

SPRING 2011 NEWSLETTER

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 of the DLPSA Board members.

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DLPSA Board Members for 2010-11

President: Duane Lueck (also Maintenance)
7914 North Shore Court
231-631-8700 cell (preferred)
231-276-6676 home. No email address.

Vice President: Dan Briggs (also Newsletter)
4331 East Shore Drive (seasonal)
231-276-0126, danbriggs9564@gmail.com

Secretary: Dan Bodary
4392 Central Park Drive (seasonal)
231-276-6592, bbodary@hotmail.com

Treasurer: Charlotte Knoll
3781 East Shore Drive
231-276-3116, char3781@gmail.com

Director: Oral Carper (Liaison)
3815 East Shore Drive (seasonal)
618-977-0671, owcarper@peoplepc.com

Director: Paul Grunberger (Newsletter; Historian)
3781 East Shore Drive
301-602-2734 cell (preferred)
231-276-3116 home, ducklakepaul@gmail.com

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

2011 Events

These events occur "rain or shine". Contact a Board member if you need more information.

- **Peninsula Garage Sale: Saturday, June 11, 9 am to 4:30 pm.** DLPSA provides newspaper ads and signs. Participation is on an individual choice basis on your own property.
- **Pig Roast: Saturday, July 16, 4 pm, at DLPSA Park (formerly Schworm Park).** This is a free

event. Please bring a dish to pass and your own beverages.

- **Fall Annual Meeting: Sunday, September 11, 4 pm, in the DLPSA Park pavilion.** Three board members will be elected at this meeting. We strongly encourage new members on the board. Please let a board member know if you are willing to be nominated as a candidate.

Boat Launch Dock Schedule

The DLPSA is announcing a regular schedule for the dock at the Boat Launch, as follows:

Deployment: April 15 ± 2 days

Removal: November 1 ± 2 days

Items from 2011 Spring General Meeting

The Spring General Meeting of DLPSA was held at the DLPSA Park pavilion on Sunday, May 15. The complete minutes of this meeting are available on the DLPSA website at <http://webpages.charter.net/dlpsa/>. Noteworthy items from the meeting were:

New DLPSA Signs

Several of the signs and/or signposts around the Peninsula have deteriorated, and will be replaced in the near future. Included will be the signs at each of the three street-side entrances to DLPSA Park.

Reserving DLPSA Park for Private Parties

As a resident on the Peninsula, you are welcome to reserve the Park for private parties. We had a good experience with this in 2010, and so have decided to support your activities through a regular procedure, as follows:

1. Contact any Board member to request a reservation for use of the Park.

2. The DLPSA President will resolve any conflicts for use of the Park, and grant the use of the Park via the contacted Board member.
3. The grantee will deposit \$25 with the contacted member (either cash or check made out to "DLPSA"), and will be issued three hang-tags stating "Private Party Today" to be hung from the signs at each of the DLPSA Park entrances.
4. The grantee will return the hang-tags to a Board member when the party is over. The deposit will be returned to the grantee as soon as a Board member confirms that the Park is restored to its pre-party condition.

Portable Toilet for the Park

We are investigating choices for installation of a portable toilet in the DLPSA Park. Our goal is to have a unit installed and maintained on-site by a local contractor each year from the Spring General Meeting (mid-May) through the Fall Annual Meeting (mid-September). (We will be a little late getting started this year.) We would prefer a generously-sized handicap-equipped unit, and will stick to that preference if we can negotiate a reasonable cost.

New DLPSA Bulletin Board

We will soon (if not already) have a brand new Community Bulletin Board. We acknowledge Mike Patterson for his idea to make this new board a place for community ads, and appreciate his generous contribution of the materials. We also thank Duane Lueck for its construction.

As agreed at the Spring General Meeting, this board is to be placed at the DLPSA Boat Launch entrance on East Shore Drive, replacing the old bulletin board.

The Community Bulletin Board will be pad-locked, but will be accessible by all DLPSA members with a boat-launch key. By its availability, we hope to enhance the opportunity for communications among all members for purposes including:

- items for sale and items wanted
- help wanted, such as for gardening chores
- formation of special-interest groups
- meeting announcements

Please follow these two simple posting rules:

1. Identify posted items by poster and date. The DLPSA Board will monitor the posts to ensure that they are all up to date (less than two weeks old).
2. Help to prevent unauthorized use by locking the windows closed after you post!

DLPSA Finances

[This is a summary. Details for these items are available with the meeting minutes on the DLPSA website.]

The Fiscal Year (FY) 2010/11 Treasurer's report was approved as follows:

The FY began on June 1, 2010	
with a cash balance of:	\$ 6,858.23
Total Income:	14,410.00
Total Expenditures *:	14,441.57

The FY ended on May 31, 2011	
with a cash balance of:	\$ 6,826.00

* Expenditures from the year included setting up and funding a Long Term Improvements Fund with \$1,000 and a Park Improvement Fund of \$555.

The budget for the coming FY 2011/12 was also approved, as follows:

Projected Income:	\$ 12,350.00
Projected Expenses:	
Association expenses:	582.00
Upkeep & improvements:	13,250.00
Additions to Funds:	<u>4,000.00</u>
Total Expenditures:	17,832.00
Projected end-of-year cash-on-hand:	\$ 1,344.00

DLPSA Projects

Most of this work is being done by DLPSA volunteers at little or no cost to the Association. Please contact any Board member if you wish to lead or participate in any project!

Completed Projects

Several improvements were made to DLPSA Park last year as detailed in the Fall 2010 Newsletter. Additionally, over the winter, Duane Lueck, John Hubbard and Dan Bodary have completed and stained several new tables and benches for the DLPSA Park and road-end park areas around the Peninsula.

Contracted Projects

We have contracted for resurfacing of the tennis courts, to be completed this spring. As a follow-up, we will need to remove some tree branches that encroach on the court. This may require permission

from neighbors, and some professional tree work, but we might be able to save by pitching in to clean up.

Planned Projects

Several of these are follow-ons to extend the value of projects completed last year:

1. Plant grass seed at Park play-station and boat launch
2. Renovate shuffleboard court (new surface, scoreboard and equipment)
3. Install PVC fencing at the Park horseshoe pits
4. Clean the inside Park pavilion walls and ceiling
5. Remove dip in drive to boat launch
6. Spray-paint the Park bike rack
7. Install post in ground to anchor garbage can so that it is used for garbage rather than a step to the pavilion roof
8. Remove graffiti from large stone at the Park pavilion
9. Repair basketball hoop and net in the wake of over-enthusiastic players

A Neighborhood Watch Issue

We are working hard to make and keep the Park a pleasant place. Unfortunately the above list, taken from our Spring General Meeting, has had to include three projects (7 thru 9) to deal with the results of some juvenile activity. Walks on the pavilion roof may be exhilarating, but they also damage the shingles. Additional measures such as the anchoring the park benches have been contemplated, but our President has suggested there may be a better idea: If you happen to see (or know of) anyone who is doing something to make our work harder, please contact any Board member with the information, so that one of us can have a conversation with an interested parent.

Park Improvement Fund - Matching Challenge!

Last year, we established this new fund dedicated to DLPSA Park improvements. So far, \$555 have been donated, but there remains Mr. Richard Irwin's \$300 matching challenge by which, with your contribution this year, could more than double the fund size to \$1,155. If you would like to support this popular cause, please offer cash or check to the DLPSA, care of any Board member, specifying "DLPSA Park Improvement Fund."

Trash Collection

During the Annual Meeting last fall, the membership endorsed American Waste (AW) as the preferred

provider of trash pickup for the Peninsula. Our contact (and yours) at AW is the Account Manager, Mr. Patrick (Pat) Cline, whom you may call at:

231-624-1550 (cell phone direct), or
231-943-8088 (office).

Pat reports that since the Fall Annual Meeting, 72 additional residences have switched to AW, bringing to 116 the total number of houses served by AW.

Several DLPSA members have continued to express their desire to see a reduction in the number of garbage trucks in our neighborhood. Since there are approximately 236 houses on the Peninsula now, there is substantial room for further reduction.

We are convinced that AW will provide us with superior service. The decision whether to use AW is, and should always be, up to you as property owner. However, it would be helpful to our community if we can get your support to use the service of this strong, well developed, competitively priced, locally owned and environmentally friendly trash collection company.

The generous terms offered by AW, including regular Thursday pickups at no more than \$12/month, were detailed on the Fall 2011 newsletter, and are posted on the DLPSA website. Additionally, Pat reports that AW is now recycling all types of plastics (#1 through #7 as designated by those little triangles), as well as all kinds of wax-coated containers including juice cartons. Budget-bag service is also offered. Please contact Pat Cline to explore your options.

Receiving Newsletters via e-mail

We continue to encourage residents to elect to receive their newsletters and dues notices via e-mail.

To date, owners of 73 Peninsula properties have signed up to receive the newsletter this way. If more of you are willing to help us decrease copying and mailing expenses, please send your name, street address and e-mail address to Paul Grunberger at ducklakepaul@gmail.com.

Payment of Dues

We are pleased to report that of the total 273 properties on the Peninsula, dues are now up to date on 171 properties. It is especially encouraging that during this last Fiscal Year, back dues were fully paid on 43 of these properties.

However, several Peninsula property owners have recently notified members of your DLPSA Board (especially the President and Treasurer) that they have decided to:

- (a) not pay their dues, and/or
- (b) "opt out" of membership in the DLPSA, and/or

(c) ask that they not be billed in the future.

We want you all to be aware that the DLPSA is a Michigan non-profit corporation whose stated purpose, in part, is to “promote an understanding and appreciation of all property rights”, and to “assist owners of property and visitors to make the Peninsula a pleasant and wholesome environment.” The Articles of Incorporation, dated 1975, further provide that the activities of the DLPSA are to be financed by “Yearly Membership Dues” and “Membership Donations”:

http://webpages.charter.net/dlpsa/dlpsa_general_information.htm

The work done by your Association cannot, by its nature, be limited to selected properties; it improves the environment for all residents and enhances the value of your property whether or not you wish to use the facilities that the Association provides. Accordingly, the DLPSA considers every property owner on the Peninsula to be a member subject to yearly membership dues. The DLPSA has maintained good records of dues payment status since FY 2008/9, and will continue to seek the collection of dues, back to that year, on a regular basis.

Boat-Launch Key Policy

We remind our neighbors that the DLPSA has a uniform policy for replacing Boat Launch keys. If you need a replacement key for any reason, the fee is as follows:

First replacement \$30
Additional replacement(s) . . \$65 each

Please contact our Treasurer, Charlotte Knoll, and be prepared to pay the fee.

You may also obtain a key if you are a new or existing resident who has not yet been issued one. Simply contact our Treasurer, who will issue your key if dues are up to date.

Remember that your key is also good for the tennis court, shuffleboard locker, and soon the Community Bulletin Board.

New Peninsula Residents

Do you know anyone who has recently moved here to the Peninsula? If so, please notify the Board so we can welcome them and list their names in the next newsletter.

We are aware of the following new residents since the previous newsletter:

Ken and Kim Collins
4291 East Shore Drive
Weekenders / seasonal
From Fort Worth, TX

Eugene and Jane Gerlica
3665 Peninsular Shores Drive
From Port St. Lucie, FL

Ronald and Dorothy Jensen
3948 Peninsular Shores Drive

Russ and Gloria Marshall
4046 White Birch Drive
Full-time residents (retired) since October 2010
From Canton, MI

Pat and Karen Wright
4338 Central Park Drive
Full-time residents arriving in Spring 2011
From Davidson, MI

In Memory

We are aware of the following current or former Peninsula residents who have passed away recently. As you learn of others, please let us know.

- Walter Zerbel
- Ruth Hocking

Newsletter Bulletin Board

Note that an actual physical Community Bulletin Board is being prepared for your use as described above. However, this space will continue to be available for your announcements (major events or milestone dates of birthdays, anniversaries, etc.) or for comments that you want to see included in the next edition of the Newsletter. Please send any items you have to Paul Grunberger.

Guest Column: New-Resident Notes

by Paul Grunberger

Yes, we do prefer to have contributions from residents other than Board members! Undoubtedly, many of you have something amusing or informative that the rest of us would like to know. However, as a recent transplant (July 2009) from the very-different world of the Washington, DC suburbs, I am pleased to have some space this time to share a few of my first experiences in life Up North:

Skunks and other Untaxed Residents

Last summer our fearless little cat Allie got too curious about a skunk in our yard, and took a pretty good shot of spray. We mentioned this to Tom Podolan, who kindly offered to mentor me for a highly dramatic trapping operation that ultimately conveyed no fewer than seven skunks and two opossums to a more suitable homestead. (We also caught Allie once, and decided to keep her.) Then, there was the one that

got away, presumably a raccoon, who while doing his best to chew and claw the trap into a twisted wreck, discovered that he could release the door catch by rolling it over on its side.

For equipment, we used Tom's effective handcrafted welded-wire trap with pedal-triggered door, but any medium-sized trap from Tractor Supply Company or similar vendor would have been fine. We simply put a little cup with trail mix inside, set the trap door, and checked each morning to see what happened last night. And something usually did!

The fun part was introducing myself to the skunks. Tom showed me how to approach the critter slowly behind a raised furniture blanket, then drape it over the cage in one smooth pass. The immature skunks were all quite docile during this maneuver, but my seventh skunk, who looked like Daddy, was hot to trot and determined to teach me a lesson. His two shots, which made sharp splats on the blanket right in front of my belly button, didn't prevent completion of the maneuver, but were enough to motivate my temporary retreat until the air cleared a bit. Other than that, I never encountered a hitch, but those two shots did make me feel that seven skunks were enough fun for one year.

Now, what to do with my new captives? I checked the DNR website for a tip, but was disappointed to discover only that they *seem* to require a license to "take" a skunk:

http://www.michigan.gov/dnr/0,1607,7-153-10363_10874_12344---,00.html.

My interpretation was that I wouldn't need a license unless I were going to keep it for, say, a fur hat. So considering disposal first, my further research suggested that one safe method is to drown it for 3-5 minutes, then bury it. One could also shoot the poor thing, except that he is reported to be capable of a parting shot of his own, no matter where he is hit.

Anyway, I didn't have enough against the cute little things to ruin all their plans. So I gently carried each one in the covered trap to the pre-lined trunk of my car for a little trip. (Tom questioned this approach. Yes, it might have been wiser to use a pickup truck, if I had one. Tom wouldn't even use his truck bed, preferring to ride the trap on the open tailgate, and probably for a good reason that I haven't yet discovered.) After a leisurely ride off the Peninsula to a remote roadside, I set the trap down with the door facing the wood's edge, then opened the door from behind. After a minute's wait or, at most, a gentle tilt of the cage, each skunk sauntered into the woods without making any trouble.

My special thanks go to Tom Podolan for his generous help to residents like me with their pest problems.

Speaking of Taxes

This year Charlotte and I took advantage of our opportunity to review the annual assessment of our property. We discovered several errors that we documented and brought before the Board of Review. The Chairman of the Board immediately expressed his appreciation (and surprise) that we came with actual information rather than a general complaint. The Board deferred judgement until the Assessor could work in our corrections, and then came back with a substantial reduction that brought our assessment fully into line with comparable properties.

All Peninsula residents can now look up their property information on file in a link provided here:

http://greenlaketownship.org/html/tax_information_loo_kup.html

Within the information for your parcel, you can find:

- **General Property Information**, summarizing the value of your land and land improvements (such as your driveway).
- **Buildings Information**, with construction details used to determine the value of your house
- **Images/Sketches**, which includes the drawing from which the assessor derives floor areas.

If you find that any of this is incorrect or confusing, you might consider bringing a list of any corrections and questions to an appointment with the Green Lake Township Assessor, Lee F. Wilson (231-276-9329), whenever it is convenient for you, rather than waiting to appear before the next sitting of the Board of Review. Mr. Wilson can also show you an additional data sheet (called "The Equalizer") for your parcel that does not appear on the web, and explain how the assessed value is computed.

Proof that "this is it!"

Vera Steffler has shared with us an early 1950's brochure introducing the idyllic paradise of "Peninsular Shores Park." There isn't enough room here to present it all, but I have reproduced a small portion on the next page. You might recognize the place! This brochure was originally held by Vera's parents, Harold and Madge Thomas, the original owners of the property adjacent to hers. (This is now the summer residence of Dan and Ellen Briggs.) Perhaps we will be able to post or publish a copy of the complete brochure, so that you can verify the developer's claim that your property includes such luxuries as access to electricity, water and even mail!

* * *

TRAVERSE CITY

31

INTERLOCHEN

STATE PARK

137

MONROE CENTER

37

113

TO CADILLAC

THIS IS IT!

PENINSULAR SHORES PARK SUBDIVISION
 On 2000 Acre Duck Lake
 (Lake Wah-be-Ka-ness)
 12 miles SW. of Traverse City, Michigan

YOUR spot to

- SWIM
- WADE
- FISH
- HUNT
- CAMP
- HIKE
- GOLF
- RELAX

in luxurious privacy with all the conveniences of a permanent home!

YOU'LL LOVE IT!!

Phone or write
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