



Birch Bark

Newsletter of **WHITE BIRCH LAKES RECREATIONAL ASSOCIATION**

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Kozlowski Volume

January 2008

No. 5

PRESIDENT'S CORNER

By Brian Kozlowski

CAN YOU EXPLAIN IT TO ME? I mean, that for over 10 years our Members who camp on their lots have been requesting to have sheds on their lots. No one did anything about it. In fact, some members used it as a campaign issue to get the vote of what they called "The Campers". But still no one did anything about it. Your Board of Directors took action on this issue at their first meeting in August '07. A ballot to amend the deed restrictions to allow sheds, either purchased from WBLRA or built by the Member was sent out to over 950 Members. A majority YES vote from the Members would allow sheds on lots without first building a house. Of the 358 ballots cast, only 209 voted YES, nowhere near the 475+ votes needed to pass. What happened? Why did people who claim to be friends of the "Campers" campaign against it? Why did they create and tell outlandish lies that there was a hidden conspiracy that would happen if the issue passed? Why did any Member believe any of their drivel? Why did all the Members who camp on their lots not vote? And vote YES? There are about 230 Members who, at one time or another, throughout the year camp on their lots. Should we not have had at least that many YES votes.

It is very disappointing, at the least, if people will not get themselves properly informed on an issue. Why do they listen to those who have ulterior motives? Why do they assume what others are telling them is the truth? Why don't they seek the truth themselves? Can you explain it to me?

WHITE BIRCH LAKES RECREATION ASSOCIATION PROPOSED SAFETY REGULATIONS

In order to preserve the property of the Association, and protect the Members in accordance with the letter and intent

of the Declaration of Covenants and Restrictions of the White Birch Lakes Recreational Association (W.B.L.R.A.). These Safety Regulations will be adhered to by all Members, Associate Members, and guests of Members. Fines and penalties for violation of these Safety Regulations will be levied on property owners by W.B.L.R.A. These Regulations will supersede any previously adopted Regulations

I. VEHICLE SAFETY

A. Motor Vehicles that can be licensable and insurable

At no time shall they exceed 25 (twenty five) miles per hour on any road unless otherwise posted.

No vehicle shall be operated in a careless or reckless manner. Motor vehicles shall obey all stop signs, yield signs, and one way signs.

No motor vehicle at any time shall be operated off the roads, on parklands, beaches, common properties, playgrounds, or other areas not designated as road.

No person may operate a motor vehicle on any lot not owned by the operator unless the lot owner is present or the operator has a written consent of the lot owner displayed.

No motor vehicle shall be parked in or on any road, parking area, parks or other common areas unless approved as a designated area.

Motor vehicles must yield to pedestrians.

B. MOTORIZED RECREATIONAL VEHICLES

Examples: ORV, ATV or UTV; any type of motorcycle; golf cart; mini-bikes; go carts or mopeds.

Shall not exceed 25 miles per hour on any road unless otherwise posted.

Shall only be operated on the roads or other areas open to travel by Motor Vehicles.

Shall not be operated in any careless or reckless manner, such as "donuts", "spin-outs", jumping of any barriers, and racing. Shall not be operated in such a manner to cause damage or erosion of a road, parking area surfaces or other W.B.L.R.A. properties

Shall obey all stop, yield, and one-way signs.

No recreational vehicles shall be operated off the roads, on parklands, beaches, common properties, playgrounds or other areas not designated as roads.

No person may operate a recreational vehicle on any lot not owned by the operator unless operator has written permission from the owner of the lot.

All motorized recreational vehicles operated anywhere in W.B.L.R.A. must be registered with the Association.

All must obey rules applicable to type being operated.

(Cont. on Pge. 2 – See WBLRA Proposed Safety Reg.)

Board of Directors and Staff		COMMITTEES AND CHAIRPERSONS		
President	Brian Kozlowski	Activities	Joe Romine	588-3155
1st Vice Pres.	Sharon Bridges	By-laws	Mary Alice Harrington	588-2561
2nd Vice Pres.	Marv Frayer	Campground	Sal Scozzari	588-4415
			Fred Witchell	588-6797
			Al Willoughby	588-0749
Director	Al Isaac	Birch Bark		
Director	Brian Heiden	Election		
Director	Pat Graham	EPC	Chick Witchell	588-6797
Director			Dennis Karlson	588-3346
		Garden Club		
Manager	Gail White	Hospitality	Sue Nethaway	
Secretary	Elaine Carrasco	Just Community	Russ Abney	
Treasurer	Priscilla Moore	Maintenance	Jerry Bridges	
Security	Bob Pelfrey	Planning	Arnie VanOverbeke	
	588-7066			
		Whitebirch.org	Todd Graham	588-9192

NOTICES FROM COMMITTEES:

The E.P.C. Committee meets the first Thursday of each month at 12:00 p.m.

Applications for lot improvements must be submitted to the committee two weeks prior to the meeting for consideration

WBLRA Proposed Safety Reg. (Cont. from page 1)

Every motorized recreational vehicle with an internal combustion engine must have an approved spark arrester properly installed.

No recreational vehicles of any means of propulsion shall emit any noise or exhaust tone louder than decibels required by the State of Michigan.

Vehicles may not be operated at any time by any person under the age of 16 years without a guardian present.

II. WATER CRAFT SAFETY

A. Water Craft examples: canoes; johnboats; small sailboats; pontoon boats; rowboats; or any other surface watercraft:

May not be operated on any W.B.L.R.A. lake unless registered with the Association.

Cannot be operated on any W.B.L.R.A. lake with any gas engine in, on, or attached.

May be propelled by an electric motor.

No wake zones on all W.B.L.R.A. lakes.

Must have on board an approved personal floatation device for each person on board.

Any person under the age of 14 (fourteen) years must wear an approved personal floatation device while in any craft on W.B.L.R.A. lakes

Cannot be operated by any person under the age of 14 (fourteen) years unless that person's parent or legal guardian is on board, or in another watercraft accompanying that person.

Shall not be operated in areas designated for swimming.

If not stored at Member's lot, watercraft shall only be stored as designated by the Association.

Any watercraft left on any beach or other common properties without permission by the Association shall be deemed abandoned and subject to impoundment.

No watercraft shall be operated in any method or manner that may tend to harm any person, property, or wildlife.

No person shall operate any watercraft on W.B.L.R.A. lakes unless that person is a Member or Associate Member, or accompanied in the watercraft by a Member or Associate Member.

III. FIRE SAFETY

Camp fires for the purpose of recreation or auxiliary campsite cooking.

All shall be contained within an approved non-combustible enclosure.

The solid fuel used in all campfires is limited to wood and commercially prepared briquettes.

Shall be limited and confined to prevent igniting anything in the surrounding environment.

All persons creating or permitting a campfire shall have at hand a shovel, rake and water to prevent the spread of any accidental burning of anything in the surrounding environment.

No campfire wherein there exists any glowing or live coals or embers shall be left unattended for any period of time.

All campfires may be prohibited from time to time as designated by the W.B.L.R.A., D.N.R. or the office of Michigan State's Governor.

Open burning of any combustible materials anywhere other than within an approved non-combustible enclosure is prohibited at all times and in all places.

Burning of brush, stumps, and leaves only by D.N.R. permit.

BOARD MEETING MINUTES (PROPOSED)

JANUARY 19, 2008

CALL TO ORDER Board President Brian Kozlowski called the meeting to order at 9:04 am. Board members present were President Brian Kozlowski, 1st Vice President Sharon Bridges, Director Patricia Graham, Director Al Isaac and Director Brian Heiden. Also present were Manager Gail White, Treasurer Priscilla Moore and Secretary Elaine Carrasco. 2nd Vice President Marvin Frayer was unable to attend. Prayer was led by Director Al Isaac and Pledge of Allegiance by President Brian Kozlowski

APPROVAL OF MINUTES A motion to approve December 8th, 2007 minutes by Director Patricia Graham, seconded by Director Al Isaac. All in favor, motion carried.

TREASURER'S REPORT Treasurer Priscilla Moore reports total income for the month of December at \$12,949.91, total expenses, \$35,868.49 and total cash on hand at the end of December \$117,515.87. A Motion to approve Treasurer's Report by 1st Vice President Sharon Bridges, seconded by Director Patricia Graham. All in favor, motion carried.

PRESIDENT'S REPORT President Brian Kozlowski thanks the tally committee consisting of Matthew Lucas, Mary Alice Harrington, Charles Hastings, Dennis Karlson and Arnold Van Overbeke for taking time Saturday morning and afternoon, December 15, 2007, to count ballots pertaining to the two proposed changes to the Covenants and Restrictions of the association. He sincerely appreciates their efforts. Also you will notice on the agenda today we have interviews for the applications to fill the vacancy on the board, we will be going into executive session for that. Mark Connelly, because of business matters was interviewed yesterday. We will try to keep this session as brief as possible, we appreciate your indulgence.

MANAGER'S REPORT Gail White reports the new card reader has been installed. She compliments Doug and Jerry on their hard work in removing all the snow from the roads. The fireplace room is near completion; we will be doing the flooring in the near future. Thanks to Chris "The Bread Man" for all his efforts in making this all possible. Also, additional properties are being turned over to collections this month, the owners are sent a letter of notification before this happens, if I don't hear from them within 30 days they are then turned over to collection. By March 1st all owners in arrears of a year or more will be in collection.

Arnie Van Overbeke reads the election results of votes from the **C&R Committee**. A copy of this information is in the office for viewing. Below are the results of the votes

For the first proposed change to the C&R, 209 Yes Votes, 147 No Votes, 2 Unaccepted votes, 358 Total Votes, For the second proposed change to the C&R, 276 Yes Votes, 77 No Votes, 3 Unaccepted votes, 356 Total Votes

Arnie also comments that the difference in the two total votes is because for some reason two members only sent in one ballot.

President Brian Kozlowski states that in order to amend the C&R's there has to be a majority of membership vote, unfortunately, not enough votes were returned.

ACCOUNTS PAYABLE APPROVAL Director Al Isaac moves to approve payables, seconded by Patricia Graham. All in favor, motion carried. Gail white reports that the card reader was less than we originally thought.

COMMITTEE'S REPORTS EPC committee chairperson

Dennis Karlson reports that things are slow but we did have a follow up on lot 1177, they were notified about a storage unit left on their lot. They reported that they had some illness in the family. The unit was disassembled the first weekend in January. They are working on policies with environmental control in order to make the storage units more acceptable to the association. The EPC meetings will be on the first Thursday of the month, which will give them time to review any pending EPC requests.

COMMENTS Lot #1095 comments on the distribution of privileged documents and clubhouse flooring. Robert Adair Lot #60 reads his letter indicating his wish to withdraw his application.

OLD BUSINESS Motion made to accept Greg Hernden's resignation from his board position by 1st Vice President Sharon Bridges, seconded by Director Al Isaac, motion carried.

Motion to approve the accessory buildings regulation, as written given by Director Al Isaac, seconded by Director Patricia Graham, Motion Carried.

A motion for full distribution of privileged documents to all Board Members made by Director Brian Heiden, seconded by Director Al Isaac. Motion did not carry.

Motion made to approve revisions in clubhouse policies to rental of both rooms to \$40.00 for 3 hrs. and #7 to read "no alcoholic beverages to be sold for individual consumption on the property" by 1st Vice President Sharon Bridges, seconded by Director Patricia Graham.

EXECUTIVE SESSION (INTERVIEWS)

Director Patricia Graham moves to go into the executive session, seconded by Director Al Isaac, motion carried.

NEW BUSINESS Director Al Isaac moves to appoint Darren Bondy to the vacancy on the board, seconded by 1st Vice President Sharon Bridges. All in favor, motion carried. President Brian Kozlowski invites Darren Bondy to take his seat with the board.

A motion to the floor for purpose of discussion on the new flooring by Director Darren Bondy, seconded by Director Patricia Graham. Motion to table flooring issue by 1st Vice President Sharon Bridges, seconded by Director Patricia Graham, motion carried.

Motion to approve new safety regulations with revision to B#7, by Director Patricia Graham, seconded by Director Al Isaac. Motion Carried.

Al Isaac motions to set 2008-2009 assessments at \$375.00, second by 1st Vice President Sharon Bridges. All in favor, motion carried.

Director Patricia Graham motions to accept the 2008-2009 budget, as presented, seconded by 1st Vice President Sharon Bridges, all in favor, motion carried.

Notice of special meeting March 1st 2008 from 9am. to 10am.

Motion to approve the ballot to fill the remainder of open board position by Director Patricia Graham, seconded by Director Al Isaac. All in favor, motion.

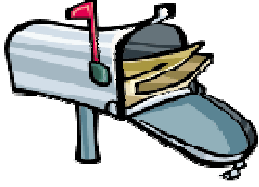
COMMENTS FROM THE FLOOR Floor comments are available at the clubhouse for further review.

ADJOURNMENT Director Al Isaac moves to adjourn, followed by 1st Vice President Sharon Bridges, all in favor, meeting adjourned at 12:11 p.m.

Respectfully yours, Elaine Carrasco, Secretary

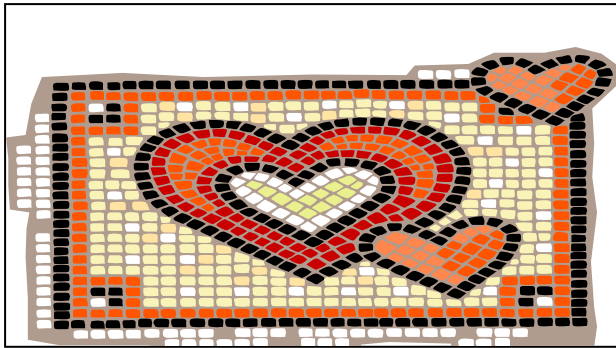
To see a full line item budget, please stop in at the office. Thank you.

BUDGET 3/1/08 TO 2/28/09	
INCOME	
Membership Assessments	\$385,000
Delinquent Assessments	25,000
Interest Income	8,700
Miscellaneous Income	200
Sales	7,300
Campground Income	13,800
EPC Fees	1,000
Boat Storage	300
Sale of Reclaimed Property	<u>5,000</u>
Total Income	\$446,300
EXPENSES	
Administration Benefits	\$33,300
Administration Payroll	100,000
Payroll Taxes	7,500
Clubhouse Maintenance	61,700
Campground Maintenance	25,350
Entrance Costs	6,300
Capital Improvements	15,575
Maintenance Building	5,000
Office Expense	23,025
Goods for Resale	5,000
Special Events and Activities	1,000
Professional Costs	10,000
Boards and Committees	600
Security	17,100
Lakes	26,450
Roads	47,000
General Association Maintenance	38,400
Property Taxes	7,000
Property and Liability Insurance	<u>16,000</u>
Total Expenses	\$446,300



From the Mailbox

- While in Florida, Raymond Caledrone died suddenly from a heart attack. Our sincere condolences to his wife, Robinette. They owned lots 1167 & 1168.
- A member who wishes to remain anonymous is grateful for the wonderful people that helped her and her friend when they had difficulty at the entrance during a recent snowfall. Their car could not gain traction enough to get up the hill and some fine people helped them late at night. Her thanks go out to Mike & Becky Kryzanowski, Bob Pelfrey, and Tom Crook.



Advertise in the Birch Bark

To advertise in the Birch Bark, please call the White Birch Lakes office at (989) 588-2853. Payment must be made prior to listing. Fees and ads must be submitted by the 15th of the month for publication in the following month's issue. Business cards must be clear enough for clean scanning. Make checks payable to White Birch Lakes Recreational Association to the attention of **The Birch Bark** for accounting purposes.

FINANCIAL STATEMENT – DEC. 2007

INCOME	
Membership	\$7,412.25
Delinquent	2,145.00
Interest	889.81
Misc.	155.35
Boat Rack Rental	20.00
Sales	446.50
Campground	1,831.00
Club Rental	50.00
EPC	0
Total Income	\$12,949.91
EXPENSES	
Administration	\$12,934.27
Bank Charge	10.00
Office Expense	1,296.76
Road Maintenance	2,188.45
Clubhouse Maintenance	8,076.43
Campground Maintenance	2,453.86
Entrance Costs	550.46
Capital Improvements	0
General Assoc. Maintenance	4,849.43
Maintenance Building	45.03
Goods for Resale	40.66
Spec. Events/Activities	0
Professional Costs	14.00
Boards & Committees	190.39
Security	1,312.88
Lakes	1,853.87
Taxes and Insurance	53.00
Total Expenses	\$35,868.49

All financial statements in their entirety can be obtained from WBL office or go to www.whitebirch.org income statements.

Rates for: Advertising in the Birch Bark: \$15.00
 (Business Card sized ad.)
 Rental of Facilities-Call 588-2853.
 Articles for the Birch Bark addressed to: 4730
 Lake Rd., Farwell, MI 48622-9618

White Birch Lakes Recreational Association does not endorse and is not responsible for products and/or services advertised in the newsletter.

White Birch Lakes Recreational Assoc.
4730 Lake Rd.
Farwell, MI 48622-9618

Clubhouse Hours

8:00 a.m.-9:00 p.m., Mon., Fri.
8:00 a.m.-4:00 p.m., Tues., Thurs.
8:00 a.m.-9:00 p.m. Sat.
1:00 p.m.-5:00 p.m. Sun
Closed Wednesday

Office Hours

9:00 a.m.-4:00 p.m., Mon., Tues.,
Wed., Thurs., Fri.
9:00 a.m.-12:00 p.m. Sat.
Closed Sunday

Pool Hours

4:00 p.m.-8:30 p.m., Mon., Thurs.
10:00 a.m.-8:30 p.m., Sat.
1:00 p.m.-5:00 p.m. Sun.
Closed Tuesday, Wednesday, and
Friday

Happy
Valentine's



Community Calendar

Feb. 9, 2008 - Board of Directors Regular Meeting
9:00 a.m. at the clubhouse

We're on the Web!

Visit us at:

www.whitebirch.org
