

Duck Lake Peninsular Shores Association WINTER NEWSLETTER

December 2007

P. O. Box 344, Grawn, Michigan 49637

DLPSA website: <http://webpages.charter.net/dlpsa/>

Peninsula Pig Roast a Huge Success

On Saturday, July 21, over 200 peninsula residents and their guests enjoyed a free pig roast in Schworm Park. (This event was funded entirely by private donations. No DLPSA funds were used.) Attendees socialized with new friends and neighbors, played a variety of party games, and participated in a scavenger hunt. Then they consumed a 120 lb pig, a turkey, 2 chickens, 150 hamburgers, 200 hot dogs, and a multitude of salads, casseroles, and desserts. Based on comments received, everyone had a wonderful time and wants a repeat performance next summer. In response to the overwhelmingly positive feedback, we have scheduled another pig roast for Saturday, July 19, 2008. Please mark your calendars and plan to attend!

Annual meeting

The DLPSA Annual Meeting was held on Sunday, September 16, at the Pavilion in Schworm Park. Following presentations of annual reports by the Board members, elections were held for three Board positions for the 2008-2009 term. Two noteworthy items discussed under New Business were (1) a proposal to update and strengthen the peninsula's protective covenants and (2) activities related to weekly rental concerns. These two items are described in the sections below. The complete minutes of the 2007 DLPSA Annual Meeting are available on-line at the DLPSA website <http://webpages.charter.net/dlpsa/> or you may request a copy from Rod Ross.

DLPSA Board: Sept. 2007-2008

President: Duane Lueck (also on Maintenance Committee) 276-6676 GJLueck@peoplepc.com

Vice President: Dan Bodary (also on Liaison Committee) 276-6592 bbodary@hotmail.com

Secretary: Rod Ross (also on Newsletter Committee) 276-7766 rossro@cherryknoll.tcaps.net

Treasurer: Jan Bachman (also on Hospitality Committee) 419-348-3486 bachman@chartermi.net

Director: Scott Hocking (Hospitality Committee) 276-9195 justtrucks2@att.net

Director: Scott Kreta (Maintenance Committee) 276-9887 scottcssewing@yahoo.com

Director: Dan Briggs (Newsletter Committee) 276-0126 (phone for May-Nov) briggs@tera.org

DLPSA Board meetings are scheduled every other month from September 2007 through September 2008. Association members wishing to submit items for discussion by the Board should contact one of the members listed above.

DLPSA Finances (approximated)

Balance as of June 1, 2007: \$ 1,988

Income from:

Dues: \$10,925

Donations: \$ 303

Expenditures: \$ 5,501

Balance as of Sept. 15, 2007: \$ 7,714

Important 2008 Dates and Activities

- Board Meeting: **Tues., January 15**
- Board Meeting: **Tues., March 11**
- Spring Newsletter distributed: **May**
- DLPSA dues notice distributed: **May**
- DLPSA Spring Meeting: **Sun., May 18**
- Final date to pay DLPSA dues: **Sat., May 31**
- Peninsula Garage Sale: **Sat., June 14**
- Board Meeting: **Tues., July 8**
- Pig Roast: **Sat., July 19**
- DLPSA Annual Meeting: **Sun., Sept. 14**

Planned Peninsula Improvements

Attendees at the September Annual Meeting volunteered to complete over a dozen improvement projects during the coming months. These projects include building benches and picnic tables; removing brush and planting shrubs and grass; painting or removing posts at the volley ball court, tennis court, and boat launch; replacing fencing at accesses and pavilion; replacing side boards at the shuffle board court; removing the cement slab at the tennis court, and repairing the boat launch dock. Thank you to all the volunteers! For those of you who missed the meeting, there is still time for you to volunteer to help and there is plenty of work to be done. Please contact Duane Lueck to volunteer for a project.

A number of other, larger projects will need to be done by professionals. These projects include

grinding stumps at accesses and canal,
refinishing tennis court, and other things. The
Board will be soliciting bids for these projects.

Updating the Peninsula Covenants

Most of us are aware that the existing protective covenants for the six separate plats (also called “parks”) on the peninsula are badly outdated, with some of them dating back as far as back as 1950. The covenants for all of the plats would greatly benefit from revisions to bring them up to the current standards for residential property owner associations and also to assure they comply with the existing federal and state laws and regulations. Revising the covenants also will help us to maintain and enhance our property values. Attendees at the September Annual Meeting voted to form an exploratory committee to investigate approaches and costs for updating the covenants and having them apply to all property owners on the peninsula. This committee already has begun meeting and is starting its exploratory work by contacting attorneys with expertise in association covenants. A progress report will be provided in the spring newsletter. In addition, you can access the DLPSA web site for current information.

Short-term House Rentals

This issue is not a DLPSA project and the DLPSA Board is not taking a position on it, but the issue is included in the newsletter for general information.

During the past year, several residents have become increasingly concerned about the growing number of houses on the peninsula used as short-term rental units (houses rented for one week or less to different renters throughout the year). Many of these residents attended the September meeting of the Green Lake Township Board to express their concerns. They asked the Township Board to clarify whether short-term house rentals are allowed under the existing residential zoning ordinances of the Duck Lake peninsula. After much discussion, the Township Board voted to refer the issue to the Green Lake Zoning Board of Appeals (ZBA) for consideration at its November meeting. The Board asked the ZBA’s opinion on the following question: “Does a weekly rental constitute a residential use of land?”

After notifying the general public via an announcement in the *Traverse City Record-Eagle*, the ZBA held a public hearing on this question in mid November. Over 50 people from throughout Green Lake Township attended the meeting, and 20 people provided comments orally or via letters. The comments demonstrated widely differing perspectives on the short-term rental issue. Following the public hearing, the ZBA voted unanimously that the answer to the question given

to them was “Yes.” In other words, the ZBA said short-term rentals are allowed under existing Green Lake Township ordinances governing land use in residentially zoned areas, including the Duck Lake peninsula.

Duck Lake Water Quality

We continue to appreciate the good work of Steve Bates and John Novak who collect and report a wealth of data used to monitor the water quality of Duck Lake, which we are pleased to report is very good. Earlier this year, much of the monitoring information was compiled into a 26 page report on Duck Lake and its water quality. The report filled with technical parameters on the lake dating back to 1993, and it also provides many interesting facts about Duck Lake that you can use to impress your friends – for example, did you know that Duck Lake has a perimeter of 11.2 miles and renews itself every 1.9 years? If you are interested in reviewing this report, please contact Steve Bates or John Novak. See the DLPSA website for more information of this topic.

Green Lake & Betsie River Association

This DLPSA sister association is more than happy to have Duck Lake residents join its membership. The Green Lake & Betsie River Association emphasizes the environment, and its annual meeting always features a guest speaker on environmental issues that are as relevant and important to us as to the residents of Green Lake and the Betsie River. If you are interested in joining the Green Lake & Betsie River Association, please contact one of their co-presidents, Bob Robinson or Mike Emaus.

DLPSA Web Site

A good way to learn the history of DLPSA and to stay current on the association’s activities is to regularly access the DLPSA web site at <http://webpages.charter.net/dlpsa/>. This site contains general information about the association and the peninsula and Duck Lake. It also lists the association’s by-laws, recent newsletters, minutes of Board meetings, and many other items of interest to peninsula residents.

You can help to keep the web site interesting by suggesting additional topics and by contributing articles of your own – you might even write a poem about Duck Lake for us to enjoy. The DLPSA “web master” for you to contact is Sue Carlson at garynsuec@gmail.com. She would be delighted to hear from you!