

SMPOA

**SCHUSS MOUNTAIN PROPERTY OWNERS ASSOCIATION
P.O. BOX 332, BELLAIRE, MI 49615**

**231-533-3950
WWW.SMPOA.NET**

March 15, 2023

Dear Fellow Schuss Mountain Property Owners:

We take this opportunity to bring you news from SMPOA as we invoice for the 2023 annual dues. We now send out email blasts to those on our email list to alert you to news on our website. (Please submit your email address to administrator@smpoa.net if you are not receiving our blasts.) Otherwise, please routinely visit our website at www.smpoa.net for the latest information.

General News of Interest

This year property owner's weekend is May 5th to May 7th. Please be sure to contact the Resort at 231-533-3096 or 231-533-3000 x4300 to book tee times.

The SMPOA annual meeting will be held on September 16, 2023, at 10:00 a.m. at Ivan's Restaurant.

Our Spring Brush Pickup/Chipping will be conducted June 5th, & 6th and again June 12th & 13th, if necessary. You should plan to have your brush roadside by June 2, 2023. **Your dues must be paid by June 1st to have your brush removed. This is a member benefit. Please attach a sign to your brush pile with your last name and your four-digit (letter and three numbers) lot number found on your invoice.** 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, Vienna Woods or North Schuss Village neighborhoods. Any failures to comply with the attached guidelines and/or posting of your lot number could result in your brush pile being bypassed. Again 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.**

PLEASE JOIN YOUR NEIGHBORS IN MAKING THE SCHUSS MOUNTAIN COMMUNITY A GREAT PLACE TO LIVE - PLAY - RELAX!

The current fee structure is as follows:

Private Road Homeowners: \$417.00
Homeowners: \$303.00 Lot Owners: \$75.00
Condo Owners/Members at Large: \$138.00 (condo owners supply their own lawn and snow maintenance)

The Board of Directors voted in a 5% dues increase for 2020 with an annual increase of 3% each year as announced at our 2019 annual meeting.

The SMPOA Board and your annual dues do the following for you... Serves as a liaison/communication with the Resort, MAWSA (water/plume), township (trash disposal), road commission and other bodies. 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, shares expense with the Resort for an overflow dumpster during the long holiday period at X-mas/New Years. 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 continues her role as administrative assistant for the Association and has done so since 01/01/2018. Feel free to contact her at 231-533-3950, or administrator@smpoa.net if you have any questions and/or concerns. With her employment at The Bellaire Professional Centre, LLC she is full time in an office in the Cortina Conference Center to conduct any SMPOA business.

Schuss Pool Update

The pool opening and closing will be synchronized with the golf and ski seasons as in past years. The pool will close at the end of ski season and will re-open when the Schuss Golf Course opens for the golf season. It will close again when the Schuss Golf course closes in the fall. The pool will reopen when the ski season has fully begun.

SPECIAL POOL NOTE: The resort will no longer provide towels at the pool beginning with the reopening of the pool when the Schuss Golf Course opens this spring. Please remember to bring your own towels. We understand a volume of towels leave the pool each season, not to return.

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.

New for the 2023-2024 season are the following rates and information:

- Passes go on sale 04/01/2023 and valid through March 31, 2024
- Rates are as follows:
 - For a single family non-transferable pass - \$125.00 (Same rate as last year.)
 - For those who rent the rate is \$250.00
- Lost passes are replaced at the full rate.
- MCC members are not eligible to purchase their pool passes from SMPOA as they are free with your MCC membership.)
- Any members caught violating our published rate schedule below will be invoiced \$125.00.
- All members procuring a pool pass MUST sign below.

- **Please refer to the minutes of our annual meeting on our website for details regarding the Board’s decision to enact this new rate schedule. Key factors are:**
 - For all practical purposes, the pool is for the sole use of SMPOA membership, (with some exceptions) although the resort owns the pool. The resort no longer has a revenue source outside of SMPOA as it once did when the Schuss Lodge was a source of rental income.
 - Operating costs are \$28,000.00 to \$32,000.00.
 - SMPOA has only contributed approximately \$15,625.00 to those operating costs in past years.
 - The highest volume of pool users come from those SMPOA members who choose to privately rent their home or condo unit.
 - The bottom line is; the resort is spending approximately \$15,000.00 in pool operating expense to provide amenities to SMPOA members.
- **PAID SMPOA members (except Mountain Creek Club members) are entitled to one (1) pass per family. 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, 2023 - March 31, 2024.**
- Please use the form below to order your pool pass.

Pool Pass/Request Form – please complete the form below and return it with a self-addressed stamped envelope along with your dues and payment.

CHECK ONE:

- I/We AFFIRM we are a single family who **DOES NOT** rent our home or condo **AT ANY TIME** and are therefore entitled to a pool pass at the rate of \$125.00. Our check is enclosed for \$125.00 payable to SMPOA
- I/We AFFIRM we rent our home or condo at least one time or more each year and therefore are required to purchase a transferable pool pass at the rate of \$250.00. Our check is enclosed for \$250.00 payable to SMPOA

Name: _____

Schuss Mountain Address: _____

Permanent Address: _____

Phone Number: _____ E-Mail Address: _____