



The Dunham Laker

THE PRESIDENT'S REPORT

ARE WE READY FOR FALL?

BY FRED EVERHART



2020 has certainly been a challenging time for us all, but hopefully we can all put a great summer in the books.

Board Happenings...

I think the DLPOA ("Board") has done a fantastic job of moving projects along this summer and we are already doing some planning for a few

projects that will be slated for Spring 2021. We are lucky to have a wonderfully energetic group of people on the Board, and I hope that they continue to serve the neighborhood for a long time!

Dr. Jude recently did a presentation of his follow-up with the fish and water study. Dr. Jude and other specialists that have been consulted regarding our lake quality agree, we need to find the sources of phosphorous and nitrates. We cannot assume that the problem only comes from septic systems and lawn fertilizers. By determining what exactly we're dealing with, we can determine our next steps. In the coming year, I think it very important that we concentrate our efforts on allowing these professionals to guide us in making calculated decisions on what's best for the lake and our neighborhood. As more information becomes available to us, we will forward that to all of you. Any questions for Dr. Jude need to be directed through a board member—he is paid for his time and we must respect his availability.

It takes a community PLUS dedicated board members to help with our lake improvements.

What we ALL accomplished together this 2020 season.

The planting we did last February on the west side of the lake was disappointing. We're working with John Delisle to have him re-seed the area at no additional cost to us. Scott has been in contact with him and there will be a re-seeding happening this winter.



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)

It's unfortunate we have not been able to have our usual events this year, but hopefully by next summer we can get our schedule back on track! We will keep you posted with events through the Google Groups email system.

By the time you read this, there will have been a Halloween Haunted Trail and I'd like to thank Anne Skendi and all the other volunteers who put this fun event together for us this year!

The Annual Meeting went very well with a nice turnout at the outdoor venue and mother nature cooperated quite nicely. Thanks again to Pat McFall for being our facilitator at the meeting! Are you up for next year?

Even with COVID-19 limiting some of our activities, we have still been able to get projects done this year such as:

- Sand was added to the main and west beaches. I think the kids had fun playing in and helping spread the sand around!
- New board walks and safety treads installed throughout the path. Special thanks to Eric Gustafson for all your hard work building and installing them!



- Electricity was brought into the main park. Having electricity at the main park made our recent outside concert a lot easier and safer with no 100-foot extension cords becoming a tripping hazard.
- Ongoing tree maintenance.
- New car tags this year – Thanks to Scott Oswald.
- Security camera was installed because of the vandalism we have been experiencing. Wes Watt, I would have loved to have footage of you climbing the tree and mounting the camera!
- Drain easement on Harlequin – Thanks to Lee Gardner, Rich Paaanen and all the others that put their energy into this project.
- Getting the new website up "live" and the neighborhood Google Groups email system up and running for us all to make it easier to communicate in real-time. Thank you to Jenny Vanderlist, Kate Griswold and Gary Burke with a special thank you to John Griswold for your help on this!
- Follow-up lake water testing with Dr. Jude – Thank you Ed Cesa for your continued work with Dr. Jude.

And thank you to all the Board Members who made these projects happen—without their hard work, none of these things would have gotten done!

Plus a BIG THANK YOU to all of the other neighbors who aren't on the Board, but tirelessly came out to contribute their time.

SPECIAL NOTICE!
BOATS OUT
Tuesday, December 1st



Did you SEE the SEAPLANES?

No Motors Allowed... even seaplanes! We have had 3 seaplane landings this summer and the board has contacted the DNR about them. We thought it would be helpful for everyone to see the actual regulations regarding motors on Dunham Lake. While the DNR states "**Motorboats Prohibited**" you also need to refer to Michigan Legislation for the definition of "Motorboats" to fully understand the rules. Please read the following.

DNR REGULATIONS

DUNHAM LAKE – R28°1.763.47 – **Motorboats prohibited.**
47. On the waters of Dunham lake, sections 18 and 19, T3N, R7E, Highland township, Oakland County, it is unlawful to operate a motorboat (cr281.747.16 for the regulation covering the part of Dunham Lake which lies in Livingston County. HISTORY: EFF. FEBRUARY 25, 1977.
The motorboat definition basically states that EVERYTHING is prohibited that isn't hand powered i.e. only the use of oars, paddles etc.
NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT (EXCERPT)
Act 451 of 1994
324.80103 Definitions; M to O. Sec. 80103.
(f) "Motorboat" means a vessel propelled wholly or in part by machinery.
History: Add. 1995, Act 58, Imd. Eff. May 24, 1995
Popular Name: Act 451
Popular Name: Marine Safety Act
Popular Name: NREPA
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It has also been brought to the Boards attention that there have been **electric and battery-operated flotation devices** on the lake and those **are strictly prohibited**. As a collective group, we all need to be responsible for our lake. Please speak up when you see these violations.

After completing my first year as President of the Board, I am looking forward to a more normal year ahead!
— Fred Everhart, Board President



How could someone do this?

As a 20 year Dunham Lake resident, I was so sorry to see this beautiful cedar tree maliciously stripped of it's bark. I am not sure why someone would do this. Being a nature lover, I love our lake so much and it pains me to know this happened to one of our beautiful trees, as I know others must feel the same. I don't really speak my mind as the Editor of the Dunham Laker, but in this case I feel the need to. Please respect where we live—we are ALL stewards of our beautiful lake and it's up to us to keep it safe and unharmed for generations to come.



— Pam Moran, Dunham Laker Editor

An evening concert at the Main Park enjoying soft rock with local musicians—Wixie Harrington



BABYSITTING

Emma Brian	248-330-0128
Ella Gardner	248-981-4820
Abby Gardner	248-981-4820
Daeya Hermanson	248-798-9825
Ashleigh McFall	248-860-3169
Grayce Nist	810-210-6303
Katy Nist	810-210-6303
Sam Ralston	248-459-6582
Cora Mason	248-890-0760
Emily Zinter	248-977-8476

PET SITTING

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

HOUSE SITTING/PET SITTING

Hannah Brian	248-330-0128
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YARDWORK

Sam Ralston	248-459-6582
Ella Gardner	248-981-4820
Abby Gardner	248-981-4820

ARE YOU STILL FOR HIRE?

I would love your help... to keep this list current with kids that are still interested in their **services for hire** OR if you would like your contact information removed from the *Dunham Laker*—please let me know. On the other hand, **Are You for Hire?** I would be glad to add your name to this list in the areas you would like.

Please email Pam Moran at: beachmoran@comcast.net

I will need your name and phone number. Going forward, I am removing the ages from this list.



Nature's MINUTE

WITH PAT HERREL

PILEATED WOODPECKERS OF DUNHAM LAKE

While walking the trails you may see what looks like something from Jurassic Park traversing the sky of Dunham Lake, but it may be instead a "Pileated Woodpecker"!

Pileated Woodpeckers are the largest non-migratory woodpecker in North America. The size of crows, they are mostly black with large white under-wing patches. Most striking is their HUGE scarlet crest. They prefer mature hardwood forests and often chip out large and rectangular holes in trees while searching for food. Their nest in trees are used by a variety of animals when abandoned. Next time you are out walking the lower trail on the Livingston side, check out the large Pileated Woodpecker hole in the cedar tree by the lake about 50 feet north of the last bench.

The removal of invasive species like honeysuckle and glossy buckthorn from our Dunham Lake Greenbelt has improved their foraging on the ground and lower tree levels, resulting in better access to food sources. In return, they lift our spirits with their presence on a cold winter day. Having Pileated Woodpeckers here is just one of the many reasons we are fortunate to live in Dunham Lake!

Fun Fact: The Pileated Woodpecker's crazy hairdo and whinnying laugh inspired the creation of "Woody Woodpecker"!



The Pileated Woodpecker hole Pat found on the trail—and the cool bird to watch out for at the lake!

KEEPING YOU IN THE KNOW!

WELCOME TO OUR NEW NEIGHBORS...

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

- Emily Alberta
- Molly E. Boyle
- Nathan & Jolene Burd
- Jason Coon
- Robert & Deborah Davison
- Randell & Andrea Dunning
- Travis Hollingsworth
- Nick & Chrissy Jolokai
- Lefty & Heather Kerr
- Clyde & Jill Mason
- Onalee Sturgeon

We hope to see you down at the lake this fall season. Please be sure to check out our neighborhood website at 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 on the website too.

IMPORTANT UPDATES YOU NEED TO KNOW!

Important Messages from Cinda

- Just a reminder that if you are sending anything to the DLPOA Board or Civic Committee the address is as follows:
DLPOA Board or DLPOA Civic Committee
1010 Murray Hill
Highland, MI 48357
- We have received many dues checks through Chase Bank, Community Choice Credit Union, Morgan Stanley, Fidelity etc. at the P.O. Box in Highland over the past few months. Please change the address in your bank software so your payments go to the street address above, not the P.O. Box. We are limited in being allowed to forward the mail from the P.O. Box to our street address.
- If you are selling your home or refinancing, please give the title company my contact information so that they can reach out to me regarding a standard "status" letter, that I give to all title companies. My contact information is as follows:

Cinda Everhart
Home phone: **248-889-4419** (evenings and weekends)
cindaeverhart@yahoo.com (email is the best way to reach me)

The title companies need to know some generic information about the DLPOA and whether or not your dues are paid for the current year. I provide them a generic letter with the information they need to finalize the closing package.

NEW Boat Stickers!

You do not need to replace the stickers you currently have, but if your sticker has fallen off your boat or isn't sticking as well as it used to, let me know and I'll give you a new sticker. Email Cinda at the address above to arrange a pick-up of a new boat sticker.



LAKE LIFE AT IT'S BEST!



The History of Dunham Lake

PART SIX: MURRAY 'PAT' VAN WAGONER – *By Michael Hegarty and his son Charles—long-time lake residents*



► Our Main Beach Park was named after Murray D. "Pat" Wagoner



Another visionary helping build Dunham Lake into what it is today—Murray 'Pat' Van Wagoner

Delivered five minutes past midnight on March 18, 1898, 'Pat' was an inevitable nickname for Michigan's ex-Governor Murray Delos Van Wagoner. Although he was born on a farm near Kingston in Tuscola County, Pat Van Wagoner rose from his humble beginnings to become Oakland County Drain Commissioner, State Highway Commissioner, 38th Governor of Michigan and Military Governor of post-World War II Bavaria. Throughout his career in public service Van Wagoner has been characterized as a man of efficiency; to him, doing the most with the least capital and labor necessary should be the hallmark of government.

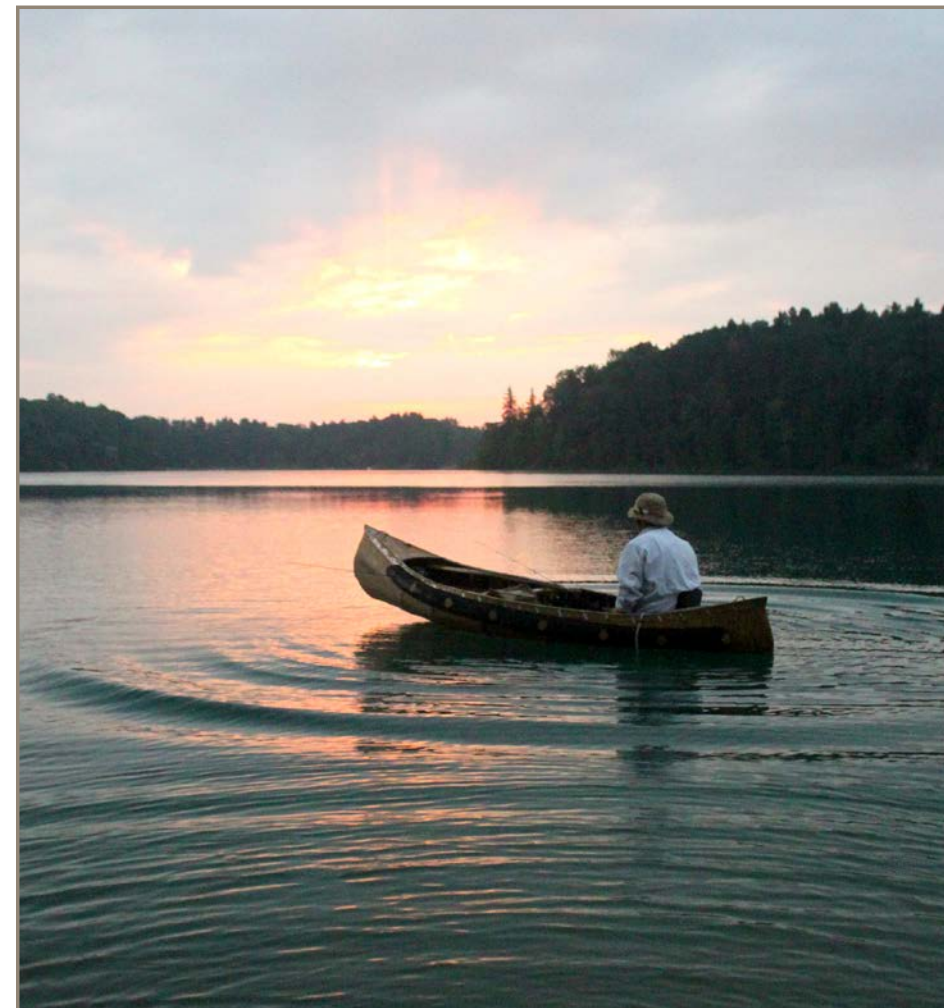
As State Highway Commissioner for two, four-year terms beginning in 1933, Pat launched the largest road building program Michigan had ever seen. Among his projects was buying the right-of-way into the Straits

of Mackinac, which was the first step in the construction of the Mackinac Bridge. He was also dedicated to the highways' users. He established the first roadside parks on the state highway system and developed Michigan's first permanent state highway travel information center at New Buffalo.

Although Pat Van Wagoner is often noted for the quantity of the projects he undertook, it is their aesthetic quality which has caused them to stand apart and serve as a model for the engineer of today. He is noted for tourist highway developments which incorporated scenic shore-lines with roadside parks and picnic grounds. As he toured his numerous job sites, Van Wagoner asked his workers to plant trees and rose bushes along right-of-ways and place picnic tables so that weary travelers could relax under a shade tree. Because of the work of Pat Van Wagoner, Michigan was cited as the state with the best roads in the country.



Worried about the security of state highway funds and buoyed by the urgings and strong backing of his friends and supporters, including then President Franklin D. Roosevelt, Pat Van Wagoner entered the 1940 gubernatorial race. Elected in a landslide victory, Van Wagoner was the first Michigan governor to receive over one million votes. But soon after he was elected, he discovered that highway funds were among the least of his problems. Van Wagoner faced two gargantuan problems through the course of his two year term in office—a \$27 million deficit and the need to convert factories from civilian to war production. But Van Wagoner had a plan for cutting costs and eliminating the debt. When he left office in 1942, the state treasury had a \$27 million surplus. He also recognized the importance of the smooth transition of production from civilian to war

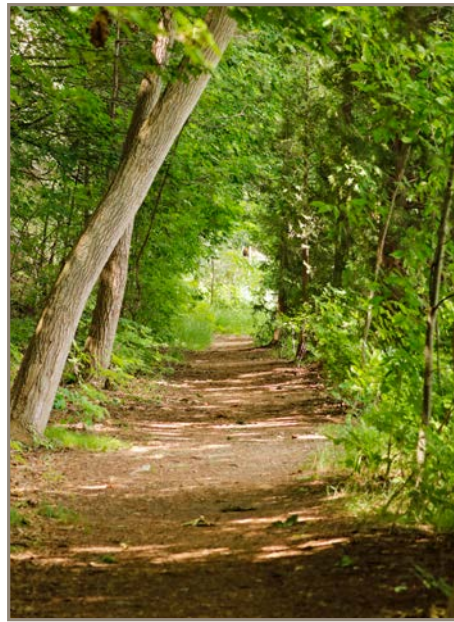


goods. He said, "It is a war where continuing production is all important. Detroit may well be the factor that wins it."

Although his policies resulted in an incredible elimination of debt and subsequent surplus, and allowed for a smooth transition of industry to war production, Pat Van Wagoner was not successful in his second campaign for governor. After receiving the election results, Pat remarked, "The people of Michigan have always been good to me."

And Pat has been good to them in return. After his defeat, Pat continued to serve the public in various capacities. At the cessation of World War II, President Harry S. Truman appointed him Military Governor of Bavaria directly under U.S. Occupation Commander General Lucius Clay. Two years later, Van Wagoner was appointed by then Governor G. Mennen Williams as Regent of the University of Michigan. His eight year term as guide and guardian of his alma mater was a duty he relished. He was appointed to the Mackinac Island Bridge Authority in 1950, served until his death, and

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was proud to have had a role in producing one of the finest bridges the world has seen.

Pat Van Wagoner lived a life governed by the principles by which he became a well known and highly respected civil servant. Moderation, for him, was the key. By trimming off the excess, undertaking only those acts his state could afford, and adding a touch of beauty wherever he could, Pat Van Wagoner demonstrated the way to a rich, full life free from the distress of overextension.



The Civic Committee and the Property Owners' Association

In previous history articles, we learned that Henry Milton Wallace grew up near Dunham Lake, became a successful lawyer, and in the 1920s and 1930s purchased all the land that he could around the lake. That land became his *International Migratory Bird Preserve*. Henry Wallace died in 1949.

Murray "Pat" Van Wagoner and four others formed the Dunham Lake Development Co. and purchased all of that land in May of 1953. They developed the land with a greenbelt and preserved the Northern Michigan look that Henry Wallace had begun.

In 1953 and 1954 they subdivided the Oakland County side and wrote a list of restrictions. In 1964 and 1967 the Livingston County side was subdivided. The restrictions were primarily a way for the original owners to protect the quality of the development and thus their investment.

Included in the restrictions was the provision for a Dunham Lake Civic Committee. Originally the five owners comprised the Civic Committee. Subsequent members

were lot owners in the subdivision and were appointed for life by the Civic Committee. The Civic Committee was the legally registered body that upheld the deed restrictions and assumed responsibility for the park and lake.

The restrictions state that no building can be built or altered until construction plans, specifications, and location are approved by the Civic Committee.

Other restrictions were written to insure the protection of the park and lake and attendant wildlife: no open fires; no removal of any trees, brush or equipment from the park; no use of lake water for private water systems; no motors allowed on the lake; no hunting or trapping; no livestock.

By 1958, there were only 7 or 8 homes in the newly developed Oakland County subdivision, but those people very much wanted a voice in the governing of their subdivision. There were disagreements between the property owners and the Civic Committee over the raising and lowering of the dam. And the property owners had a real fear that the parkland would not always remain a parkland. In 1958 they organized the Dunham Lake Property Owners' Association (D.L.P.O.A.)—a non-profit corporation to preserve the best interests of the property owners and

to lend support to the enforcement and maintenance of subdivision restrictions ... members being any lot owner and their immediate family. The officers would be elected to the Board of Directors (starting at 9 members and growing to the present 11) for a two-year period.

Growth came slowly to the subdivision. It wasn't until after the Detroit Riots of 1967 that the number of homes built in the subdivision began to increase rapidly. By then, dues were requested of lot owners to help improve the park. Since many owners did not pay their dues, it was voted at the Association's Annual Meeting in 1971 to request that the Civic Committee exercise its authority to levy assessments (of \$15) for upkeep and improvement of the park and lake areas beginning in 1972. The Civic Committee enacted a resolution to place a lien on lots whose owners didn't pay their assessment—the lien must be removed and legal costs paid before a lot can be sold. The assessment money is transferred by the Civic Committee to the Board of Directors. The Board administers the funds to finance maintenance and improvements on the park and lake areas. The amount assessed each year is determined by size of the budget approved at the Board's annual meeting. Payment of dues entitles lot owners to new park keys.

There were periods of disagreement between the Civic Committee and the Property Owners' Association, but over the years the roles of the two organizations have been refined and more cooperation exists between them.

Civic Committee members were appointed for life, so its membership remains relatively constant. The D.L.P.O.A.'s Board of Directors have two-year terms, and so major changes in membership occur at each annual meeting election. The longer tenure of the Civic Committee provides stability and members who are familiar with the subdivision's past experiences.

The main objection many had for the Civic Committee, was that its



Current Board Members practicing "social distancing" during the summer monthly board meeting at the Main Park.

membership was appointed from within. At the Board's annual meeting in 1984, reorganization of the Civic Committee was approved. Vacancies in the Civic Committee would be filled by appointment of any past or present board member—appointments to be made by the Board and approved by the Civic Committee. Today all members of the Civic Committee are previous Board members. One member of the Civic Committee should be present at each Board meeting.

Over the years the D.L.P.O.A. has assumed more and more responsibility for the day to day maintenance of park lands, and the Civic Committee relies on the Board to the greatest extent possible—as long as board actions are consistent with deed restrictions. The Civic Committee is still the legally registered body that upholds the deed restrictions and protects the common ownership of the entire parkland, collects the annual assessments, and approves every new construction.



Photo taken by Steven Adler

A rare Luna Moth was spotted one July evening on the Greenbelt.

The Dunham Lake Civic Committee (C.C.) and the Dunham Lake Property Owners Association (P.O.A.) are the two groups that govern our subdivision. The C.C. was originally established through deed restrictions and was comprised of the five original owners of the Dunham Lake Development Company (in 1959 it was changed, two members being representatives from the P.O.A.). It was the Development Company that encouraged the first P.O.A. meeting in 1958 and urged the P.O.A. to handle as





much of the maintenance and improvement of the park as possible. The C.C. remained concerned with legal matters and deed restrictions.

Since the first Oakland County subdivisions began in 1953, the Civic Committee has accomplished volumes of legal work that have affected the way our subdivision is today.

PATH STARTS—CARS & PEOPLE

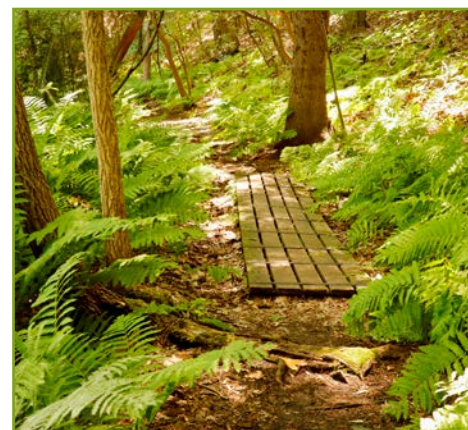
Much of that legal work was done in connection with the abandonment of roads, such as closing Dunham Road between Parkway Place and the lake (1968). Before that date the public could drive their cars down to the old Tipsico Lake Road along the lake (north of Dunham Road). The C.C. filed a petition to vacate the north end of Murray Hill Road (adjacent to the old Eureka Heights subdivision at the south end of the lake). By 1974 both counties abandoned and discontinued that public road within the park. When the Livingston County side was platted in 1964, the Development Company obviously planned to eventually expand the subdivision into the area comprising the present Dunham Hills Golf Club. There were two roads platted between lots 16/17 and 18 and between 5 and 6 to access that land. In 1969 the golf course was

built on land purchased from the Development Company, and by 1974 the Livingston County Circuit Court agreed to abandon these two roads.

Until 1968 park property in Michigan was not taxed. But after that the residents had to pay tax on the park land. Two C.C. members, Murray Van Wagoner and Mike Hegerty, met with Harold Armstrong, Hartland Township Supervisor, and worked out a plan to raise the taxes on each of the 172 Livingston County lots to cover their share of the park taxes. Today, that method of taxing commonly shared parkland is accepted statewide. In 1972 each lot owner in the entire subdivision was deeded 1/396th interest in the Eureka Heights property. Just think, each of us lot owners owns 1/396th of all of the parkland!

Much of the C.C.'s legal work involved enforcement of the rules and restrictions. The Donohoe lawsuit was an issue that consumed a lot of time and money from 1973 to 1980. The Donohoe home (on Livingston County Lot 67) was built too close to the park area as a result of a survey error of 33 feet in lots 65-67. The property lines were incorrectly surveyed from the edge of the right-of-way rather than from the center of the road, (also true of some lots west

of Tipsico Lake Road). The case cost the property owners about \$40,000. The final result was that the home did not have to be moved, but the incorrect survey was corrected, and the park boundaries were upheld. This suit was a source of disagreement between the C.C. who requested the suit and some members of the P.O.A. The P.O.A. was named as the plaintiff. To improve harmony between the C.C. and P.O.A. board, the policy was instituted of appointing new C.C. members from a pool of candidates provided by the P.O.A. The subject of outbuildings had repeatedly been the topic of discussion at the C.C. and P.O.A. meetings. The resident response to a P.O.A. opinion pole reaffirmed the restriction of outbuildings. In 1976, the C.C. firmly decided that unattached outbuildings would not be allowed. Violators could be brought to court. All building plans must be approved by the C.C. to be sure they conform to deed restrictions. Some cases take extra time and paperwork. In 1972, the P.O.A. asked the C.C. to place liens on lots whose owners were delinquent in paying the C.C. assessments. Volumes of legal work are required in filing affidavits of liens and release of liens when they are paid. Encroachment has always been a concern. The P.O.A. has worked closely with the C.C. resulting in the recent Common Area Management Policy. This policy clarifies existing deed restrictions related to greenbelt preservation. The C.C. has a long history of working with the P.O.A. to protect the quality and value of our lake, subdivision park, and property.



WEDNESDAY, MARCH 10, 2020
Meeting called to order 7:41 pm

Members present: Fred Everhart, Ed Cesa, Scott Oswald, Kate Griswold, Jen Vanderlist, Tom Teeters, Kristina Oswald, Wes Watt, and Carla Gorton.

Others present: John Griswold and Terry Gannon.

President's Report: Fred Everhart – TPC prepared the ground on the west side of the lake and then seeded it. If it is needed, we will do any additional planting ourselves, rather than hire it out.

Vice President's Report: Scott Oswald – We need to get the word out to residents about how the use of fertilizers is affecting the water quality of Dunham Lake, before they start signing contracts this year. Scott is going to make an informational flier up and we will deliver them to resident mailboxes. Fred made a motion to approve \$400 towards the cost of printing the fliers. The motion was approved.

New car hangtags need to be ordered. The color will be green this time. Scott made a motion to go ahead with the purchase of the hangtags for 2020/2021. The motion was approved.

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

Treasurer's Report: Jane Debbrecht – No report.

Civic Committee Report: No report.

Infrastructure Update:

- Scott will head up doing the final adjustments to the new boardwalk.
- Dr. Jude is almost finished compiling the final lake quality report.
- Ed proposed that we plant some trees that are native to the Greenbelt to replace some of the ones that have been lost over the years. Maybe on Arbor Day (April 24th). We could ask residents to donate trees.
- An email needs to be sent, asking for a volunteer to do the water disk for Dunham records.

Old Business:

- Website and listserv – we are keeping Word Press for the website, but it turned out not to be the best option for email communications. It was decided that Google Groups will best fit our needs as the new email server.
- There are several different problem areas of encroachment on the Greenbelt that need to be addressed.

- The deadline for articles to be submitted to Pam for the Dunham Laker is March 23rd.

New Business:

- Need to renew the effort to get Welcome Packets to new residents of Dunham.
- The Perimeter Walk is tentatively scheduled for April 4, 2020. A suggestion was made to use a combination of board members and residents to do the walk this time.
- Fred asked board members what projects might need to be done this year:
 - Do rafts need to be replaced? Scott will check into this.
 - Do we need to rent a chipper to clean up the trails?
 - Ed is going to get a quote for extending the electrical service in the Main Park.
 - The North Briar Hill steps need to be replaced with a different type of material.
 - Closers need to be installed on the two end gates.

Adjournment: 9:32 pm

Next meeting: Tuesday, April 14, 2020 @ 7:30 pm.

Minutes recorded by Carla Gorton.



WEDNESDAY, APRIL 14, 2020
Meeting called to order 7:33 pm

Members present: Fred Everhart, Wes Watt, Cinda Everhart, Kate Griswold, Jen Vanderlist, Kristina Oswald, Scott Oswald, Ed Cesa, Jane Debbrecht and Carla Gorton.

Others present: John Griswold

President's Report: Fred Everhart –

- We need to keep Dunham safe and follow government regulations. It is not our responsibility to enforce the regulations, but we do need to follow them.
- It was agreed that as long as the Executive Order is in effect, we can't go ahead with opening the beaches, taking picnic tables down or putting the floats out.
- Need to still hold off assigning beach duty for the summer. We will continue to lock the drive-in gates, but at this time we will leave the walk-in gates unlocked.
- Fred has talked to TPC. He asked them to send him a quote for the season. They can't do any work until the ban is lifted.

Vice President's Report: Scott Oswald – He suggested that we divide the various Spring Bee tasks up among resident families. People have more time right now with activities canceled and home schooling.

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

Treasurer's Report: Jane Debbrecht – Jane went over the Treasurer's Report and the board talked about expenditures so far this year and planned expenditures for the rest of the year.

- Should Jane renew the Trac phone that has been used for security in the past, as it is expiring? It was decided to renew the phone, because it is used every summer.

Civic Committee Report: No report.



Infrastructure Update:

- There is a potentially dangerous tree at Blue Heron Park that needs to be checked to see if it needs to be cut down.
- Do the two rafts need to be rebuilt? Are we going to build a third raft for the park, to replace the one that was damaged and removed? Or is the water too shallow at the park to be considered safe? The two main rafts were re-carpeted last summer, so they should last for a while. We will hold off on a decision about having a raft at the park until the two main rafts are rebuilt.
- The lower East trail has some very muddy areas right now. Should we build more boardwalks or put gravel down?
- We need to have a list of tasks ready, in case we do end up having the Spring Workbee.

Activities Update: Kristina Oswald – Hopefully, because of Covid 19, people will be understanding if activities at the lake are delayed or not scheduled this summer. They will probably be more minimal, as they have to be pre-planned.

Natural Resources:

- We need to put an announcement out about pulling garlic mustard and how important it is to get it under control.
- The board discussed possibly asking residents to donate trees for the greenbelt in the future, with a choice of certain types of trees that would do well there.



Communications:

- Jenny will check and see if the board members are automatically signed up for the new email server.
- The Dunham Laker is at the print shop waiting to be printed. Thank you Pam!
- Fred thanked the Communications Committee for all their hard work. The new website looks great.
- Scott asked for volunteers to scan in old Dunham History documents and put them on the website. Jane, Jenny and Cinda volunteered to help.

Security: Nathan has agreed to do security again this summer.

Old Business:

- After discussion, the Board has agreed that the wall on the east trail needs to be taken down. Fred will contact the family to let them know.

New Business:

- Cinda will mail notices for dues at the beginning of May. Scott is going to order the new hangtags soon and they will be mailed out with the dues.
- The Perimeter Walk is postponed until further notice.
- The lake on the former King property is high and is causing some of the houses on Harlequin to flood. It needs to be further investigated to see if anything can be done to stop the flooding.
- Boats that were left behind at the end of the boat season are locked up at the park. The owners have been contacted and they will be picking them up in May.

Adjournment: 9:08 pm

Next meeting: Tuesday, May 12, 2020 @ 7:30 pm via Zoom.

Minutes recorded by Carla Gorton.



TUESDAY, MAY 12, 2020
Meeting called to order 7:32 pm

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

Others present: Terry Gannon and Rich Paajanen.

President's Report: Fred Everhart – There has not been as much growth on the West side from the planting as was expected. When the original verbal contract with TPC was made, they said that there should be at least 50% growth afterwards. Fred is going to check back in a couple of weeks to see if more has come up. If not, he is going to contact TPC and discuss it with them.

Vice President's Report: Scott Oswald – We need to increase our efforts pulling the garlic mustard. Maybe we can find family volunteers or even pay someone to do it? We can only encourage family units at this point due to Covid. The best time to do it is in the next two weeks. After that it will bloom and spread.

- Terry Gannon mentioned that residents have been pulling a bunch of the garlic mustard on both sides of the lake. There is still a lot of it left on the West side.

Secretary's Report: Carla Gorton – Read minutes from last meeting. They were amended and approved.

Treasurer's Report: Jane Debbrecht – The amount spent for Legal / Professional Fees is higher than usual, due to having to place more liens than usual this year.

- The Treasurer's report was approved.

Civic Committee Report: Rich Paajanen – He thanked the board for approving the work that was done on Harlequin to stop the flooding. Oakland County was contacted about the flooding, but ultimately they said it

was not their responsibility. There is still somewhat of an issue with beavers building dams, but it is a lot better now.

Infrastructure Update:

- Need to keep pushing Oakland County to fix the culvert underneath Plover Road. Ed will contact them again about it.
- There is a new encroachment issue on the West side with the same resident we have had problems with before.
- After discussion, the Board decided to wait another year to build new rafts.

Natural Resources:

- The Board decided to hold off on a Fish Study presentation at this time due to Covid.
- Leaves, fallen trees and fertilizer seem to be major contributors to the deterioration of the lake. Ed is going to see if Dr. Jude will walk the West side of the lake with him to see if he can find out more information on what we can do to improve the lake.

Old Business:

- Perimeter Walk – Jane is going to ask some residents who regularly walk the lake to do the walk and report back to the board on possible encroachments. Wes and Jenny volunteered to go with them.
- Fred wrote a letter to the residents who have a wall on the greenbelt, saying that it needs to be taken down. They inherited the wall when they bought the house last year.



New Business:

- More boardwalks will need to be built on the East side trail, due to constant muddy conditions. Jane is going to talk to Eric Gustafson and see if he can build them and what the cost would be.
- Thank you to the residents who put bark down on the muddy sections of the trail to make it more passable.
- Diane Blakeney wants to know whether she should be booking groups for parties for the summer or wait. The board decided that it would be better to wait until the Shelter at Home order is lifted. Kristina is going to call her.
- The porta-johns will be routinely serviced starting the week before Memorial Day.
- Putting the rafts in and putting the rest of the picnic tables down will wait until the Executive order is lifted.
- Signing up beach clean-up helpers and starting security will also wait.
- We are addressing the issue of residents parking at Blue Heron Park by contacting them.
- Is the board responsible for when the water is not flowing correctly in the ditches of residents on the East side? It was decided that Oakland County Road Commission is responsible and that residents should call if they have an issue. Gary suggested we could also put some tips in the next newsletter about handling water issues.

- People walking in the neighborhood have been leaving bags of dog feces in front yards of residents. Do we need to put more garbage cans around the neighborhood? The board decided not to due to the extra maintenance involved.

Adjournment: 9:56 pm

Next meeting: Tuesday, June 9th, 2020 @ 7:30 pm at the Main Park.

Minutes recorded by Carla Gorton.

MINUTES OF THE DLPOA BOARD OF DIRECTORS MEETING



TUESDAY, JUNE 9, 2020 Meeting called to order 7:35 pm

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

Others present: Mary Jeffrey, John Shiltz and John Griswold.

President's Report: Fred Everhart – Thanked everyone on the board for their help over the last month. A lot has been accomplished in a short period of time.

Vice President's Report: Scott Oswald – Despite Covid and the restrictions it has brought, we still need to let residents enjoy the lake this summer. Hopefully they will do it in a safe manner.

Secretary's Report: Carla Gorton – Some changes were made and then the May minutes were approved.

Treasurer's Report: Jane Debbrecht –

- The dues have been coming in at a good rate.
- The Treasurer's Report was reviewed and accepted.

Civic Committee Report:

There are still issues with drainage on Harlequin, due to the beavers. They are considering installing a special pipe that will discourage them from creating dams there.

Infrastructure Update:

- The new boardwalks are almost done. The strips to put on them haven't come in yet. When they do, Eric will put them on. Thank you Eric Gustafson for doing a great job!
- The Porta-John at the West Beach is in bad shape and needs to be cleaned.
- After discussion, the board decided to hold off on paying someone to do boat tipping. It is the boat owner's responsibility to tip their own boat.

- The stairs on the West side at the Briar Hill exit gate are a hazard and need to be replaced. Ed Cesa is going to talk to a friend about taking the stairs out and putting down stones instead. He will get a quote. The board approved spending up to \$1,500 for this project to be done.

Activities Update:

After discussion, the Board has decided to cancel the annual Pig Roast. With the pot luck and hundreds of people that come, it would not be safe to have it this year.

Natural Resources:

- Still no good growth on the West Side. Scott is going to talk to TPC about coming back out and redoing some of it to get more growth.
- We need to talk to another company about treating invasive plants, as we are getting quite a few of them around the greenbelt.
- A tree fell on the stairway at the North end. It was moved over, so people can get by.
- Wes is going to have the tree people come and do more cleanup.
- There was discussion as to whether it would be more beneficial to the lake quality if the downed trees were also cleaned up.

Communications:

- The old Yahoo Group will be shut down on June 30th. Residents are being encouraged to join the new email group, which will suit our communication needs better.
- Is it possible to enroll people in announcements at the same time they enroll in the new group to make it easier for them?

Old Business:

- Thank you to everyone who did the Perimeter Walk. There were no big new encroachments on the greenbelt. Residents who are in violation of the rules will be notified. The wall on the upper East Side trail still needs to be taken down.

- Parties at the Main Park will be limited to 100 participants.

New Business:

- Ed Cesa has a conflict on Tuesday nights, so board meetings are going to be on Thursday nights.
- Wes is going to help Herb build a trail at the entrance to N. Trail from Dunham Road.
- There have been a lot of dogs off leashes on the trail around the lake. The Dunham rule is that dogs need to be leashed on the trail between the East & West beaches.
- Dogs need to be kept under control at all times.
- Ongoing Boat Issue – Are too many boats destroying the greenbelt along the water? Should there be a policy limiting the amount of boats per household for this ongoing problem?
- More sand is going to be put at the Main Park beach and the West Beach.

Call to Public:

- Mary Jeffrey asked if people are only allowed to launch their boats at the East Beach? When they do, the swim rope is in the way. People on the beach don't always like it either, because they are worried about people swimming in the roped area, especially children.
- The East Beach has always been the official place to launch boats into Dunham Lake and it remains the best choice, because the grass at the Main Park would be all torn up if people launched there. Residents should have courtesy when someone is launching their boat there, as they are just following the rules.

Adjournment: 9:00 pm

Next meeting: Thursday, July 9th, 2020 @ 7:30 pm at the at the Main Park, with Fred & Cinda hosting.

Minutes recorded by Carla Gorton.

MINUTES OF THE DLPOA BOARD OF DIRECTORS MEETING



THURSDAY, JULY 9, 2020 Meeting called to order 7:35 pm

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

Others present: John Schiltz, Carol Gannon, Terry Gannon and Chip Klinebrook.

President's Report: Fred Everhart –

- He met with the young men who broke the Main Park gate. They discussed what the consequences of their actions should be. As part of their punishment, they helped move picnic tables to various locations in the park. They will also be helping at the Fall Workbee.
- Last week Fred & Wes met with almost all of the lot owners who had been noted for encroachment from the Perimeter Walk. Most residents were pretty receptive and pleasant, once Fred & Wes explained why it was an issue

Vice President's Report: Scott Oswald – He has been trying to contact NCS concerning the lack of growth from last Spring's seeding on the west side of the lake. So far he hasn't received a call back.

Secretary's Report: Carla Gorton – June's minutes were amended and approved.

Treasurer's Report: Jane Debbrecht –

- Jane went over some items on the July Treasurer's Report and the board discussed them. The report was accepted.

- The board will discuss the budget for 2021 at their August meeting.

Civic Committee Report: No report – Carol is planning on having a meeting when she gets back from vacation.

Infrastructure Update:

- Ed Cesa got approval from Mrs. Dig to have a company install a new underground electrical line in the Main Park, which should be done soon. It will need to be inspected and approved afterwards.
- The board approved going ahead with the purchase of the closers for the gates.
- Constant vandalism to the gates has been an issue this summer. Due to the ongoing problem, the board decided to try cameras to see if the vandals can be deterred. A motion was passed to approve up to \$500 for camera and sign purchases. Tom Teeters & Wes Watt are going to work on this project.
- Fred talked to Tim at TPC. He is going to put down 5 yards of sand at the Main Park and 5 yards at the West Beach.
- Ed got a quote for \$3050.00, which includes removing the stairs at the north gate and putting in 30 yards of gravel.
- Fred also asked Tim at TPC to quote replacing the stairs at the north gate, so we would have more than one quote.

Activities Update:

The board is considering scheduling some events before the end of the season. Some suggestions were having a corn hole fun day, a family picnic day and / or a Howell Nature Center Presentation. If it is decided to go ahead with an activity, then it was suggested that we rent an ice cream cart to coincide with it to give ice cream out to residents.

Natural Resources:

- The flooding issue on Harlequin Ct. has been resolved, although there may still be some future problems with beavers making dams and clogging up the water drainage system. Some residents are considering trying to live trap the beavers if the flooding becomes an issue again.
- Fish Study – Ed is going to schedule Dr. Jude to come speak at the park on a weeknight.

- A lot of attention needs to be given to invasive plants and also to downed trees and brush as soon as possible to help restore the greenbelt.

Security:

- There was a big party at the Main Park with drinking. Residents asked them to leave. The police were called, but the participants left before they got there.
- Board members need to send Kristina an email listing items that Nathan should be responsible for to make it clearer to him what his job requirements are.

Communications:

- Website Etiquette – residents need to be polite to one another on the email group.

New Business:

- Speeding on Murray Hill is still a big problem. The board discussed possibly purchasing a solar speed limit sign in the future that shows what speed residents are going. Gary is going to get more information on it and bring it to the next meeting.

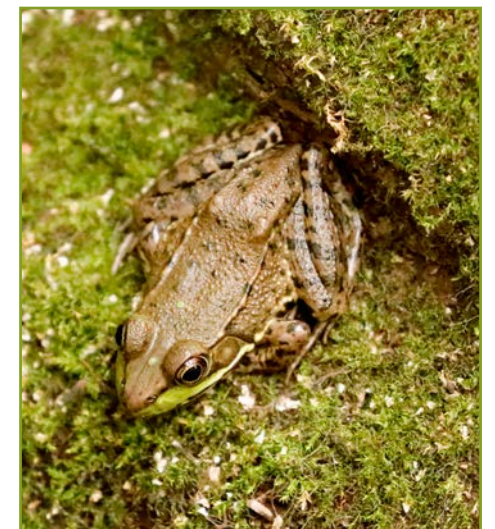
Call to the Public:

- Chip Klinebrook volunteered to help raise awareness about fertilizer and other items that are contaminating the lake.
- Carol Gannon passed out an email from Julia Kirkwood (who works with the state) concerning Dunham Lake to board members with her recommendations on helping the lake quality become better. There has been a decline in water quality in the last ten years.
- Carol Gannon is going to send some videos concerning water quality to Gary Burke to post on the website.

Adjournment: 9:13 pm

Next meeting: Thursday, August 13, 2020 @ 7:30 pm at the Main Park.

Minutes recorded by Carla Gorton.



FOR YOUR INFORMATION



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REAL ESTATE MARKET UPDATE

FROM CONNE TEROVA



Southeast Michigan Real Estate Rebound Report

The 2020 real estate market started off with a BANG! However, as we headed into the occurrences of the virus and shutdowns, plus the ongoing uncertainty over our health and economy – naturally, this all took a toll on the market.

As a Realtor for 30+ years, our business took an unusual turn in how to conduct our business and still service our buyers and sellers. We were unable to meet clients, place for sale signs or lockboxes, but we did actually sell homes – sight unseen!

We followed all the protocol and still continue to be safe for our clients, ourselves and everyone we come into contact with daily. Gone is the driving to showings together; we now spend less time in the homes and practice social distancing.

It's hard not to at least shake hands!

Yet, now our market is crazy busy. Many sellers are receiving multiple offers and some over full price. Buyers are able to get historically low interest rates...everyone wins!

Inventory continues to be a major driver in market activity. Typically, inventory rises each month from early spring through fall. This year, inventory has declined every month since January. Despite lower inventory levels, pending sales activity remains strong.

In all price ranges, values continue to rise as buyers compete for the best listings. Hopefully, some of the listings that have been delayed by Covid-19 will still make it to market later this year. Unless we see an increase in new listings, there won't be enough inventory to fuel the current market pace.

If you are thinking of a move...this is the time to do it!

Remember, this is not a Housing Crisis.

Should you have any questions about a move or if someone you know needs advice...make sure to share my contact information!

Be Kind & Stay Safe



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IMPORTANT DATES: Mark your Calendars!

- 📅 **Boats OUT!**
December 1, 2020
- 📅 **Boats IN!**
April 1, 2021
- 📅 **Due to COVID-19**
restrictions, all usually
scheduled events are
TBD. The Board will keep
you informed through the
Google Groups email system.
Be sure to sign up so you don't
miss any upcoming news!



DLPOA Board Meetings

Will all be virtual meetings between Board Members until further notice.

STAY SAFE EVERYONE! • HAVE A NICE FALL AND WINTER SEASON