoa.net](mailto:administrator@smpoa.net) if you have any questions and/or concerns. With her employment at the The Olds Professional Centre, LTD she is full time in an office in the Cortina Conference Center to conduct any SMPOA business.

## **Pool Project Update**

The Board of Directors remains excited about the improvements made at the Schuss Pool and is developing plans for additional upgrades for not only the pool area but for Schuss Village in general. The Board has been in discussion with Shanty Creek Resort management regarding the “next steps”. SCR management is moved by the enthusiasm and conviction demonstrated by the SMPOA membership. The pulse of our membership and the Resort finds the project to be a resounding success.

Two significant items remain to be completed beginning April 9, 2018. One is the installation of a new pool floor. The new floor is known as a “***Stampable Concrete Overlay System***”. Its appearance will resemble the stamped concrete patio in a lighter shade of gray. Second is the replacement of the countertop and shelf in the ladies room. The pool floor installation is expected to be concluded in the two to three weeks following April 9. The expense is being solely incurred by the Resort at a cost in excess of \$16,000.00. The contract was let on March 21, 2018, and was reviewed in advance by our co-project manager and other officers of SMPOA. Bids are currently being prepared for the replacement of the counter top and shelf in the ladies room with the work also being scheduled in April.

Please see the website for details regarding pool closing and re-opening. The short version of the details is the pool will close on April 8<sup>th</sup> and potentially re-open for Property Owners Weekend, May 4<sup>th</sup>, for the summer and fall through the golf season. The re-opening is contingent upon the pool floor being completed. Stay tuned to the website for details as the dates approach.

## **SMPOA T-Shirts**



Spring rapidly approaches followed by summer; IT IS T-SHIRT TIME! Why not support your Association by wearing a SMPOA T-Shirt. The shirt is a very good quality “quick dry” material. If you are interested in sporting your SMPOA/SCR pride by wearing one of these fine shirts, they are available for \$15, simply contact [administrator@smpoa.net](mailto:administrator@smpoa.net). The Shirts make an excellent gift and are available in all sizes.

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, Kerry Vandock, 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 \$125.00 for a non-transferable pass (\$300.00 for a transferable pass). After careful consideration the SMPOA Board concluded pool users will be required to make a contribution to the operation and maintenance of the pools voting last year, to charge users \$50.00 per pass, maintaining this as a member benefit.

This decision was made for the following reasons:

- To Aid in the financial obligations of SMPOA in the Schuss Pool Project per our agreement with the Resort. (See Memorandum of Understanding on our website.)
- 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, 2018-March 31, 2019.** This year and for the next 4 years the financial aspect 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.

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**Pool Pass/Request Form – please complete the form below and return it with a self addressed stamped envelope along with your dues and payment of \$50.00 for the pool pass.**

Name: \_\_\_\_\_

Schuss Mountain Address: \_\_\_\_\_

Permanent Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_