

The Birch Bark

Volume 15, Issue 3

August 1998

Presidents Letter

Gail White

President

To the Members of the White Birch Lakes Association

I am honored to have been elected as the current President of White Birch Lake Association. I do have some ideas for the coming year. It is my hope that by the time of our 1999 annual meeting we can show progress and growth.

During our 1998 annual meeting I heard several questions raised. I would like to make sure each of these questions are answered.

1. We were asked why the issue of building sheds has not been addressed. This is covered in section 1 A of the covenants and restrictions, which can't be changed until 2002 or later. At our August meeting we, appointed a committee to start this year to receive all requests to make changes to the covenants and restrictions.

continued on page 2

INSIDE THIS ISSUE

- 1** President's Letter
- 1** Past due assessments
- 3** Calendar of Events
Minutes of August Board Meeting-Enclosure
- 3** Fall Color Tour and Garage Sale
- 3** Winter Camper Storage

General Manager's Generalities

Tim Fall

General Manager

I have no idea where to begin.... So I'll just jump in and hope we cover some of the bases.

Maggee's Replacement?

I have often been asked, "So, are you Maggee's Replacement?" I know what the question was intended to mean, but I always have to smile. I think you know no one will ever replace Maggee.

I had the opportunity to spend a few weeks with Maggee before she retired. I must express my thanks for her help and cooperation in the period of transition. But most of all I am privileged to now speak of her as "My Friend".

Past due Assessments

Our assessments are not a fine, a penalty, nor a fee for services rendered. We are assessed a "property tax type" of assessment for the operation of a "not for profit" association.

One of my responsibilities is collecting past due assessments. I prefer working with a past due member, individually and confidentially, to find an agreeable payment arrangement. If assessment responsibility is ignored I will use appropriate methods of collection. [Liens on property or assets and/or garnishment of wages and income tax refunds, etc.]

If you are currently past due, please call or write. I would really be pleased if I did not have to take action against even one member.

continued on page 3

2. Another issue raised was about the campground and storage area, this is being reviewed. The committee will have a report for the September meeting. The board would like to establish a separate fund to use the fees paid for camping for upgrading this area.

3. Communications has also been a problem raised. This year a mailing will go out each month including current issues, minutes of the board meeting and information to keep everyone informed as to what is going on with our association.

Any association member that has an issue they would like addressed is encouraged to contact the WBL office and let Tim Fall know it will be his responsibility to get the issue to the right place. Each issue will be answered. Please let your concerns be known now. You do not have to wait until the annual meeting.

We are updating our financial reporting to use a standard chart of accounts and make sure the membership receives an easy to understand as well as accurate report. We expect the new system to be in place by September.

The board will be working by a committee structure. Each board member will serve as a liaison to a committee. Any of you that have something you want brought to a committee's attention please call the WBL office and Tim will see that it does get to the proper committee.

The board will use Roberts Rules as a guideline for running an effective and structured meeting.

All meetings will be held on the 2nd Saturday of the month, except the annual meeting, which is held the 3rd Saturday of July in accordance with our covenants and restrictions.

I am looking forward to a productive year. It is our goal to enhance the quality of WBL. ❖

Mission Statement

The following excerpts are from a letter from Board Member Jay Farr

I am now asking the membership for help developing a "mission statement" for the future of "The Birch". After sitting in on numerous Board Meetings and talking to the property owners about their concerns, it is apparent that a CLEAR-CUT and DECISIVE mission statement is needed for the Board of Directors to make decisions on behalf of the membership instead of individuals.

We, the Board, have to act on some decisions at each meeting and in my opinion, have been currently voting pro or con based on the wrong reasons. A mission statement would provide direction for board decisions.

In the "Declaration of Restrictions" it states the "Purposes of the Association" are:

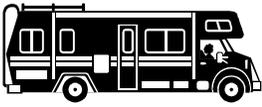
(1) To promote pleasure, social recreation and sports activities for its members, their families and guests and to develop and maintain a recreationally oriented environment in the Development.;

(2) To provide a means whereby the streets, and those areas within the Development designated as parks, lakes, recreational areas or other amenities on the plats thereof, and such other recreational facilities within the Development as may be conveyed to the Association or established by it, may be operated, maintained, repaired and replaced; and

(3) To provide a means for the promulgation and enforcement of all regulations necessary to the governing of the use and enjoyment of such streets, parks, lakes, recreational facilities or other amenities and such other recreational facilities within the Development as may be conveyed to the Association.

On the front page under "witnesseth" it states clearly "established by the developer FOR THE PURPOSE OF ENHANCING and protecting the value, desirability and ATTRACTIVENESS of the development as a WHOLE and of EACH LOT AND PARCEL situated therein".

Continued on page 3



WINTER CAMPER STORAGE

We are now taking reservations for winter storage at the Campground. The fee is \$75. Availability is limited and will be on a first come first serve basis. Please register all camper units stored either at the campground or the storage area. All units must be registered annually with WBL and must have a permanent lot number affixed.

CAMPERS MUST BE IDENTIFIED

All campers stored at WBL must be identified with the owners lot number and registered with WBL annually. A number of units currently in the storage area are not identified or registered.

CALENDAR OF EVENTS

SEPTEMBER BOARD MEETING

SATURDAY, SEPTEMBER 12

9:00 AM - Clubhouse

FALL COLOR TOUR AND GARAGE SALE

SATURDAY, OCTOBER 3

YARD AND CRAFT SALES 9AM TO 5 PM

Registration for Yard Sale \$6 – sign-up at Clubhouse

HAYRIDES FROM CLUBHOUSE 11AM TO 3 PM

LUNCH AND BAKED GOODS SALE, CLUBHOUSE 11AM TO 3 PM

Baked good donations – sign up at guardhouse, clubhouse or call, Fran 517-588-9314

HALLOWEEN PARTY FOR KIDS (ALL AGES)

OCTOBER 30, 6-8 PM

GAMES AND POT-LUCK DESERTS

ALL CAMPERS MUST BE OFF LOTS BY OCT 31

Approximately 50% of our membership paid their assessments in full within the first 60 days. I want to thank those people. Their early payment is an asset to WBL.

Newsletter vs. Quarterly Newspaper

As you can see we are trying a monthly newsletter. Our objective is to keep you up to date on a monthly basis but not increase expense. We will include the current Board meeting Minutes in each issue. We will be able to accept advertising and member ads in future issues.

Communication

I appreciate those who have taken time to stop by the Clubhouse and get acquainted. Your input, ideas, complaints and concerns are important. I encourage everyone to use the office as a point of communication. Don't wait for an annual meeting to deal with concerns.

I am very proud to be part of WBL. White Birch Lakes stands alone in the unique opportunities it offers. Some of the finest people in the state are WBL property owners. We are rapidly becoming one of the most desirable associations of our type in Northern Michigan. ❖

Continued from page 2

I personally would like to have White Birch Lakes Recreational Association's mission statement to be along the lines of "to promote a residential community dedicated to preserving the natural beauty of wilderness while providing recreation and tranquility together." Or leave the purpose statement from the Declaration of Restrictions with the "witnesseth" paragraph intact for a mission statement. Please submit your suggestions to Jay Farr.

White Birch Lakes

4730 Lake Rd, Farwell MI 48622

Please get involved with me for the future of "The Birch".

Thank you, Jay Farr

RIGHT OF FIRST REFUSAL

One of our restrictions that is a great asset is the "Rights of First Refusal". It gives WBL property owners the option of purchasing adjacent property before it is sold to someone else. We want to reinforce that protection for all our membership. Make sure when selling property that you have evidence of offering "Rights of Refusal" according to the WBL Restrictions guidelines. This includes offering the property to WBLRA. We will attempt to promptly respond in writing to all offers.

Lake Shore Property

Please use Lake Access sites when enjoying our lakes. Though WBL has an easement around our lakes and on specified portions of individual lots, this does not constitute common ground. Always get permission before accessing or crossing someone else's lot.

White Birch Lakes
4730 Lake Road
Farwell MI 48622

ADDRESS CORRECTION REQUESTED

Fall Color Tour, Garage and Bake Sale

Stop by the clubhouse or mail your registration for the Garage Sale. The fee is \$6.00 this year to cover advertising etc.

We are planning to use donated baked goods for the sale rather than purchasing them. If you can participate, please sign up.

Thank you, in advance for your help!

White Birch Board of Directors

GAIL WHITE, PRESIDENT

PAT ZAKALOWSKI, 1ST VP

STEVE BRYANT, 2ND VP

DON KUESTER, DIRECTOR

JAY FARR, DIRECTOR

LINDA BRABANT, DIRECTOR

ROY MILLER, DIRECTOR

BULK RATE
US POSTAGE
PAID
PERMIT NO. 11
FARWELL MI
48622

Mailing Address
Street Number and Name
City, State 98765-4321