



The Dunham Laker

THE PRESIDENT'S REPORT

WELCOME SPRING ...AND HELLO SUMMER!

BY SCOTT OSWALD



We can all start to enjoy the warmer weather... finally!

Time to open up the house and let the fresh air blow through! I'm glad to see everyone coming out of Dunham Lake winter hibernation. As the warmer weather arrives, your Board continues to be active on a number of fronts.

First, I want to thank Dr. Masters for keeping track of the bits of data on our lake such as summer water temperatures and freeze/thaw dates (see page 9). Thank you also to Dr. Ohrbom and Pat Herrel and others for the water clarity readings over the years. And, to our ecology-minded board members and residents who have made the effort to keep up the regular fish and water studies, greenbelt management and to implement the invasive control plans. It is the record keeping efforts like this — that truly set us apart from many communities in being able to report and respond to environmental threats, and keeping our Dunham Lake and greenbelt as special as it is. Continued volunteer effort is **key** to keeping our neighborhood special — we are counting on you, and thank you as we know how valuable everyone's time is!

I also want to thank Fred and Cinda and the Survey Committee who took up the idea to reach out to residents and gather their pulse on topics to help guide the Boards decisions. It is our goal to best serve the interest of our neighbors, and with this information we are able to check that our actions are aligned with resident feedback. The data point results of this survey can be found on page 5.

As for the Board's effort, Kristina hosted a craft event this February and a few neighbors attended, or stopped by to say hello. She and fellow Board Member, Kate Griswold have a few more ideas for next winter to gather and finish a craft or scrapbook project or two. They're also working on a few fun ideas for this summer too!

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In The Know

Important Numbers:

Oakland County
248-858-4911

Livingston County
517-546-9111

For Emergencies Dial
911

DLPOA Park Patrol
(Nathan) 248-534-9053

Report Road Problems and Missing Signs to:

Oakland County
Road Commission
248-858-4804

Livingston County
Road Commission
517-546-4250

Park Addresses:

1010 Murray Hill, Highland
(Main Park)

2850 Parkway Place, Hartland
(West Beach)

1161 Plover, Highland
(East Beach)



Kate, Jen and Gary have continued to work on the website development and options for a replacement e-group, as Yahoo support is declining and it's time for an update. Keep an eye out for the notifications as we look to make this transition. We will look to make another option available for informational notifications from DLPOA only, as well as maintaining a two-way message board for residents.

Fred and Wes have handled some winter storm damaged trees on the greenbelt and are working hard to make sure the walking paths stay clear and free from overhead dangers. The tree crew will be back out this spring to address a few more trees and to remove a few challenging Norway Maples on the west side.

Tom cleared the concrete slab where the old neighborhood development office once stood. It offers a great view of the lake from atop the hill at the Main Park. Thanks to all of the Board for their hard work.

At the annual meeting, I was asked to check out some concerns with Gypsy Moths on the Livingston side. I've checked in with Dunham Hills and the MSU Livingston County Extension and the reports are, that while 2017 and 2018 saw increased populations, 2019 is expected to decline. Dry early spring weather conditions were not conducive to the fungus that combats the Gypsy Moth caterpillars those years but we are back on target for a normal season

according to the MSU Extension from the 2018 and 2019 hatches since the fungus was active again last year. She reminded us that if you have an unusual case or concern to contact their office for advice. They did NOT recommend widespread spraying as the poison used is indiscriminate to other insects that are not as pesky as the Gypsy. They also reminded us that the Gypsy Moth caterpillars do NOT impact the Oak Wilt situation, and that normal healthy trees can withstand a few years of Gypsy Moth infestations. Watch for the brown masses of egg sacks on trees, woodpiles, under your soffits on your home, and remove/destroy them if possible.

The Civic Committee is continuing administrative efforts to re-establish the west side Dunham road walking path.

For those neighbors who store boats down on the lakeshore, I ask for your cooperation to keep the shoreline orderly and not overcrowded. We have not had to restrict boat tags yet or reduce the areas where boats can be stored or create designated boat/vessel storage racks away from the water's edge, but if we do not care for our lakeshore, measures such as these may not be far off. PLEASE, if you do not use your boat or just once a season, do not store it on the shore, keep it at home. If you do store your boat, please make sure you attend to it regularly and dump the water after a storm event. We are all well aware of the risks brought by mosquitoes like the West Nile Virus. Small stands can be used to support kayaks and paddle boards off the ground to allow the vegetation to grow below minimizing erosion effects. Thank you for your cooperative effort.

I know we are all ready for summer at the Lake including my daughter who has already been asking to go swimming and fishing. Looking forward to seeing everyone down at the beaches.

— Scott Oswald, Board President



PARK GATE LOCKS:

The Board decided to keep the walk-through gates open for the winter (starting when boats were removed from the lake December 1st) and re-secure them starting in May (around the workbee weekend). This decision was made so residents didn't have to fumble with keys and gloves during the winter. The walk-through gates locks will be re-activated the 2nd weekend of May, so be sure to bring your keys with you. While we realize it's a slight inconvenience for residents to carry their keys, this helped significantly with non-resident walk-in traffic reduction last year. **Your vehicle gate key is the same key used for these locks.**

Operation is simple, insert the key and turn, and then either push or pull the handle to swing the gate. There are no levers or knobs to turn. Please close the gate behind you until the rest of the closers are installed. We appreciate your cooperation. **We also have Dunham Lake lanyards available!** If you'd like one to hang your gate keys around your neck or make it easier to find in your pocket or car, contact Kristina Oswald for one or two!

HANG TAGS FOR PARKING AT THE BEACHES:

Reminder, rear view mirror hang tags were issued last spring for parking privileges at the three parks (West Beach, Main Park, and East Beach). **Each lot owner has 2 hang tags** (renters and leasees must see their lot owner to obtain this pass). Please make certain any vehicles you take to the parks have this hang tag visible. Cars parked outside the gates on the street are subject to ticketing and towing.

FISH STUDY:

The results of the fish study are in and by the time of this printing will likely be published and presented. Individual fisherman observation reports for the study were slim this last summer —

ALTERATIONS
SEWING

- × Pant Hem 10.00 -15.00
- × Dress/Skirt Hem 15.00 -25.00
- × Shorten Sleeve 20.00 -30.00
- × Take-in or let out 15.00 -30.00

- × Zipper 15.00 -25.00
- × Misc. Repairs 5.00 min.

JO ANNE WEBER
Highland, MI | 248-421-3523 cell
jojoweber2@comcast.net
DUNHAM LAKE RESIDENT

most of our neighborhood must have been working too hard to spend time on the water. We look forward to the current findings and comparisons back to previous years' reports.



Illustration: Robert O'Brien

OAK WILT OBSERVATION:

Oak Wilt is a serious threat to our oak trees. It spreads by insects and from tree to tree through the roots systems. New cases must be identified, which are easily recognized by browning of the leaves from the edges inward during the growing season. This needs to be addressed quickly to minimize the impact of this disease. Unfortunately, **Oak Wilt is in our area.** If you observe a damaged oak tree or suspect a case of Oak Wilt on the common property, please report it to a Board Member ASAP.

STREET CONDITIONS:

Our neighborhood roads are County Roads, maintained by either Livingston or Oakland County Road Commissions. To report potholes, please contact the Road Commission for service. You can find both contact numbers on the front of this newsletter.

SPRING PERIMETER WALK:

The annual greenbelt perimeter walk will occur this spring, usually early May. Board representatives will walk and assess the entire border of the common property, known as the greenbelt, where it abuts resident's properties to make certain the boundary is properly maintained. For those residents who are fortunate to live on the greenbelt or its adjacent pathways, you have a responsibility to make sure you do not encroach on the common property. Please check your property line to make sure you do not have any structures or landscaping, lawn clippings or leaves, or have not cut/mowed or trimmed any part of the greenbelt beyond the 4x4 wooden posts marking the property boundary.

SAVE THE DATE!

**NEIGHBORHOOD
PIG ROAST**
Saturday, August 3rd

Kids games in the morning,
Annual Fishing Derby,
and a picnic in the afternoon.
Come and join in all the fun!

Volunteers will be needed to
help out with all the festivities.

BABYSITTING

- Emma Brian Age 16 248-330-0128
- Ella Gardner Age 15 248-981-4820
- Abby Gardner Age 14 248-981-4820
- Daeya Hermanson Age 16 248-798-9825
- Ashleigh McFall Age 17 248-860-3169
- Grayce Nist Age 17 810-210-6303
- Katy Nist Age 15 810-210-6303
- Sam Ralston Age 14 248-459-6582
- Cora Mason Age 13 248-890-0760

PET SITTING

- Emma Brian Age 16 248-330-0128
- Nick Haley Age 15 248-904-9833
- Ashleigh McFall Age 17 248-860-3169
- Grayce Nist Age 17 810-210-6303
- Katy Nist Age 15 810-210-6303

HOUSE SITTING/PET SITTING

- Hannah Brian Age 19 248-330-0128

YARDWORK

- Sam Ralston Age 14 248-459-6582
- Ella Gardner Age 15 248-981-4820
- Abby Gardner Age 14 248-981-4820

LAWN CARE/SNOW SERVICE

- Garrison York Age 18 248-807-1704

YOUR HELP IS NEEDED!

Would love your help to keep this list current with accurate phone numbers or if you would like your contact information removed from the *Dunham Laker* newsletter. Are you for hire? I would be glad to add your name to this list. Please email Pam Moran at **beachmoran@comcast.net** with names, ages and phone numbers.



Nature's MINUTE

WITH PAT HERREL

THE EAGLES HAVE LANDED!

The bald eagles have landed at Dunham Lake. November 2018 brought very cold temperatures, causing the lake to almost freeze over. With that, the geese and ducks were concentrated in a small area by the park. This in turn attracted bald eagles like we have never seen before. On the East beach in a deciduous tree, a juvenile bald eagle was crying out, while towards the north end of the lake, out on the ice, two mature bald eagles were eating something—maybe one of the many geese? These three stuck around a good three to four weeks. It is interesting to note that only a few years ago, it was unheard of the see one; now, they are becoming a common site.

FUN FACTS ABOUT BALD EAGLES:

- Females are larger than males.
- They eat mainly fish, but will eat ducks, geese and small mammals.
- They get their white feathers and start breeding around 4–6 years.
- They can live up to 30 years or more in the wild.
- They mate for life and return to the same nest.
- The nest can reach up to 9 feet in diameter and weight 2,000 lbs.!!
- The female usually lays 2 eggs at the end of February.



BRAKE FOR TURTLES!

If you see a turtle on the road give them a hand getting across. Use both hands to hold them on the sides of the shell. Always keep your hands away from their faces and lift them to a safe place in the same direction they were going. Never pick them up by the tail as you can damage their vertebrae. SAVE A TURTLE, be conscious of wildlife and slow down!

KEEPING YOU IN THE KNOW!

WELCOME TO OUR NEW NEIGHBORS...

To the new families who have moved into the neighborhood recently — **WELCOME!**

- Chad & AnnMarie French on Plover
- Heather Behr on Blue Heron

We hope to see you down at the lake this season. Please be sure to check out our neighborhood website at www.dunhamlake.com for additional information and resources. You will find links to the association bylaws, park and lake policies, property covenants, pictures, a site map, articles on the neighborhood history, ongoing park maintenance and greenbelt activity, as well as the association contact information. Be sure to check out past issues of the Dunham Laker in color on the website too.

WE'RE BRAINSTORMING FOR FUN ACTIVITIES!

The Activities Committee has been brainstorming over the winter to come up with a full calendar of events for this summer!

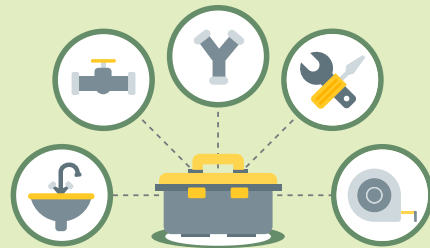
Event ideas include:

- A visit from the *Exotic Zoo*
- Outdoor movie nights at the park
- BYO wine and beer tasting
Perhaps consider supporting our local wineries and/or markets like, *Spicers* and *Colasanti's*. The Board would be providing snacks

We will also be welcoming back the band, *Northville Folk* and the *Howell Nature Center* will be coming to present their program, *Backyard Animals*. Dates and times will follow!

Do you have a fun suggestion for a neighborhood activity? We would be happy to hear from you. Please contact Kristina Oswald at: kasoswald98@hotmail.com
Along with your fun ideas, please consider actively participating in the planning, which is a great way to meet up with your neighbors. We may ask for a small donation to help with the cost for these events.

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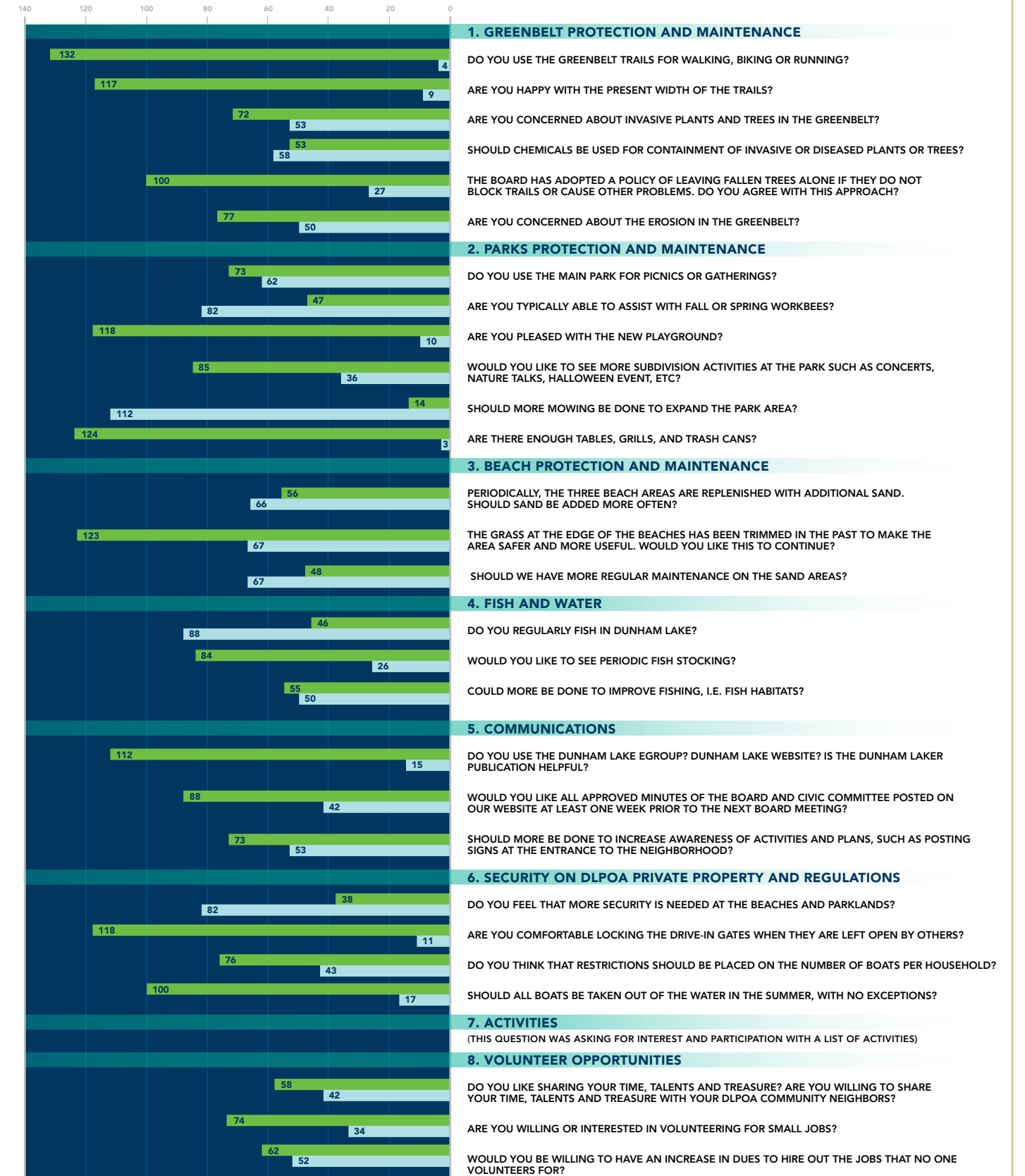
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DLPOA SURVEY RESULTS

Thanks to all DLPOA members who took the time to complete the survey and return it to the board! We will use these results going forward to guide our decisions as a board! — Fred Everhart, DLPOA Board



The History of Dunham Lake

PART THREE: CONSERVATION BEGINS – By Carolyn Richards



Our previous narrations of the history described the earliest days at the lake, through settlement in the 19th century up to the 20th century. This section will take you through the combining of properties, the establishment of the bird sanctuary, and the woods, especially on the east side.

Preserving Dunham Lake Began with a Nature Lover!

Between 1830 and 1860, our country experienced rapid growth, and many new states were admitted to the union. In this area, new families arrived, some left, the children intermarried and often inherited their parents' land. Highland Corners (now West Highland) had a general store, a blacksmith, a post office, and an assemblage of families. Hartland was a bustling town with three general stores, a hotel, harness shop, grist mill, and saloon, and carriage makers, cooper (barrel maker), and cobblers. The area farmers raised corn, wheat, buckwheat, oats, and horses, sheep, and hogs.

In 1865, Henry Wallace and his wife Hannah Bailey bought the Carey farm on Dunham Road. The house was near the present Dunham Hills golf course entrance. They had left Ireland during the potato famine. He had been a plumber in New York City, and developed consumption (TB) from all the underground work. His doctor told him to move out West and start farming. He moved west—to Michigan!

SPECIAL NOTE: It was brought to my attention, Carolyn Richards was the original author of the early historical parts, not Anne.



The Wallaces had four children: Sarah, Alexander, Hannah, and Henry Milton. Henry Milton Wallace (known as H.M.), born in 1872, didn't like farming as a little boy. He hated the smell of the barn. But he loved to feed the chickens, ducks, and geese. He got his eighth grade education in the school down the road. He spent many hours reading under a tree. H.M. loved trees and planted the apple trees that today are along the driveway to the present clubhouse.

Henry Had Other Plans

His dad only believed in an eighth grade education, so after that, H.M. ran away and walked to Hartland High School in town. No doubt sensing defeat, his dad said, "If you're dead set on going to high school, you might as well use the horse in the barn." And so he did. He began Michigan Normal in Ypsilanti in 1891 and taught at his former grade school for two years. H.M. then attended the University of Michigan, and got his Bachelor of Law degree in 1896 and his masters in 1897. After a time in Alaska forming a gold mine corporation, he started a law practice in Grand Rapids, specializing in corporate law. He was a genius at setting up corporations. He also set up some oil and gas companies. In 1907 his mother died and H.M.

moved to Detroit to practice law. In 1908 his dad died. His sister Sarah had married and moved to Cohoctah, but Alexander and Hannah had stayed home to run the farm and care for their aging parents. When his parents died, H.M. wanted no part of the farm, rejecting his portion of the estate and accepting \$1 in payment.

Hannah married that year and moved to Milford. Alexander married the following year and continued to run the farm until he developed Bright's disease and was going blind. In 1915, H.M. traded the two rooming houses he owned in Ann Arbor for the farm. Alexander ran the houses, keeping boarders there.

What Started as a Hobby Changed Everything!

It was at this point that the very unique development of our subdivision began. Henry Milton Wallace owned the farm on Dunham Road and became a key figure in preserving our pure lake and enhancing beautiful setting for the future.

Henry Milton Wallace (H.M.) loved the Dunham Road farm where he was born and raised. He lived at the Plaza Hotel in downtown Detroit, but he became a gentleman farmer! He didn't own a car, so he hired a taxi to bring him out to his farm. He ran the



farm as a hobby. It was his recreation, a place to come on weekends and in the summer and a natural setting to bring his friends.

Being a corporate lawyer, he incorporated the farm that first year, 1915, as *Lakeview Farms Company* "for the conduction of general agricultural business." He formed *General Supply Co.* so he could buy fencing and equipment at unbelievable discounts. He formed the *Lakeview Nursery* so he could buy trees at low prices. He hired people to run the farm and improve the property. He got rid of the old equipment his brother Alex had held together with baling wire, and fixed up the house. He never did put a bathroom in it. That much modernization, he felt, would be sacrilegious!

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Early spring Skunk Cabbage growing in the Fen

Establishing a Wildlife Preserve

Over the next years he bought up as much of the land surrounding the lake as he could.

He raised chickens, peacocks, ducks and domestic geese, breeding areas, and planted an orchard.

H.M. took a special liking to one of his men, Jack, or P.L. Fordyce. Jack was faithful and honest, and H.M. made him the superintendent.

By 1921 H.M. had acquired all of the land surrounding the lake except for Hair's and the north end, Stewart's at the northeast corner, Belknap's at the northwest corner, Lee's 10 acre woods (Parkway Court) and a two acre subdivision, Eureka Heights, at the south end.

The very important process of the joining together of various parcels of land had begun, a process setting ours apart from other area lakes. Next, H.M. would change his *Lakeview Farms Company* into a wildlife preserve.

Between 1921 and 1925 however, all of these *Lakeview Farms Company* land parcels, plus the Belknap property were sold to the *International Migratory Bird Preserve* (I.M.B.P.), an Arizona corporation formed by Wallace. Shares were sold, but the corporation never made a profit. In fact it lost a lot of money. It was still Henry Wallace's hobby.

Why did Wallace change the ownership of his lands to this new corporation? First, the tax laws in Arizona were more favorable. Second,



In the early 1920's, the *International Migratory Bird Preserve* was formed. Henry Wallace was a friend and admirer of Jack Miner, the illustrious Canadian conservationist and founder of the bird sanctuary system in North America. Thanks to Jack and Henry's forethought — we continue to be inspired today to maintain and protect the beauty of our Dunham Lake.

if there were any legal disputes, they would be tried in a federal court, not a local one. H.M. believed he would have a fairer chance at the federal level.

Third, being a bird lover, H.M. had become a friend and admirer of the illustrious Canadian conservationist, Jack Miner. Miner was the founder of the bird sanctuary system in North America. He became the pioneer bander on this continent. He banded birds and kept a record of when and where the birds were shot and killed, thus securing authentic migratory information on seasons and routes. His lectures inspired many new sanctuaries to spring up, like the *Kellogg Bird Sanctuary* and the *Mayo Bird Sanctuary* and probably the I.M.B.P. here at our lake.

The State Conservation Commission had the power to establish state wildlife sanctuaries on privately owned lands when the owner filed for permission. And H.M. did. The original dedication as a state game refuge was in 1923 for five years and then again in 1927 for 50 years.

40,000 Trees Planted Which Attracted Many Migratory Birds

This was a busy time at our lake. H.M. hired more people to care for his retreat. His superintendent, Jack Fordyce, brought his parents up from Indiana to stay in a house near the stream on what is now Murray Hill. This also became H.M.'s retreat house and a lot of effort went into improving that home.

Jack's brother, Russell, and his wife Rose also came. They lived in H.R.'s Dunham Road homestead. Jack and his wife Lena lived in a farm house on Dunham road near Fenton road, and for a time in the Belknap house at the northwest end of the lake where Briar Hill makes a sharp turn. Part of the chimney foundation of that house is still visible.

A German family, the Fultons, lived in a house at the southwest end of the lake near Konas' present property on Parkway.

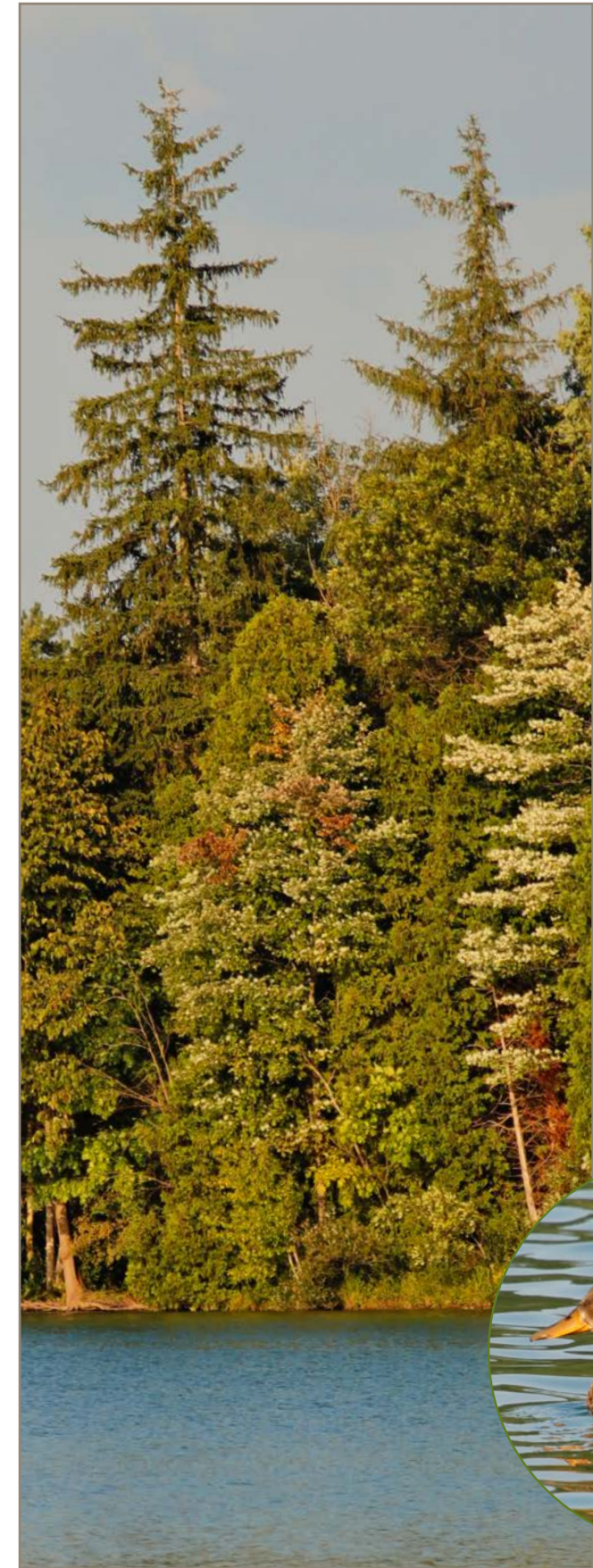
Many of the old oaks were cleared out on the east side. There was a small sawmill there to cut the trees into boards. The lumber was stacked up



and used for docks and buildings. Over \$50,000 was spent on reforestation. The trees were purchased from *Lakeview Nursery* by the trainload and unloaded in Highland.

Between 1924 and 1927 more than 40,000 trees were planted on the high east side of Dunham Lake in Oakland county. Norway, Scotch, red and Austrian pines, arbor vitae, white fir, Norway, Douglas and blue spruce. Twenty to twenty-five acres of predominantly black walnuts (from seeds from China) were planted on the east side, alternated with Scotch and red pines. Several thousand other trees, all specimens, were planted in scattered high shore line and low drainage areas.

Coming in Part Four: stocking of the bird preserve, memoirs of an early resident, and discussions of Eureka Heights and Lee's Woods.



HISTORICAL FREEZE/THAW DATES FROM 2000 THROUGH 2019

ICE-IN DATES:

2000	—	DECEMBER 23
2002	—	JANUARY 1
2002	—	DECEMBER 10
2003	—	DECEMBER 27
2004	—	DECEMBER 19
2006	—	FEBRUARY 11
2007	—	JANUARY 20
2007	—	DECEMBER 20
2008	—	DECEMBER 11
2009	—	DECEMBER 29
2010	—	DECEMBER 15
2012	—	JANUARY 20
2013	—	JANUARY 15
2013	—	DECEMBER 22
2015	—	JANUARY 12
2016	—	JANUARY 19
2017	—	FEBRUARY 5
2017	—	DECEMBER 27
2019	—	JANUARY 21

ICE-OUT DATES:

2000	—	MARCH 3
2001	—	APRIL 2
2002	—	MARCH 9
2003	—	MARCH 27
2004	—	MARCH 26
2005	—	APRIL 3
2006	—	MARCH 13
2007	—	MARCH 26
2008	—	MISSING DATA
2009	—	MARCH 18
2010	—	MARCH 20
2011	—	APRIL 3
2012	—	MARCH 8
2013	—	APRIL 5
2014	—	APRIL 13
2015	—	APRIL 6
2016	—	MARCH 12
2017	—	FEBRUARY 28
2018	—	MARCH 30
2019	—	MARCH 30



WEDNESDAY, SEPT. 13, 2018
Meeting called to order 7:40 pm

Members present: Scott Oswald, Ed Cesa, Tom Teeters, Kristina Oswald, Wes Watt, Jane Debbrecht, Fred Everhart and Cinda Everhart.

Others present: Jim Dowd and Terry Gannon

Minutes:

- Minutes read and approved as amended. Moved by Fred Everhart to accept Minutes as amended and 2nd by Ed Cesa.

Call to the Public:

- Jim Dowd lives on the Addaleen side of the lake and was requesting a sharing of information between his association and ours. We will send him a copy of the next Dunham Laker.

Treasurer's Report: Jane Debbrecht –

- Presented the Treasurer's Report and the budget for 2019. Jane will adjust a budget figure and email Cinda Everhart her reports for publication in the annual meeting mailer. Wes Watt moved to accept the Treasurers report as presented and 2nd by Fred Everhart; the Budget will be revised and emailed to Cinda Everhart

Old Business:

- Fred Everhart passed out copies of the survey results. The survey results will be published in a future Dunham Laker.
- Scott Oswald spoke regarding the need to focus and put forth more effort on invasive plant control on the greenbelt in 2019. Terry Gannon had samples of invasive plants to see.

- Jane Debbrecht reported that she has been changing the DLPOA address over to use the mail box on Murray Hill, instead of receiving all our mail at the Highland Post Office PO Box.
- The Annual DLPOA Meeting will be October 16th, 2018. Scott will email Cinda the agenda and related documentation for the annual meeting mailer.
- Scott Oswald reported that Carol Van Spybrook has been investigating what permits we need to move forward with having a walk-way put-in-place over the wet area behind the homes, between Parkway Court and Briar Hill, off Dunham.
- There was discussion amongst all members regarding the following topics:
 - The parking hang-tags appear to be helping control the number of vehicles in the parking areas at the respective beaches.
 - Reminder regarding the up-coming "Owl," presentation being presented by the Howell Nature Center.
 - Discussion regarding the positive comments received from many neighbors about the music presentation at the main beach. This is something that we would do again.



New Business:

- Ed Cesa will install a gate closer on the walk-in gate at the Main Park. Ed also reported that the walk-in gates have been vandalized several times and he would like to possibly see a trail camera installed to catch the culprit.
- Scott Oswald reported that we need to resurface the swim docks and re-do the steps going into the water by the Briar Hill entrance to the lake.
- Highland Township is having an analysis of the M-59 and Hickory Ridge Road areas. We don't know how this will affect our neighborhood and we should be alert to any changes that the township may consider making that could affect our neighborhood.
- John Pettipher would like to do a presentation at the Annual Meeting asking if neighbors are interested in posting a slower speed limit on Tipsico Lake Road and putting stop signs in at the Murray Hill and Woodcock Way intersection.
- No regular monthly DLPOA Meeting in October because of the annual meeting being the 16th.

Adjournment: 10:00 pm

Next meeting: DLPOA Annual Meeting Tuesday, October 16 @ 7:30 pm at the Dunham Hills Golf Course. (No minutes will be included in this newsletter for at meeting)

Minutes recorded by Cinda L. Everhart.



WEDNESDAY, NOV. 14, 2018
Meeting called to order 7:36 pm

Members present: Scott Oswald, Jenny Vanderlist, Carla Gorton, Tom Teeters, Wes Watt, Ed Cesa, Kate Griswold, Jane Debbrecht and Kristina Oswald.

President's Report: Scott Oswald –

- Starting December 1st, the walk-through gates will be left unlocked for the winter months. Kate will send an email to the egroup to let them know.
- There are strict regulations to obtain a boardwalk permit. That is being carefully researched before proceeding with a new pathway.
- Scott has typed up the list of board duties with the designated chairs. He will either email it or distribute it at the next meeting.

Vice President's Report: Fred Everhart – The survey results are going to be published in the spring Laker.

Secretary's Report: Carla Gorton – Read the September minutes. Some changes were made. The amended minutes were accepted.

Treasurer's Report: Jane Debbrecht –

- At this point, the budget is about \$20,000 under the 2018 projected budget. Some more money may be used for tree cutting and the construction of a new boardwalk.
- Jane is looking at various ways to get more interest for the extra funds in the bank.
- The outside audit for 2017 was completed September 20, 2018.
- On 10/19/18, the insurance company did an audit for our worker's compensation insurance. Everything came out good.
- A motion was made to approve all of Jane's reports. The motion was passed.
- Any contractors that we hire should have up-to-date proof of general liability and worker's compensation.

Infrastructure Update:

- The Fall Workbee went very well. Despite the rainy weather, the volunteers came and did a great job. Thank you to all who participated!
- Changed to winter service schedule with the porta jons. We need to change the service over by October 31st every year to avoid any extra costs.
- Boats Out sign has been put at the front of the sub.
- Wes will check to see if we still need TPC to come in and do the final leaf clean-up.
- Ed put a stop post in at the park gate, so it can't be opened too far and broken. They will also be installed at the other gates.
- Need to resurface all 3 rafts next spring.

Activities Update:

- The board will be hosting a craft event on 2/2/19 for residents.

Natural Resources:

- Kate has been talking to NCS about future invasive control.
- The west side of the lake needs to be seeded next spring to help avoid further erosion.
- Fish Study Update – we will get a complete report in the spring with the final results of the fish and water study.

Communications:

- Gary has almost completed the new website. He has also added a calendar on the website.

Old Business:

- Fen Sign – Pam sent a lot of pictures to Kristina for the sign. Kristina, Kate and Pam will work together and pick out the best pictures to use.

New Business:

- Wes is going to see about getting the band in July or August on a Saturday for 2019, rather than mid-week.
- Jen will schedule people to do the night gate locking in 2019. There are instructions on what is required for that job.

Important Dates:
Boats Out – December 1, 2018

Spring Workbee – May 11, 2019

Looking into having some Dunham mementos printed up to give some prizes to volunteers at activities in 2019.

Adjournment: 9:12 pm

Next meeting: Wednesday, January 9, 2019 @ 7:30 pm at the home of Scott & Kristina Oswald.

Minutes recorded by Carla Gorton.





WEDNESDAY, JAN. 9, 2019
Meeting called to order 7:38 pm

Members present: Scott & Kristina Oswald, Jenny Vanderlist, Kate Griswold, Cinda & Fred Everhart, Tom Teeters and Carla Gorton.

President & Civic Committee's Report:
Scott Oswald –

- At the Civic Committee meeting, they talked mainly about the Dunham path that is being reconstructed. We will request someone from the state come out to determine whether it is a wetland where the new path would be built. That has to be done in the spring after the plants start to grow.
- At this point, after a letter was sent to the encroaching party and received on 12/10/18, the encroachment has ceased. They have not responded back to the board concerning the letter, so we need to contact them.
- There is a new house being built on Plover (Hartland side). The building plans were reviewed & approved by the Civic Committee.

Vice President's Report: Fred Everhart –

- Fred brought some samples from the resident survey for board members to review. It was suggested to separate them into categories to summarize them more easily.

Treasurer's Report: Jane Debbrecht – No report

Infrastructure Update:

- Kristina is going to order another doggie bag dispenser to have one as a back-up.
- Carla is going to look into hiring someone from the beach clean-up crew to tip boats during the summer.

- It did not work very well with TPC for the mowing last summer, so we are going to explore other possible companies for 2019.
- The gates have been opened for the winter months for residents.

Activities Update:

- The board discussed the possibility of starting a community garden at Dunham. Kate is going to put an article in the newsletter to see if there are any interested residents.
- Kate & Kristina are hosting a craft day for residents at the Oswald's home (1336 Grebe Rd.) on February 2nd.

Natural Resources:

- Kate printed emails from her communications with NCS. She is looking for direction on exactly what needs to be done and suggested doing a conference call with NCS, Kate and Scott. The board gave their okay to go ahead with any invasive control plan that they come up with.

Communications:

- **Webpage Update:** For the calendar on the Dunham website, Gary is considering changing over to Word Press, to make it more accessible to others. Kate will bring some other options to the February meeting for the board's consideration.
- Pam is updating information for the spring newsletter. Kate is going to give her some more information that she needs.

Old Business:

- Fen Sign photos – Need to have Pam resend pictures of the Fen to Kristina.

New Business:

- Tom Teeters is going to clean up around a cement slab that is located off the path between the park and the lagoon, behind the bench. The board approved this improvement.
- The board discussed whether there needs to be any improvements made to the sledding hill at the West Beach to make it better. At this point, it was decided that it is okay the way it is.
- Also need to look at whether it would be beneficial to go to all aluminum rafts in the future.
- A suggestion has been made to use a log to slow down the erosion at the West Beach. The board discussed if that is necessary and how it could be accomplished.

IMPORTANT DATES: Boats in April 1;
Spring workbee on May 11th.

Adjournment: 9:01 pm

Next meeting: Wednesday, February 13th @ 7:30 pm at the home of Carla Gorton (1255 Grebe).

Minutes recorded by Carla Gorton.



WEDNESDAY, FEB. 13, 2019
Meeting called to order 7:40 pm

Members present: Gary Burke, Ed Cesa, Carla Gorton, Wes Watt, Tom Teeters, Scott Oswald, Kristina Oswald, Fred Everhart, Cinda Everhart and Jenny Vanderlist.

Others present: Tom Gorton

President's Report: Scott Oswald –
• No report

Vice President's Report: Fred Everhart –
Still working on getting the survey results summarized in a way that will help us determine the most important areas of concern to residents.

Secretary's Report: Carla Gorton –
Read the minutes from last meeting and then they were approved.

Treasurer's Report: Jane Debbrecht –
• Jane emailed the 2018 Budget Reconciliation to board members to look over. We came in under budget for 2018. The 2018 budget reconciliation was approved.

• There will be liens placed on the properties where the dues have not yet been paid.

Civic Committee Report: No report.

Security Report: Kristina is going to contact Nathan to see if he is willing to come back this summer. Generally, everyone agreed that he has been doing a good job.

Infrastructure Update:

- Spring Workbee (Saturday, May 11) – We will have the standard tasks on the workbee list. Need to add refinishing the raft tops to the list, as it is needed this year.

Activities Update:

- The craft event went well, but not many people attended.
- Hosting a movie night at the lake was proposed. The board thought that would be a great activity.
- It was also suggested that maybe we could have a wine-tasting event.
- Kristina would like to raise awareness about future activities by email and by uploading them to the Dunham site.
- Board members need to let Kristina know before May about any other possible activities that would be good to try.

Natural Resources:

- There is a tree hanging over the lower east trail that could be dangerous to walkers and bikers. Wes is going to check it out and have the tree people trim it or cut it down if needed.
- Wes obtained prices from Precision Tree for trimming, cutting and clean-up of trees that need it. He is going to have them come out soon and do some work.

- Kate is going to enlist NCS's help with starting new growth on the west side of the lake where the burn was done several years ago, as we are not getting the ground cover growth there that we had hoped for.

- Per a suggestion from a resident, we are going to try putting a log at the West Beach this spring, to see if it will help with erosion there.

Communications:

- Discussed again the possibility of getting away from using yahoo for Dunham Lake's email server. Gary is going to look into other possibilities that would work better.

Old Business:

- We are still having issues with aggressive dogs on the trails. Need to keep them leashed or at home.

New Business:

- Kristina emailed the proposal form she created to the board members for their review. Board members gave her additional ideas to include on the form. She will change some things and bring it to the next meeting.

Adjournment: 9:07 pm

Next meeting: Wednesday, March 13 @ 7:30 pm at the home of Gary Burke, 2445 Murray Hill.

Minutes recorded by Carla Gorton.



The following regulations are designed to assure members and their guests the maximum benefits of the Association facilities. Strict observance of these rules is necessary for the accomplishment of this purpose. Any member violating any of these rules or engaging in conduct that is not in the best interest of the Association members will subject himself to such action as the Civic Committee and Property Owners Association deem advisable.

- 1 Park property (trees, brush, equipment, etc.) must not be destroyed or removed without the permission of the Property Owners Association and the Civic Committee. Violators will be subject to treble damages.
- 2 The use of water from Dunham Lake for private water systems is prohibited.
- 3 Members shall be personally liable for any damages to Association property resulting from careless, willful, or negligent acts by their families or their guests.
- 4 Glass containers are not allowed on beaches. All refuse in the park areas must be deposited in the trash containers supplied for that purpose. The dumpster is for park trash only.
- 5 Entrance gates to the Association Parks must be kept locked at all times.
- 6 Minors must have proper adult supervision when using Association property.
- 7 Parents shall be held responsible for minors actions when using Association property and facilities.
- 8 Boat docking on the beaches and swimming rafts is not permitted.
- 9 Picnics are not allowed on the swimming beaches.
- 10 There shall be no open fires for any purpose on the DLPOA common grounds, excluding approved charcoal and gas grills, with the exception of the following DLPOA Board sanctioned events where an approved container will be provided for use: Family Camp-out, Pig Roast and the Haunted Trail.
- 11 Overnight camping is not permitted in the park areas or on any subdivision lots.
- 12 All state fish and fire hazard laws are to be observed.
- 13 Boats must be identified with a DLPOA boat sticker to permit easy identification. All boats shall be completely removed from the water when not in use.
- 14 No private docks or rafts are permitted along DLPOA property.
- 15 No motors, gas or electric are allowed on Dunham Lake.
- 16 No motorized vehicles of any kind are allowed on lake or park areas, (mini-bikes, motorcycles, snowmobiles, or all terrain vehicles).
- 17 The use of firearms, air rifles, or weapons of any description is prohibited at all times in the subdivision and park areas.
- 18 No dogs are allowed on the beach areas due to sanitary and safety reasons. All dogs in the Main Park area must be restrained by a leash.
- 19 Swimming, picnicking, or congregating is not permitted after 10:00 pm.
- 20 No horses are allowed in the park or beach areas due to sanitary and safety reasons.
- 21 No guest will be admitted to the park and lake areas unless the lot owner host is physically present in the subdivision. Guests at the park who are 18 years or younger must be physically accompanied by their DLPOA resident host at all times while in the park.
- 22 The number of guests shall be limited to 10, except upon approval by Park Reservations of the Association.
- 23 All privately owned boats and apparatus associated with those boats must be removed from the park area by December 1st and are allowed back on the greenbelt April 1st.
- 24 Each property owner is limited to 2 parking places in the parking lots.
- 25 Smoking is prohibited on the beaches and all residents are required to properly dispose of cigarette butts.
- 26 If members and or guests violate any of these rules, they will be asked to vacate the DLPOA property.

Revised 8/12/2009



TO MAKE PARK RESERVATIONS call Diane Blakeney at 248-408-7012

The DLPOA Board has set rules that are intended to allow Residents the use of the park for gatherings, but not to infringe on the rights of other residents using the parkland's. The DLPOA is asking each gathering sponsor to support the spirit of these rules and ensure their enforcement. In April 2017 the DLPOA Board approved a Park Reservation rate increase effective June 1, 2017. Rates will be raised to \$20 reservation and \$20 refundable deposit for parties of 10-30 people and \$40 reservation and \$40 refundable deposit for parties >30 people. You can either retrieve your deposit or it will be shredded depending on whether or not the rules have been followed. The fees will go for the cleaning of the Porta-Johns and General Park cleaning.

Main Park Dumpster

The dumpster at main park is for park trash only, it is not intended for household use. Please use the metal can located next to dumpster for ashes from charcoal grilles. Do not empty hot coals into the dumpster.

DLPOA KEY POLICY

- Only two keys will be issued per property owner.
- Replacement keys will be \$75.00 each.
- Property owner must sign for any keys issued to them.
- All dues must be paid prior to keys being issued.
- Property owner agrees to retain possession of issued keys.
- If there is a transfer of property, seller agrees to turn keys over to the buyer.

DLPOA RULES are as follows:

- 1 A scheduled party will have access to 3 picnic tables.
- 2 The party is restricted to the sponsor's parking space plus the two additional passes provided with the reservation.
- 3 No tents or tarps are allowed.
- 4 Each gathering is responsible for emptying the garbage cans in the area into the dumpster. Please replace garbage bags into empty cans.
- 5 Each gathering is responsible to thoroughly police the area for trash.
- 6 Each gathering is responsible for the safe disposal of burning charcoal. Please allow yourself enough time to cool the coals. DO NOT LEAVE BURNING COALS IN THE GRILLS. We have had fires in the dumpster, so please follow this rule for safety purposes.
- 7 Party cleanup should begin with enough time to ensure your party is completed and complete by 8 p.m.
- 8 Glass bottles are not allowed on beaches.
- 9 As the sponsor of the party, you are responsible for the behavior of your guests. If you require assistance, there may be park security on duty or you may call 911 for the police. Please be courteous and responsive to the security people. They are there to help and do their job to enforce rules.
- 10 Please contain the noise of your group: have fun but be aware of your neighbors who border the park area.
- 11 Do not park on the surrounding streets near the park. You may receive a parking ticket.
- 12 Please keep GATES LOCKED AT ALL TIMES.
- 13 It is possible to have more than one party booked on the same day. Please be considerate to all who are visiting.
- 14 If you are going to reserve tables with signs or tablecloths prior to the start of your party it is recommended that someone from the party be present in the park. The DLPOA will not be involved in settling disputes on reserved picnic tables.
- 15 Please do not dominate the volleyball, basketball, and playground areas as well as open spaces of the park.
- 16 PLEASE clean up cigarette butts and SMOKING is prohibited on beaches.
- 17 Please ensure that the woods are not used in place of the Porta-Johns.

DLPOA PROPERTY, PARK AND LAKE BOAT REGULATIONS

Please review the following regulations that have been adopted by the DLPOA Board. Failure to comply with these regulations could lead to removal of your boat from the Greenbelt until the appropriate fine is paid.



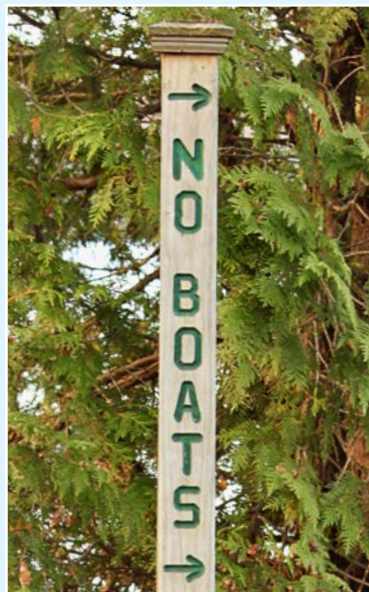
Boat storage on the Greenbelt is for RESIDENTS ONLY!

Boat Regulations

- By Michigan DNR statute, boats operated on Dunham Lake are to be NON-motorized. No motors, gas or electric, are allowed.
- Boat docking on the beaches and swimming rafts is not permitted.
- All boats stored on DLPOA lakeshore **must** have a **DLPOA identification sticker** to permit easy identification. (If your sticker cannot be seen when the boat is stowed, use a permanent marker to write your sticker number on a visible part of the boat or boat cover.) Contact Cinda Everhart at 248-889-4419 to obtain your sticker.
- All boats shall be **COMPLETELY** removed from the water when not in use.
- All privately owned boats and apparatus associated with those boats must be removed from the park area by December 1st and are allowed back on the greenbelt April 1st. Boats left on the lakeshore after December 1st will be relocated and restrained at the Main park at the expense of the owner.

Boat Stowing Courtesies

To all who store their boats down at the lakeshore — please be aware of the “**NO BOATS**” posted areas. There are 4x4 sign posts indicating where boats may **NOT** be kept due to ecologically sensitive areas. Boats found in these areas may be relocated by the Board and restrained at the Main park at your expense.



- **DO NOT place a tarp under the boat, as it kills off the natural vegetation.**
- No part of stowed boat may be on the walking path.
- No part of stowed boats shall hang above the water line.
- If a boat is leaned against a tree, that tree shall be mature and strong enough to support the boat without damage to the tree.
- If a boat is leaned against a tree, the shortest side of the boat shall be upward.
- Water should be removed from each stowed boat on a weekly basis to minimize the breeding of mosquitoes.
- The choice of a location for boat stowage should, as much as possible, preserve the natural view of our beautiful lake.

We are so lucky to keep our boats on the Greenbelt, so please follow the rules of our lake!

IMPORTANT CONTACT NUMBERS

DLPOA Board Members Contact Information:

PRESIDENT

Scott Oswald 248-388-1668 soswald@auchconstruction.com

VICE PRESIDENT

Fred Everhart 248-889-4419 fredrickeverhart@yahoo.com

SECRETARY

Carla Gorton 248-563-0819 tcgorton1@aol.com

TREASURER

Jane Debbrecht 248-887-5141 jane.debbrecht@comcast.net

DLPOA Committee Members Contact Information:

INFRASTRUCTURE

Fred Everhart 248-889-4419 fredrickeverhart@yahoo.com
 Tom Teeters 248-305-9804 thomasjamesteeters@yahoo.com
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DLPOA Civic Committee Members Contact Information:

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DLPOA Park Patrol Contact Information:

Nathan 248-534-9053

REAL ESTATE MARKET UPDATE

FROM CONNE TEROVA



Inventory levels continued to decline through January in most Southeast Michigan markets. Sales activity (showings and new pending properties) generally fell off in February compared to the prior month, yet closed sales were up 10%.

Heading into March, closed sales were remarkably even with last year (5,651 vs. 5,654). Values continue to rise, but at a slower rate than we've experienced over the past several years.

Closed volume has been up in all local markets except the Macomb County and Detroit Condo markets. Entry level markets continue to shrink (declining inventories and sales) while upper-end markets expand.

Developers have generally been focused on the luxury markets. As a result, upper-end markets are getting saturated with inventory. Although luxury sales were up last year, values showed signs of plateauing and even dropping in many areas.

While market conditions are generally shifting in a direction less favorable to sellers, the movement isn't necessarily favoring buyers either.

As prices, interest rates and property taxes continue to rise, many potential buyers are getting completely priced out while other buyers won't be able to afford the same home they could have purchased a year or two ago.

Although prices are increasing at a slower rate than they were, they continue to rise in most markets. Interest rates, which had a slight downward adjustment, are expected to continue to rise over the long term.

The bottom line, for anyone thinking of buying or selling in the next few years, moving sooner rather than waiting would be wise.

If you or anyone you know is looking to buy, sell or just would like to know their home's value in today's market, call me!

The market is **BOOMING** as
Spring is **BLOOMING!**



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The Dunham Laker
Spring/Summer 2019

A Great American Neighborhood

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IMPORTANT DATES: Mark your Calendars!

-  **Boats IN!**
April 1, 2019
-  **Spring Workbee**
May 11, 2019
-  **Neighborhood Pig Roast**
August 3, 2019
-  **DLPOA Annual Meeting**
October 15, 2019
-  **Fall Workbee**
October 26, 2019
-  **Boats OUT!**
December 1, 2019



DLPOA Board Meetings

DLPOA Board Meetings are held the 2nd Wednesday of the month. Summer (June, July, August) meetings are held in the Main park, weather permitting. Other meetings are held at DLPOA Board member homes.

The DLPOA Annual Meeting will be held at the Dunham Hills Golf Course conference room on Tuesday, October 15, 2019.

Doors open at 7:00 for people to sign in. Meeting starts at 7:30.

HOPE TO SEE YOU ALL THERE!