

# SPRING NEWSLETTER, 1 JUNE 2017

## DUCK LAKE PENINSULAR SHORES ASSOCIATION (DLPSA) P. O. Box 344, Grawn, Michigan 49637

Visit the DLPSA website at <http://webpages.charter.net/dlpsa/>. We encourage every resident to have an active voice in our Association. Please address questions, comments, concerns or ideas to any DLPSA director.

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### **Foreword**

For those of you who flee the ice and snow, we had relatively merciful winter. Here is our news of the spring, along with plans for the year.

– Paul Grunberger, editor

### **Current Board of Directors**

Here is the updated information for all your directors, who are continuing in office from last year:

**President: Duane Lueck** (also Maintenance)  
7914 North Shore Court  
231-631-8700 cell (preferred)  
231-276-6676 home, [dlpmlck@gmail.com](mailto:dlpmlck@gmail.com)

**Vice President: Paul Grunberger\***  
(also Newsletter & Historian)  
3781 East Shore Drive  
231-276-3116 home (preferred)  
301-602-2734 cell, [ducklakepaul@gmail.com](mailto:ducklakepaul@gmail.com)

**Secretary: Dan Bodary\***  
4392 Central Park Drive (seasonal)  
231-276-6592 home, [dbodary@hotmail.com](mailto:dbodary@hotmail.com)

**Treasurer: Charlotte Knoll**  
3781 East Shore Drive  
231-276-3116 home, [char3781@gmail.com](mailto:char3781@gmail.com)

**Director: Char(lene) Hoffman\*** (Liaison Committee)  
3844 Peninsular Shores Dr. (seasonal)  
231-276-0021 home, [charh2@gmail.com](mailto:charh2@gmail.com)

**Director: John Hubbard** (Hospitality w/John Stuart)  
4280 East Shore Drive  
231-276-3126 home, [jhubbard45@charter.net](mailto:jhubbard45@charter.net)

**Director: Ken Chamberlain** (Liaison chair)  
3970 Peninsular Shores Drive  
517-881-5594, [kenc@fnwusers.com](mailto:kenc@fnwusers.com)

### **Next Board Election:**

Each director serves a two-year term. We stagger the terms so that we don't have an abrupt turnover. Therefore, we have elections every year. Barring resignations, we will have three directors whose terms expire on September 10, as denoted by the asterisk (\*) next to their names.

Those of us who have been on the Board for a while can attest to your satisfaction for being able to contribute. If you are new here, you'll enjoy the benefit of becoming acquainted with your neighbors. We continue to seek candidates who have aptitude in writing, personal relations or accounting.

### **2017 Events**

The following events occur in rain or shine. Contact a director if you need more information.

- **Peninsula Garage Sale:** Saturday, June 10 from 9 AM to 4:30 PM. DLPSA provides Record-Eagle ads (on June 9 & 10), an announcement sign at the culvert crossing, and direction signs from the main roads. You may choose to participate on your own property.
- **Annual Picnic:** Saturday, July 15 from 3 to 9 PM (tentative; only if requested). This has been a community event open to all Peninsula residents and their guests. It has traditionally featured free meat (pork and burgers), games and entertainment, with side dishes offered by attendees. It is usually held on the third Saturday in July, as indicated above.
- **Annual Meeting:** Sunday, September 10 from 3 to 5 PM (2-hr limit) in the DLPSA Park Pavilion.
- **Remove Boat Ramp Dock:** November 1 ± 2 days

### **2017 Spring General Meeting**

(Director Charlene Hoffman was absent.) The following active DLPSA members (other than the Directors) attended our meeting on May 21:

Jan Bachman, Kathy Bickel, Beverly Bodary, Oral & Pat Carper, Cathy Gray & Diana Stephens, Tom & Missy Gray, Cynthia Howard, David Marsh, Frank McGregor, Alice & Cecil McNally, Tom & Anne Spieles, Mike Tokie and Chris Washburn

We were glad to see good representation by some of our newest DLPSA members.

Under Old Business, we had energetic discussion of the board's suggested solutions to the boundary discrepancies at the accesses (see **Correction...**

below), but ultimately, a motion to proceed with the solutions as described was passed by voice vote with only a few dissents.



*Lady Slipper, Houdek Dunes Natural Area* CAKnoll

### **DLPSA 5-21-17 Financial Report**

The FY 2016/17 annual meeting report reflects:

Cash Balance at Start (6-1-16)	\$ 5,241.62
Total Income *	\$16,630.00
Total Expenditures **	\$17,900.49
Cash on Hand (5-21-17)	\$ 3,971.13

DLPSA Fund Balances:

Long Term Improvements	\$11,000.00
Park Improvement	\$ 1,255.00

\* Income: Dues payments to date reflect up to date payment on 195 lots (72%) and payments on 69 previous year dues.

\*\* Expenditures: The variable expenses fall into General or Park Improvements/Maintenance. The General line item reflects the costs of surveying the peninsula's common areas. Park expenses mainly reflect the repair of the tennis courts and addition of pickleball, the removal of a large tree, purchase of a water pressure gauge and shuffleboard equipment. The Spring Newsletter and invoicing supplies will bring the expenditures to about \$2000 over revenues

A proposed budget for FY 18 was approved for expenses of \$16,816. A detailed report will be available on the website.

*- Submitted by Charlotte Knoll, Treasurer*

### **Correction of Boundary Discrepancies**

Our survey of common area boundaries last year led to many interesting revelations. The DLPSA was found in at least one case to have encroached on an adjacent property owner (inadvertently, we hope!) Additionally, some adjacent property owners have encroached on our common areas over many years, which is understandable in the several cases where the boundary was poorly marked. In some cases, this has deterred the shared use of these areas by DLPSA members.

Now, with the completion of the surveys and studies detailed in last year's Newsletters, along with negotiations over the winter, your Board has been able to develop specific corrective measures. These have been approved by the membership at the 2017 Spring General Meeting. Some are ongoing and some are already completed.

#### **Access #1**

- a. The DLPSA will add an 8-foot section of fencing about 6 feet in front of the opening in the existing fence. The approved objective of this addition is to prevent the driving of a car or truck through the fence opening, while still permitting access by pedestrians, lawn equipment and recreational vehicles; and, to prevent car or truck parking on the access.
- b. The DLPSA will fill in the existing ruts behind the fence, and reseed to restore the lawn.

#### **Access #2**

- a. The DLPSA will remove all asphalt on the access up to the boundary with the adjacent property. This access is for shared use, not as a private driveway.
- b. The DLPSA will Install approximately 7 feet of fencing to complete the line across the access, leaving a 5-foot opening near the center. The objective is to prevent the driving or parking of a car or truck on the lake side of the fence, while still permitting access by pedestrians, lawn equipment and off-road vehicles (ORVs) with small wheel-bases.

#### **Access #3**

- a. The DLPSA will notify the owner of the adjacent property to the south that the wire fencing on the access needs to be removed by 8-12-2017.

- b. If the fencing is not removed by 8-12-2017 (unless other arrangements have been agreed upon), the DLPSA will remove it.

#### **Access #4**

On the request of the DLPSA, the owners of the adjacent property to the south have already removed the split rail fencing from the access to their own property. They are also in the process of removing their retaining wall that was encroaching.

#### **Boat Ramp Asphalt Drive**

The owners of the adjacent property to the north have agreed to share the future costs of maintaining the portion of the boat ramp drive that they use to access their garage.

The costs will be split, with the owner paying 40% and DLPSA paying the rest. This agreement will be documented, signed by both parties, and recorded by Grand Traverse County.

#### **DLPSA Park Driveway**

The DLPSA will relocate the existing gravel drive to stay within the bounds of the survey.

#### **Completed Projects**

- Trim trees over the basketball court – This was on our list of upcoming projects in the 2016 Fall Newsletter. Mike Tokey has kindly stepped up to perform this work. Thank you, Mike!

#### **Upcoming Projects for FY18**

These are approved and budgeted projects to be completed within the year on a priority basis:

1. New Fencing at Access #2, in accordance with correction plan above, including removal of asphalt, new topsoil and re-seeding.
2. New Fencing at Access #1, in accordance with the correction plan above, including new topsoil and re-seeding
3. New basketball backboards - Assembly will include on-site welding for brackets.
4. Horseshoe pits – New sideboards, stakes, sand and concrete
5. Play area & volleyball court – fresh sand
6. Clean all PVC fencing
7. Repaint white wooden posts at Access #4 and in DLPSA Park

#### **Projects for Future Consideration**

These are not budgeted for execution this year, but several have already been approved by members to

be completed on a priority basis. These are shown in approximate descending order of urgency:

- Repair exterior chimney on pavilion - The chimney vented a pavilion fireplace on the east wall, but the fireplace was blocked off long ago. Now, the chimney is leaking water through the flashing onto the pavilion floor and probably into the attic space. It needs to either be repaired (allowing a future re-opening of the fireplace) or simply removed.
- Repair bulges on the pavilion ceiling, especially on the south side. (Water damage could be involved. There could actually be multiple roof leaks, given the recent popularity of the roof as a teenage hangout. Therefore, this probably should be deferred until any roof leaks are found and fixed.)
- Seal the pavilion ceiling lights to prevent invasion of insects into the bulb housing. Clean the light lenses of insect debris.
- Install concrete pads alongside and between the shuffleboard courts - to prevent dirt contamination on the bottom of the pucks.
- Trim brush at all accesses.
- Install a working tennis net winch and cable to properly tension the net at center court.
- Install a new volleyball net with new support posts.
- Install a baseboard at the north end of the tennis court to stop balls before they go under the fence into the plantings.
- Aluminum soffit & fascia on pavilion – to eliminate repainting.

#### **Dues & Keys**

Our official policy on payment of dues and issuance of Peninsula Keys was described comprehensively in the Fall 2012 Newsletter, available on the DLPSA website.

The good news is that because our membership participation has been stable for two years at 72%, there will be no need to new Peninsula Keys this year. Your participation has also made it possible for us to maintain our exceptionally low \$65 fee (by now a genuine Wonder of the Western World) at least through May 2018.

#### **Peninsula News**

##### **Road Conditions**

The road entering the peninsula has deteriorated. The board has been in contact with the township and the Grand Traverse Road Commission. Our new township supervisor (Marv Radke) has also been in contact with the road commission regarding road conditions.

The road commission has three classifications of road repair priorities and it prioritizes our county roads as third priority, the same as a subdivision. We will continue working with them during the summer to try to get some repairs made, and to determine what can be done in the next county budget year.

Meanwhile, members who notice potholes are encouraged to call road commission at 231-922-4848, or write a letter noting the issues. There is no additional assessment for pothole repairs.

### **DLPSA Park Reserves for 2017**

June 10	all day	Bill Hubert
July 15	3 – 9 pm	Annual Picnic
July 29	all day	Hoffman Picnic
Sept 10	3 – 5 pm	DLPSA Annual Meeting

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- Contact DLPSA Board Member to request.
- Be a DLPSA member active w/ dues up to date
- Deposit is \$25, refundable on approved cleanup.

### **Check Out Our Little Free Library**

The Little Free Library near the bulletin board at the Boat Ramp is now in its second season of operation after a huge success last year. Bev & Dan Bodary and their son Jon are maintaining it in the memory of their son Nathan. You are invited to visit and, "Take a Book; Leave a Book; Return a Book." The library is removed in the late fall. If you are holding a book then, no problem! Just return it in spring.

### **Things to Watch this Summer!**

This is to follow up on a couple of the nuisance items we reported last fall. Please be vigilant as summer activity commences.

1) Perennial Pavilion Challenge: Once again, just before the Spring General Meeting, we found a long table placed at the edge of the pavilion roof. (That's a two-teenager job!) Please remind your kids not to climb on the Pavilion roof. The resulting abrasion of shingles causes leaks, and the next stop for leaking water could be our brand new clean white Pavilion ceiling! Perhaps, this is happening already.

2) Mooring Trespass: Watch out for any boat moored overnight in the bottomland of any of our five Lakeside Parks. Notify our President if you see this.

### **Newsletter Bulletin Board**

*[This section is available for your announcements. Please send your items to the newsletter editor.]*

### **July 4 Parade**

Kathy Bickel is organizing our *1st Annual Duck Lake Peninsula Parade*. See announcement on back page!

### **Summer Mah Jongg**

A Mah Jongg group meets at individual homes of participants each Wednesday at 1 pm to 4ish. If you are interested in joining for summer, just contact either Charlotte Knoll at [char3781@gmail.com](mailto:char3781@gmail.com) or Cindee McLaughlin [duckycindee@gmail.com](mailto:duckycindee@gmail.com).

### **Shuffleboard Invitation**

- *John Stuart of 3778 Peninsular Shores Drive writes:*

"I am anticipating a great summer, which hopefully will include many participants enjoying the game of shuffleboard.

"We have two courts that, with a maintenance schedule, will provide many years of family entertainment. We have all the necessary equipment and maintenance supplies to utilize the courts on a regular basis.

"My partner Shirley and I would thoroughly enjoy teaching and playing most anytime that others are willing.

"I can be reached at [941-400-6480](tel:941-400-6480)."

### **Update: Invasive Water Plant Treatment**

Last summer, some 34 acres of invasive water plants (Phragmites and Eurasian Watermilfoil) were treated in the three areas where the plants were found (South Cove, concave sections of the Peninsula's east shore, and the lakeshore directly east of the Peninsula). Lake users have reported that the treatment was dramatically effective.

Again this year, Duck Lake will be surveyed for any recurrence of weeds and algae. Four surveys are anticipated through the growing season, starting on about June 1, with treatment to follow as required.

### **Duck Lake Dam Update**

The subject here is regulation of the Duck Lake water level as provided by law. This work is now under supervision of Steve Largent, Grand Traverse County Drain Commissioner, who has proposed to regulate the lake level to the currently mandated elevation in summer, but to lower it by six inches in winter. This is intended to minimize shoreline ice damage in the winter, and to provide a cushion against high water in the spring.

Law currently requires that Duck Lake be maintained at a fixed elevation. That can be adjusted by court order, but some issues have delayed the scheduling of a final court hearing. For those who want to follow this, the Commissioner provides the associated documents here:

<http://www.grandtraverse.org/1883/Duck-Lake-Dam-Documents>



## **New Peninsula Owners & Residents**

*[The Township or a local title company usually notifies us of any ownership change. However, if you know of a renter who has recently moved in, please notify a Director. Our Hospitality Committee wants to welcome new residents, whether owners or renters.]*

The real estate market is warming up here. Thirteen properties have been conveyed to new owners within the past 12 months. We are aware of the following new owners since September of last year:

**Glen & Esther Jenkins**, 4033 East Shore Drive.  
Owner/residents since 10-12-16

**Ronald & Dorothy Jensen**, 3948 Peninsular Shores Drive. Owner/residents since 10-12-16

**Tyler & Kate Palsrock**, 3954 East Shore Drive, from IL. Owner/residents since 10-18-16

**Margie Stevens & Kathy Gray**, 3959 East Shore Drive, from Aurora, IL. Owner/residents since 10-24-16

**Tim & Susan Villiere**, 7980 North Shore Court, from Glenwood Springs, CO. Owner/residents since 1-7-17

**Cecil & Alice McNally**, 3701 Peninsula Shores Drive. Owner/residents since 1-7-17

**Wright, Pat & Karen Wright**, 3772 Central Park Drive. Owners since 1-30-17 (2<sup>nd</sup> property)

**Robert Spaulding**, 3773 Central Park Drive. Owner/resident since 5-9-17

## **In Memory**

*[We occasionally miss death notices, so please notify the Newsletter editor if you become aware of a resident who has recently passed away.]*

We have become aware of the following deaths since September last year. We offer our condolences to their family and friends.

**James Richard St. John** of 3734 Peninsula Shores Drive passed away on December 26, 2016 at age 86.

**Lt. Col. Joseph M. Mallard** of 4385 East Shore Drive passed away on February 27, 2017 at age 94

## **On-Line DLPSA Directory**

An on-line directory of Peninsula owners is available on our website under the General Information tab. This directory includes the parcel address, lot number and owner's name. (We don't keep records on non-owner residents.)

This directory has two lists ordered respectively by owner's name and owner's address. It is released twice per year, near the end of June and near the end of November.

As explained in our Fall 2015 Newsletter, you may have a reason why you want to opt out of the directory. If so, please notify our Treasurer.

## **DLPSA Active Members Update**

Here are our additions to the list of active DLPSA members (paid up through May 2017). These were omitted from our Fall 2016 Newsletter list for a variety of reasons:

<b>Wright, Patrick &amp; Karen</b>	<b>3772</b>	<b>Central Park</b>
<b>Spaulding, Robert</b>	<b>3773</b>	<b>Central Park</b>
<b>Stoltz, Bruce &amp; April</b>	<b>4034</b>	<b>Central Park</b>
<b>Palsrok, Tyler &amp; Kate</b>	<b>3954</b>	<b>East Shore Dr</b>
<b>Reinking, Kurt &amp; Angela Rodgers</b>	<b>3985</b>	<b>East Shore Dr</b>
<b>Jenkins, Glen</b>	<b>4033</b>	<b>East Shore Dr</b>
<b>Riebschleger, Tracie</b>	<b>4245</b>	<b>East Shore Dr</b>
<b>Podolan, Stephany</b>	<b>4315</b>	<b>East Shore Dr</b>
<b>Weber, Douglas</b>	<b>2978</b>	<b>Peninsular Shores</b>
<b>McNally, Cecil &amp; Alice</b>	<b>3701</b>	<b>Peninsular Shores</b>
<b>Marsh, Susan</b>	<b>3754</b>	<b>Peninsular Shores</b>
<b>Stephens, Margie &amp; Cathy Gray</b>	<b>3959</b>	<b>Peninsular Shores</b>
<b>Weber, Douglas</b>	<b>3978</b>	<b>Peninsular Shores</b>
<b>O'Donnell, Dawnette</b>	<b>4193</b>	<b>Peninsular Shores</b>
<b>Peck, Stephen &amp; Lorrie</b>	<b>4144</b>	<b>Peninsular Shores</b>

## **Peninsula History**

*[We are still looking to fill holes in our historical record. If you are a long-time resident here, look in your old files for Peninsula documents that you can part with. The DLPSA Historian will accept them with gratitude! Complete records enable us to reliably trace community issues back to their beginnings.]*

## **e-Newsletters Give You Advantages.**

For faster delivery and high-resolution color, we encourage you to request your Newsletters via e-mail. This will additionally subscribe you to exclusive early notice on meeting agendas and special events.

An increasing number of members have signed up for e-mail service. The e-mail roster now includes 107 Peninsula property owners (out of 253), an increase of 11 from last year. If you want your name added, please contact the Treasurer or Newsletter editor with your e-mail address.

By the way, if you are concerned about junk e-mail, please note that the Board does not share your e-mail address with anyone.

*[From our DLPSA Bulletin Board:]*



*Come join in the fun!  
1<sup>st</sup> Annual Duck Lake Peninsula  
Parade around the Peninsula*



*Bring any mode of transportation,  
(Bicycle, Golf Cart, Lawn Mower) or  
just walk in the Parade!*

*Meet in the Park at 10:00 am, July 4<sup>th</sup>... Prize for the best-  
decorated parade entry! Coffee/juice/donuts provided.*

*Spectators are welcome to set out lawn chairs along the  
route!*

*Call Kathy Bickel at 231-645-6476 for more info!*

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