

SMPOA

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

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

April 17, 2026

Dear Fellow Schuss Mountain Property Owners:

We take this opportunity to bring you news from SMPOA as we invoice for the 2026 annual dues. We continue to 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

The resort is offering a Spring Golf Special from April 24 – May 12. Play Cedar River, Hawk's Eye or The Legend For \$39 including cart. Play Schuss Mountain or Summit For \$35 including cart. The courses will be open to the public. Book here: <https://www.shantycreek.com/golf/tee-times>

The SMPOA annual meeting is to be determined.

Our Spring Brush Pickup/Chipping will be conducted June 1st, 2nd, & 3rd and again June 8th, 9th, & 10th, if necessary. You should plan to have your brush roadside by June 1, 2026. **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:	\$456.00	
Homeowners:	\$331.00	Lot Owners: \$82.00
Condo Owners/Members at Large:	\$150.00	(condo owners supply their own lawn and snow maintenance)

The Board of Directors is maintaining the annual dues increase of 3% annually which was voted in and announced at our annual meeting in 2019.

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 at Five Corners and sign post gardens; removal of limbs and trees on the right-of-way's 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. She is now assisted by Betsy Corey. Feel free to contact them at 231-533-3950, or administrator@smpoa.net if you have any questions and/or concerns. With their employment at The Bellaire Professional Centre, LLC they are full time in an office in the Cortina Conference Center to conduct any SMPOA business.

Schuss Pool Update

Under the new ownership, the resort has recently shared with us the Schuss pool will continue under the operation of Shanty Creek Resort, thereby eliminating Trinidad's offer to lease the pool to us.

Schuss Pool Opening and Closure Schedule:

- Summer Season: Memorial Day through Labor Day
- Winter Season: December 18 through March 29

Pool pass information is nearly the same or similar as it has been in the past, as follows:

SPECIAL POOL NOTES: Your 2026-2027 pool pass is no longer valid again this year for entry into the Lakeview Pools. Remember, the resort no longer provides towels at the pool. Please remember to bring your own towels.

Pool Pass Information

The resort will operate the pool for the exclusive use of SMPOA members.

Pool passes for the coming year, April 17, 2026 to March 31, 2027, are now on sale.

THE PROCESS TO PROCURE A PASS WILL BE IDENTICAL TO LAST YEAR. THE ONLY METHOD TO PURCHASE THIS YEAR'S POOL PASS IS DIRECTLY FROM THE RESORT ONLINE.

A summary of the process is as follows:

1. To buy a pool pass, from the resort go to this link:
<https://www.shantycreek.com/?promoCode=SMPOApool>
2. You may go to this link to view a tutorial which walks you through the process:
<https://youtu.be/mY6XirPvYJY>
3. In the process you will have to complete the following:
 - a. Select the pass you wish to purchase:
 - A Single-Family Pool Pass: \$500.00
 - Renters Pool Pass: \$700.00

- b. Provide your complete information.
 - c. Fill out and sign a waiver. (Similar to purchasing a lift ticket.)
 - d. Make payment for the pass selected.
4. Once you have paid for the pool pass the following process will occur:
- a. A receipt is automatically generated and sent to our SMPOA administrator, The Bellaire Professional Centre, LLC.
 - b. Our administrator will verify your dues are paid current. (A pass will not be distributed until dues are paid.)
 - c. For those purchasing a single family pass an affidavit will be prepared and ready for your signature when you pick up your pass, affirming you do not rent. An affidavit is attached for your convicence to complete in advance and bring with you when you pick up your pass, as an option.
 - d. The new pool pass may then be picked up at the Bellaire Professional Centre Office during regular business hours.

Note: You may contact the office by email or phone to make other arrangements to execute the affidavit and receive the pass as you have done in the past. administrator@smpoa.net or 231-533-3950

Please note the following additional information:

- The link is live.
- Passes are valid 04/17/2026 and valid through March 31, 2027.
- Rates are as follows:
 - For a single-family non-transferable pass - \$500.00
 - For those who rent the rate is \$700.00
- Lost passes are replaced at the full rate.
- MCC members are eligible to purchase a pool pass from SMPOA.
- Any members caught violating the published rate schedule will be invoiced \$200.00.
- **PAID SMPOA members are entitled to one (1) pass per family.**

Sincerely,
Schuss Mountain Property Owners Association Board of Directors, Brin Eggers, President

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Pool Pass Affidavit - 2026

Please complete this Affidavit and submit to our Administrator along with your dues' payment.

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 \$500.00.

Name: _____

Schuss Mountain Address: _____

Permanent Address: _____

Phone Number: _____ E-Mail Address: _____

Signature: _____ Date: _____