

# SMPOA

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

**231-533-3950  
[WWW.SMPOA.NET](http://WWW.SMPOA.NET)**

March 26, 2025

Dear Fellow Schuss Mountain Property Owners:

We take this opportunity to bring you news from SMPOA as we invoice for the 2025 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](mailto:administrator@smpoa.net) if you are not receiving our blasts.) Otherwise, please routinely visit our website at [www.smpoa.net](http://www.smpoa.net) for the latest information.

## General News of Interest

What was once Property Owners Weekend is an Anniversary Special this year in celebration of the Summit GC's 60<sup>th</sup> anniversary. It is scheduled for May 1-12, 2025. Golf any course for \$35.00, including cart. The courses will be open to the public again this year. Book here: <https://www.shantycreek.com/golf/tee-times>

The SMPOA annual meeting is scheduled for September 27, 2025 at Ivan's commencing at 10:00 a.m.

Our Spring Brush Pickup/Chipping will be conducted June 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> and again June 9<sup>th</sup>, 10<sup>th</sup> & 11<sup>th</sup>, if necessary. You should plan to have your brush roadside by June 2, 2025. **Your dues must be paid by June 1<sup>st</sup> 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:	\$443.00	
Homeowners:	\$321.00	Lot Owners: \$80.00
Condo Owners/Members at Large:	\$146.00	(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 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. She is now assisted by Betsy Corey. Feel free to contact them at 231-533-3950, or [administrator@smpoa.net](mailto: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**

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 NOTES:** Your 2025-2026 pool pass will no longer be valid 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**

It has been the position of SMPOA to offer pool passes as a member benefit; we continue to maintain that position.

We rapidly approach March 31, 2025, the date all 2024-2025 pool passes expire.

Pool passes for the coming year, April 4, 2025 to March 31, 2026, will go on sale **FRIDAY APRIL 4.**

**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:	\$135.00
➤ Renters Pool Pass:	\$271.00

- 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 will then be given to you.

**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](mailto:administrator@smpoa.net) or 231-533-3950**

Please note the following additional information:

- The link will be live **APRIL 4<sup>th</sup>**, the day passes go on sale.
- Passes are valid 04/04/2025 and valid through March 31, 2026.
- Rates are as follows:
  - For a single-family non-transferable pass - \$135.00
  - For those who rent the rate is \$271.00
- 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 will be invoiced \$135.00.
- **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 4, 2025 - March 31, 2026.**

Sincerely,  
Schuss Mountain Property Owners Association Board of Directors, Kerry Vandock, President

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## Pool Pass Affidavit - 2025

**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 \$135.00.

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

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

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

Phone Number: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_