



# The Birch Bark



## WHITE BIRCH RECREATIONAL ASSOCIATION

4730 Lake Rd.. Farwell MI 48622

Office: 989-588-2853 Fax: 989-588-4924

Emergency 989-588-7066



January 2011

[www.whitebirch.org](http://www.whitebirch.org)

### BOARD MEETING DATES FOR 2010

*All meetings are held at the clubhouse unless otherwise specified.*

January 7 7:30 pm

Workshop 2011 – 2012 Budget

January 8 11:00 am

February 12 11:00 am

### Special Holiday Hours

#### Christmas

Friday, December 24 & Saturday, December 25:  
Business office, pool & clubhouse closed

Sunday, December 26: Business office closed,  
pool open 10:00 AM to 2:00 PM, clubhouse open  
10:00 AM to 2:30 PM

#### New Years

Friday, December 31 & Saturday, January 1:  
Business office, pool & clubhouse closed

Sunday, January 2: Business office closed, pool  
open 10:00 AM to 2:00 PM, clubhouse open  
10:00 AM to 2:30 PM

### Presidents Report:

Good morning everybody, I hope everyone had a nice Thanksgiving, I also hope everybody is planning on attending the Christmas Party this afternoon. The ladies that are on the activities committee put in a lot of their time and effort to plan and set up these activities for the members to get together and enjoy with their neighbors. For those of you, who attend, thank you. For those who don't please give them a try, you might be pleasantly surprised.

Our maintenance men have discovered four or five deer carcass's at different locations on White Birch property in the past few weeks, so please keep your eyes open for anybody that looks as if they may be doing anything like this. This is no hunting of any kind allowed anywhere in White Birch.

All EPC complaints need to be filed with the office or the EPC committee, with the identification of the person making the complaint. If you wish your identity be kept unknown, we will do so at your request.

I have been informed the new windows are scheduled to be installed the week between Christmas and New Years, with completion by December 31<sup>st</sup>.

Thank you and I wish everybody at White Birch a Merry Christmas, and a Happy New Year.

Bob Briggs





This is what Oak Run Rd looked like when we woke up on the 12<sup>th</sup>. There were trees down everywhere. We got 14 inches of wet snow overnight. The maintenance crew worked a couple of long days cutting trees just to be able to plow. Good job guys. Thanks to Tom Crooks for the great picture.



Even with the threat of the coming blizzard we had a good showing for our Christmas Party.

Everyone had a great time visiting and making Holiday plans. Chatting with stories of holiday cheer from winters past

The Activities Committee cooked a wonderful Smoked Ham and everyone brought their favorite Dish to Pass. As always there was an abundant amount of desserts.



**COMING SOON!**

**SUPERBOWL PARTY  
& CHILI COOK OFF**

Sunday February 6<sup>th</sup> 2011 the Activities committee will be holding our yearly Chili Cook off and Super Bowl Party. Dig out your family cookbook or make it up as you go. Who will win the the WBLRA 2011 Chili Ladle?

There will be 50/50 and \$5 football squares. With the proceeds going to ...what else MORE ACTIVITIES. We always have a blast at this one. Please plan on being there.

**CAMPER STORAGE**

Your Board of Directors is pleased to inform the membership that starting with the new fiscal year (as noted in the December board meeting minutes), the camper winter storage fees have been reduced from \$50.00 to \$40.00 and from \$100.00 to \$75.00 (per season, per unit).

In addition, the off season overnight camping fee is reduced from \$10.00 per night to \$5.00 per night.

We understand that this is a small step, but we feel it is just a start and like to think that we are headed in the right direction. Thank You.

**Board of Directors and Officers**

**President Robert Briggs**  
[cofbriggs@yahoo.com](mailto:cofbriggs@yahoo.com)

**1st Vice Pres. Teresa Stephens**  
[ravidstamper@yahoo.com](mailto:ravidstamper@yahoo.com)

**2nd Vice Pres. Dorothy Nalepa**  
[Dnalepa8990@charter.net](mailto:Dnalepa8990@charter.net)  
(734)-878-8990

**Director Steve Bryant**  
[Sfbryant1@yahoo.com](mailto:Sfbryant1@yahoo.com)

**Director Linda McNeil**  
[Lucymcn79@hotmail.com](mailto:Lucymcn79@hotmail.com)

**Director Kevin Dombrowski**  
[Kd460@sbcglobal.net](mailto:Kd460@sbcglobal.net)

**Director Mary Cox-Perkins**  
[funk49pt@yahoo.com](mailto:funk49pt@yahoo.com)

**Secretary/Treasurer Elaine Carrasco**  
[eoffice@whitebirch.org](mailto:eoffice@whitebirch.org)  
(989)-588-2853

White Birch Lakes  
Board of Directors Meeting Minutes  
December 11, 2010  
Proposed

**I.) Call to Order:** President Briggs called the meeting to order at 11:00 a.m. Board member present: President Briggs, 1<sup>st</sup> Vice President Stephens, 2<sup>nd</sup> Vice President Nalepa, Director McNeil, Director Bryant, Director Cox-Perkins, Director Dombrowski and Secretary, Elaine Carrasco. Director McNeil led the membership in prayer, followed by the Pledge of Allegiance led by President Briggs.

**II.) Additions to the Agenda:** None added.

**III.) Approval of Minutes:**

**(1) Director Nalepa moves to approve the minutes as written, second by Director Linda McNeil, all in favor, carried.**

**(IV.) Income Statement-Treasurer's Report:**

**(2) Director Nalepa moves to accept the Treasurer's Report with corrections as stated by the Treasurer, second by Director Stephens, all in favor, carried.**

**V.) President's Report:**

**VI. Committee Reports:**

Campground committee: Fred Witchell reports the campground is shut down; the porta potty is in place, everyone is paid up in storage for the season, our new office supervisor is doing a good job on this.

Activities committee: Sally Keillor reports: Christmas potluck is today at 5 p.m. We are collecting for the food pantry and a local church. Our next event is Feb 6<sup>th</sup> at 4p.m in the clubhouse, a chili cook-off and super bowl party.

EPC: Director Nalepa reports: For November: four tree removals, one septic field installed, one shed brought in and 2 two contiguous lots status's given. Violations; there were four campers on lots as of October 31<sup>st</sup>, five having sheds still on lots and having more than one camper stored on residential lots. There was not a December meeting.

Finance Committee: Dawn reads Chair Terri Obrecht's report: The Finance committee has prepared and passed on the proposed 2011-12 budget for Board review. At this point the committee respectfully requests the Board consider the two following recommendations which are:

- 1) That this year's surplus cash with the exception of single modest cost, necessary purchases be placed in savings at the end of March as was done last year. That the Board please keep in mind when reviewing this year's and the next years budgets, that money collected from back assessments should never be used to finance long term expenses since consistent and substantial collection of these types of funds is unsustainable long term. committee plans to meet sometime between the 18<sup>th</sup> & 23<sup>rd</sup> of December to review the third quarter income and expenses and to tweak the next years proposed budget if necessary, time and date will be posted.

**VII. Comments (Agenda Items only):** Available at the clubhouse.

**VIII. Old Business:**

Collection Policy:

**(3) Director Nalepa moves to send via first class mail written notification of a potential lien and/or collection action when accounts become 60 days due. Whereas a lien will be filed when balances are 90 days past due and referred to the associations collection agency when balances are 225 days past due, second by Director Stephens, all in favor, carried.**

**(4) C&R's Attorney's Opinion: Director Stephens's moves to table this issue until next month, second by Director Cox-Perkins, carried.**

**IX. New Business:**

**(5) Director McNeil moves to table the audit & 990 until the next workshop, second by Director Stephens, all in favor, carried.**

**(6) Ice Sales: Director Bryant moves to drop ice sales from the agenda, second by Director Dombrowski, all in favor, carried.**

**(7) Director Dombrowski moves to reduce the camper storage fees in campground from \$100 to \$75 and in storage from \$50 to \$40, second by Director Stephens, effective the new Fiscal year. All ayes, except Director Bryant's nay. Carried.**

**(8) Director Dombrowski moves to reduce the winter camping fee of per nite \$10 to \$5 beginning the new fiscal year , second by Director by Director Cox-Perkins, carried.**

**X. Comments from the Floor:** available at the clubhouse.

**XI. Adjournment:**

**(9) Director Nalepa moves to adjourn, second by Director Stephens, carried.**

Meeting adjourned at 11:50 p.m.

Submitted by,  
Elaine Carrasco

UPDATE on Collection Efforts.....We're doing Great!

THANK YOU to all the members who have worked with the association to bring their accounts either up to date or entered and kept a repayment plan for previous years owed assessments.

As we all know, it is the payment of annual assessments that keeps White Birch the wonderful place it is.

Over the past 12 months the office staff and others have identified and corrected discrepancies between our records and the county clerk's office related to lot ownership, they have also investigated lots in which there were multiple owners listed. Moreover, they have been very successful in collecting prior year assessments.

The process is pretty straightforward and applied equally to all members. Our initial contact was to notify members who had balances greater than \$750 of our plan to place liens against their property AND offer a repayment plan. If no response, members were notified of our intent to refer their account to our collection agency, again offering a payment plan to avoid further collection action. Overall members have been very appreciative of the opportunity to make payments on their old balances.

We all need to contribute our fair share and the process needs to be applied to everyone equally. We are currently mailing out letters to those members who are more than 2 months behind, again offering a payment plan.

The following schedule shows the time line associated with our collection efforts beginning with the 2011 annual assessment.

Again, THANK YOU for your equal contribution in keeping White Birch the wonderful place to be.

# White Birch Lakes Recreational Association

## Assessment Collection Schedule & Policy

- February 15      Assessment statements mail deadline
- March 1          Assessments are due in full, unless a signed monthly/quarterly payment plan is arranged. A payment processing fee will be added for members who choose monthly or quarterly payment plans.
- May 2            A 30-day lien notice will be sent to members who are 2 months delinquent; a past-due payment plan offered
- June 1            Copies of statements will be mailed to all members with a balance greater than ZERO
- June 15          Balance must be current in order to vote in the annual election
- June 16          Place liens on all properties that are 3 months delinquent; costs added to member's balance
- Sept 2            A 30-day collection referral notice will be sent to members who are 6 months delinquent
- Oct 15            Collection referral for balances delinquent 225 days
- Nov 15            Collection agency reports unpaid debt to credit reporting agencies
- 2) Members with balances owed from previous year assessments will have their privileges suspended until such time their balances are up to date.
  - 3) The association no longer accepts deeds of property for unpaid assessments.
  - 4) The board may choose to take legal action that may include the foreclosure of property and garnishment of wages.
  - 5) The 2003 assessment collection policy is voided

Please refer to the associations 2004 Bylaws for information regarding:

Responsibility of assessment balance at time of Transfer – Article III, Section 4

Suspension of Privileges of Membership – Article III, Section 7

Determination of Assessment – Article XIV, Section 1

Collection and Lien – Article XIV, Section 2

Suspension – Article XIV, Section 3

Personal Liability – Article XIV, Section 4

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4730 Lake Rd.

Farwell, MI 48622



MERRY  
CHRISTMAS