

Dunham Lake Property Owners Association

RESIDENT'S GUIDE



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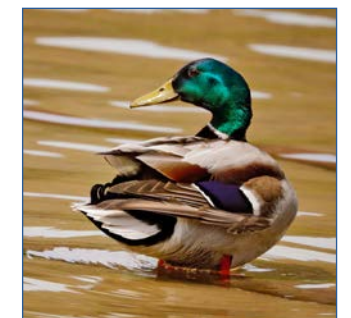
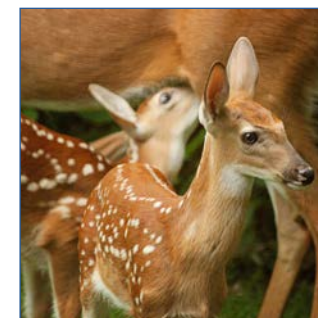
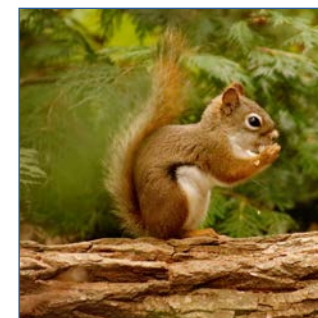
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ABOUT OUR DUNHAM LAKE COMMUNITY

Our private access Dunham Lake community is planned primarily to conserve the innate beauty of the lake. Dunham Lake is a pristine blue green jewel nestled on the border of Livingston and Oakland Counties in Southeast Michigan protected by a Greenbelt of natural vegetation along many walking paths.



First a more detailed description of the lake. Dunham Lake is a 110 acre glacial lake located in Highland Township (Oakland County) and Hartland Township (Livingston County). Dunham Lake was born from ice approximately 14,500 years ago during the last ice age that covered our area with up to a mile of ice; this period was termed the Late Pleistocene (Wisconsin Glacial) Period. The ice blocks depressed the landscaped and once melted, formed Dunham Lake. Dunham Lake along with the multitude of lakes in Livingston and Oakland Counties are called kettle lakes. Dunham has three deep basins,

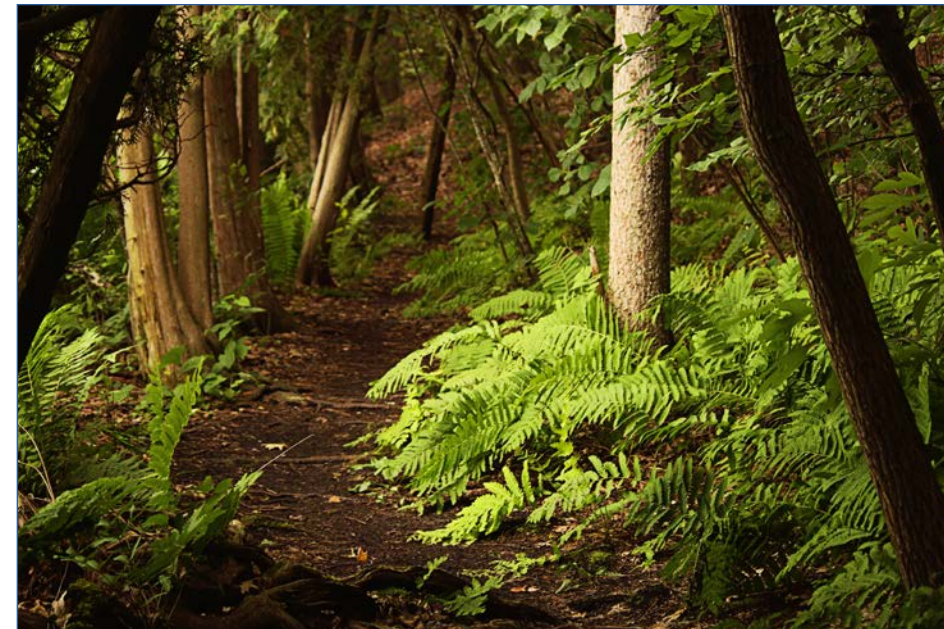
the deepest one about 125 feet, making it one of the deepest lakes in Southeast Michigan. There is a submerged mound (called the "sunken island" by most residents) in the middle of the lake rising to within two feet of the surface. It is a hard water lake. Such lakes are characterized by a distinctive blue green color and Dunham is no exception. The sight of the lake on a sunny day reminds one of Caribbean waters.

What sets Dunham apart from most other residential lakes is the buffer strip, or "greenbelt" that surrounds approximately two-thirds of the

lake and is deeded to the property owners of Dunham Lakes Estates, the subdivision that almost encircles it. The greenbelt ranges in width from about 100 to almost 400 feet. Cedar trees, planted in the 1930's, abound as do other conifers, towering hardwoods such as oak, cherry, walnut, hickory and maple, and berry producing shrubs, a favorite with the numerous birds in the area. Paths run along the lake and up, on the higher ridges, allowing residents ample opportunity to stroll along and enjoy the view, or enjoy cross country skiing in the winter.

There are three sandy beaches for the use of association members and their guests, as well as a grassy lakeside park with play equipment, grills and picnic tables. There are no motors of any kind allowed in the lake, by DNR statute. On a breezy summer day, windsurfers and sailboats crisscross the lake providing entertainment for those on board, as well as those on the shore.

Besides providing access to the lake for all residents, and a beautiful green "frame" for the lake, Dunham's greenbelt provides a much more important purpose. Dunham Lake is blessed with pure water and not a drop of chemicals has ever been used to control water quality or weed growth in the lake.



Dr. Wallace Fusilier from Water Quality Investigators did an extensive water quality survey of Dunham Lake in 1984. His report gives Dunham Lake a Water Quality Index value of 92, which designates the water quality as 'excellent'. Dr. Fusilier credits the greenbelt for much of the water's purity. The buffer strip provides excellent protection for the lake. It filters, removes, and absorbs nutrients from the lots, which border the lake. The inclusion of the buffer strip between the lake and the subdivision by the developer was an extremely wise one. It is unfortunate that more lakes do not have this excellent form of protection.

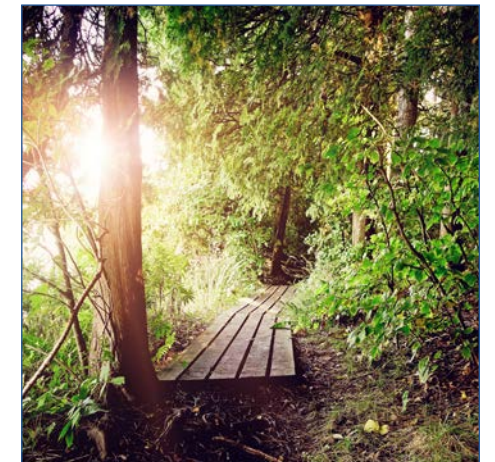
At most residential lakes, it is fashionable to have huge sweeping lawns, rich with fertilizer, that extend to the water's edge. These nutrient rich lawns cause nutrient-rich lakes, with the accompanying problem of algae and weeds. Why did Dunham Lake escape this potential problem? Why was the greenbelt made a part of the division from the very beginning? A little history is in order.

In the 1920's the Wallace family lived in a farmhouse on Dunham Road in Hartland a short stroll from the lake. Henry Wallace began buying up all available land around the lake in an

effort to keep the area in its natural state. One day Wallace heard a talk by the noted Canadian bird enthusiast, Jack Miner, who had a bird sanctuary in Ontario along the migratory flyway. Wallace was so impressed by Miner that he decided to use his Dunham Lake property the same way.

Trees were planted, caretakers hired, and wild rice sown in the shallows of the lake to attract Canada Geese. The area became a State Wildlife Refuge and Federal Game Preserve. Wallace increased his land holdings on both the Hartland and Highland sides of the lake and the refuge prospered. Upon Wallace's death in 1949, the property was put up for sale. A consortium of five businessmen, headed by former governor of Michigan, Murray D. Van Wagoner (1940-42), purchased it in its entirety. However, the seller imposed certain restrictions on the deed. The area could be developed, but the firing of guns and hunting of any kind was prohibited. Additionally the purchaser was required to submit a plan to preserve the beauty and purity of the lake.

It was Van Wagoner who came up with the idea of the greenbelt. The greenbelt was incorporated into the development plan. It was to become an area for recreation and beauty,



but also a valuable guard against pollution. In 1984 the Dunham Lake Property Owner's Association dedicated its park to Murray Van Wagoner in recognition of his foresight.

In Dr. Fusilier's report he states, "The most important factor for maintaining the high water quality of Dunham Lake in the future is the attitude of the residents. If they maintain their current level of concern and vigilance, no change in the lake water quality should be visible in their life-times." To that end, a governing body called the Dunham Lake Civic Committee is ultimately responsible for the protection of the lake and greenbelt. It works through an elected Dunham Lake Property Owner's Association Board of Directors. Perhaps most importantly, the Civic Committee is legally empowered through covenants* to assess and collect association dues, approve building plans, and provide funds to the association board for preservation and improvement projects.

*A complete listing of covenants may be found at www.dunhamlake.com.



GOVERNING BODIES OF THE DUNHAM LAKE COMMUNITY

The Dunham Lake Civic Committee (CC) and the Dunham Lake Property Owners Association (DLPOA or the Board) are the two bodies that govern the Dunham Lake community.

The Civic Committee

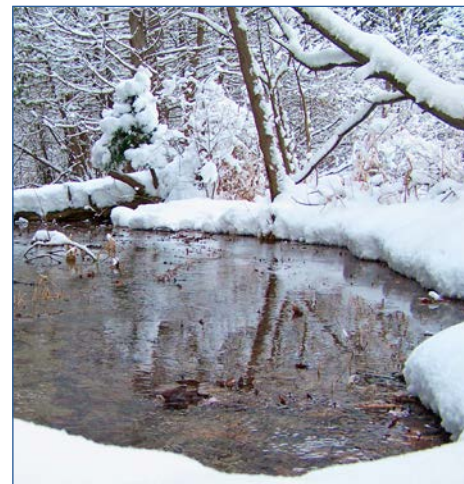
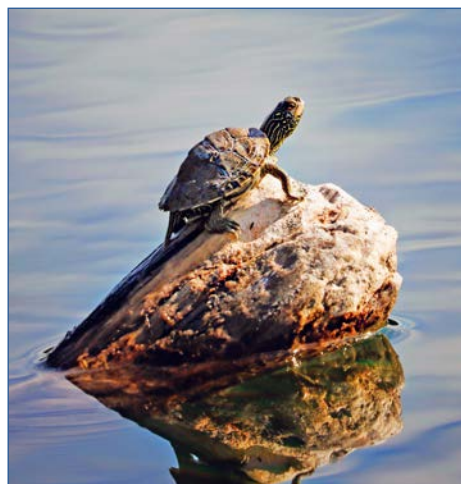
The Civic Committee was first established through covenants and was comprised of the five original owners of the Dunham Lake Development Company. In 1958 the Development Company urged the formation of the elected Property Owners Association, or the Board, to handle the maintenance and improvement of the common grounds. The CC primarily concerned with legal matters and deed restrictions. Today, members of the CC are appointed by the Board and serve 5 year rotating terms.

Historically, the CC was deeply involved with the closing of several roads allowing for the expansion of our common grounds and the unity of the community.

For example, prior to 1968, the public could drive down to the old Tipsico Lake Road along the lake. The CC did much of the legal work to close Dunham Road between Parkway Place and the lake. The CC also filed a petition to vacate the north end of Murray Hill Road. By 1974, both Livingston and Oakland Counties abandoned and discontinued that public road within the park. In 1972, due to the work of the CC, each lot owner in the entire subdivision was deeded 1/396th of all of the parkland. Each lot owner now owns 1/396th of all of the common grounds! These are just a few examples of the early benefits to the community gained by the work of our Civic Committee.

It is now the responsibility of the Civic Committee to approve building and addition plans for Dunham Lake

property owners prior to the plans being submitted to the appropriate township. Plans for any fencing or out-buildings (sheds) must also be approved by the CC. The CC assesses and collects dues, and, if necessary, has the authority to file liens on homeowners in arrears. Dues are assessed and collected annually. It is also empowered to levy fines on homeowners in violation of DLPOA rules and procedures. The CC employs a part-time Administrative Assistant who carries out such responsibilities as taking minutes at CC meetings, sending CC and Association mailings, filing annual dues information and liens with Oakland and Livingston Counties, and supplying residents with park keys and boat tags.



The DLPOA Board

The members of the DLPOA Board are elected at the annual meeting of the Association, typically held in the month of October. Officers are chosen by members of the Board to serve in the positions of President, Vice President, Treasurer and Secretary. Other members of the Board serve the community by working in areas of Security, Greenbelt Protection and Maintenance, Park Maintenance, Fish and Water, Beach Maintenance, and Grass and Garbage. However, community volunteers are

needed to complete many of the responsibilities in these areas. Just a few hours of volunteer help from you each year can help maintain Dunham Lake as the great neighborhood we all love!

Monthly meetings of the Board are open to all residents of the community and schedules may be found online at www.dunhamlake.com through the Google calendar. Summer meetings (June, July and August) are held in the Main Park, weather permitting. Other meetings are held at Board members homes. Resident input is always appreciated at these meetings.

Rules and Bylaws

Dunham Lake Covenants Livingston County – this covers the restrictions and easements on properties.

Dunham Lake Covenants Oakland County – this covers the restrictions and easements on properties.

The D.L.P.O.A. By-laws – this establishes the laws and structure of our DLPOA governing bodies.

Common Area Management Policy – this covers common areas throughout the subdivision that is subject to regulation by the Dunham Lake Civic Committee.

Encroachment Abatement Procedure – this is the procedure for addressing an encroachment on the Common Areas.

Fine Policy – this is the DLPOA fine policy, the purpose of which is to encourage prompt resolution of encroachments and to discourage repetitive encroachments.

Property, Park and Lake Regulations – these regulations are designed to assure members and their guests the maximum benefits of the Association facilities.

Outbuilding Policy – this is the notice of accessory building policy and requirements.

DLPOA Key Policy – this policy covers key issuance, replacement, and cost.

FUN FACTS OF INTEREST

FACT: There are two hiking trail loops starting from Main Park. One loop is on the Oakland side and the other on the Livingston side. Both sides have a lower and upper trail totaling about 3 miles. It's called "walking the bow tie" if you walk both loops!

FACT: There are NO MOTORS allowed on Dunham Lake by Department of Natural Resources statute. In part, this was to allow Dunham Lake to become an unofficial bird sanctuary.

FACT: Who maintains the beaches, parks, and trails? WE DO!! We work as a community to maintain our Greenbelt. Volunteers are always needed to help with the (fun) work required to keep the lake area as beautiful as possible. Watering plants, cleaning rafts, helping to maintain paths and trails—just a few examples of how you can volunteer to help. Don't just enjoy the lake, help to maintain it!

FACT: Swimmer's itch is a temporary skin rash that affect some who swim in the lake. The rash is safe and caused by an allergic reaction to microscopic parasites that are carried by waterfowl, semi-aquatic mammals, and snails. A brisk wipe down with a towel after a swim, or a quick rinse off in the shower, will considerably reduce the chance of swimmer's itch being a bother!

FACT: You will find dog waste bag dispensers at all three beaches and at the Blue Heron Park trail entrance. Please have one on hand during your walk. For sanitary reasons, please, no dogs on the beaches! And, remember to keep your dog under control while enjoying the Greenbelt.

FACT: There is NO SMOKING on the beaches or in picnic areas. Please be considerate and dispose of butts appropriately!! Let's not litter!

PLEASE REMEMBER—Residents are required to reach out to the Civic Committee regarding plan for fencing, outbuildings (sheds) and home construction.





DLPOA PROPERTY, PARK AND LAKE FACILITY REGULATIONS

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, parkland and greenbelt areas and all residents are required to properly dispose of cigarette butts in the receptacles found at the entrance of the parking lots.
- 26 If members and or guests violate any of these rules, they will be asked to vacate the DLPOA property.



EMERGENCY NUMBERS, GATE LOCKING AND SECURITY PROCEDURES

There are locked drive-through gates located at the Main Park, East Beach and West Beach. Please be aware the drive-through gates are double locked at 10:00 p.m. and unlocked at 6:00 a.m. everyday from May through September. Vehicles parked in lots must be showing a resident parking tag. Vehicles must be out of the parking lots by 10:00 p.m. to avoid being locked in. Walk-through gates are next to the drive-through gates and another gate located at the north end, off Briar Hill road. During May through September the walk-in gates located by the drive-through gates will also be kept locked—please do your part, and always help keep the gates properly closed!!

There are a few additional access points to the common areas—entrance to trails are located on Parkway, Parkway Ct and Plover. These trails are identified on the community map. You can also use the Blue Heron and Briarhill parks to gain entrance to the Greenbelt.

Two keys to the gates and two parking tags are issued per household. There will be a charge for replacing lost keys and tags. Replacements can be obtained by contacting a member of the DPLOA Board or the Administrative Assistant. Board Member phone numbers can be found on the Dunham Lake website and will always be updated there as well as in the Dunham Laker newsletters.

A security professional is hired during the summer months to help enforce park and lake regulations, to assure that beaches and common areas are being used only by members, their families and guests, and to deal with any difficult situations that may arise. If you are in need of the security professional, they may be contacted at 248-534-9053. If the security professional is not in the area, please contact the appropriate sheriff's department.

Important Security Numbers:

Oakland County Sheriff
248-858-4911
Livingston County Sheriff
517-546-9111
For Emergencies
Dial 911

DLPOA Park Patrol

Part-time Patrol Personnel
May through September

Report Road Problems, Snow Removal 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)



Walk-in paths are also marked for residents and their guests only. It's a good idea to carry the key with you on your walks and we have Dunham Lake lanyard's available as great way to keep your key from becoming lost. Be sure to ask for one when you get your gate keys. The same key opens both the drive-through and walk-in gates.

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 PROPERTY, PARK AND LAKE BOAT REGULATIONS

Dunham Lake property owners not only have the privilege of access to one of the cleanest and most beautiful lakes in Michigan, but they also have the convenience of stowing their sail boats, paddle boats, paddle boards, kayaks, and other non-motor water vessels on the lake shore. However, the following boat regulations must be followed to avoid fines and/or removal of vessels from the common ground by the Board.

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 the Administrative Assistant 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

Boat Stowage on the Greenbelt is for Residents ONLY!

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 like the Prairie FEN. 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!

DNR REGULATIONS

Section R. 281.763.47 - Dunham lake; motorboats prohibited.
 Rule 47. On the waters of Dunham lake, sections 18 and 19, T3N, R7E, Highland township, Oakland county, it is unlawful to operate a motorboat. (See R 281.747.16 for the regulation covering the part of Dunham lake which lies in Livingston county.)

Section R. 281.747.16 - Dunham lake; motorboats prohibited.
 Rule 16. On the waters of Dunham lake, section 13 and 24, T3N, R6E, Hartland township, Livingston county, it is unlawful to operate a motorboat. (See R 281.763.47 for the regulation covering the part of Dunham lake which lies in Oakland county.)

HISTORY: EFF. FEBRUARY 25, 1977.
 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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PARK RESERVATION RULES FOR PARTIES OF 10 OR MORE

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 parklands. The DLPOA is asking each gathering sponsor to support the spirit of these rules and ensure their enforcement. Fees for Reservations are: 10-30 guests \$20.00 fee and \$20.00 deposit; 30 or more guests' \$40.00 fee and \$40.00 deposit. Deposits will be returned, pending rules are followed. Fees are applied for cleaning of porta johns and general park cleaning.

- 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 cleanup will be completed 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 personnel. 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 Please do not dominate the volleyball, basketball, and playground areas as well as open spaces of the park.
- 15 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.
- 16 PLEASE clean up cigarette butts and SMOKING is prohibited on all the beaches and greenbelt.
- 17 Please ensure that the woods are not used in place of the Porta-Johns.

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 grills. DO NOT empty hot coals into the dumpster.

TO MAKE PARK RESERVATIONS

You will find contact information for the current person taking park reservations on our website.





DUNHAM LAKE COMMUNITY COMMON AREAS

Common areas belonging to the Dunham Lake community, and access gates to these areas, are listed below and identified on the neighborhood map found on page 2 of this guide.

- | | |
|-------------------------------------|---|
| #1 Buttonbush Park | #5 Main Park (off Murray Hill) |
| #2 Briarhill, or North walk-in gate | #6 The Fen (located within the Greenbelt) |
| #3 Briarhill Park | #7 East Beach (off Plover Drive) |
| #4 West Beach (off Parkway Drive) | #8 Blue Heron Park |

While it is the responsibility of all residents to care for and protect our common areas, owners of properties bordering such areas must be especially vigilant. Boundaries between private lots and common areas are marked by wooden 4x4 posts and numbered tags. A Greenbelt Perimeter Walk is conducted annually to determine if, based on the Common Area Management Policy, there have been any breaches or encroachments into the common areas.

Common Area Management Policy

- No person may cut, mow, trim, destroy, remove or otherwise alter any grass, tree, shrub or other plant material, living or dead, located within or upon any such common area, except pursuant to and in strict compliance with the terms of a written permit duly issued pursuant to the terms of this management policy and these regulations.
 - No person shall place any seed or plant any grass, tree, shrub or other plant material within or upon any such common area, except pursuant to and in strict compliance with the terms of a written permit duly issued pursuant to the terms of this management policy and these regulations.
 - No person shall place any personal property (except boats pursuant to previously adopted rules and regulations) within or upon any such common area, except pursuant to and in strict compliance with the terms of a written permit duly issued pursuant to the terms of this management policy and these regulations.
 - No person shall place or construct any structure or item of any kind within or upon any such common area, except pursuant to and in strict compliance with the terms of a written permit duly issued pursuant to the terms of this management policy and these regulations.
 - No person shall operate any motorized vehicle or form of transport of any kind, including, but not limited to, motorcycles, motor scooters, dirt bikes, all-terrain vehicles, snowmobiles and go carts, within or upon any such common area, except pursuant to and in strict compliance with the terms of a written permit duly issued pursuant to the terms of this management policy and these regulations. This provision shall not prohibit the proper parking of motorized vehicles or other forms of transport in areas designated for such parking.
 - No person shall move, remove, alter, modify or make any use of any kind of any of the 4" by 4" wooden posts heretofore installed within and upon such common areas as monuments to assist in the location of common area boundaries except pursuant to and in strict compliance with the terms of a written permit duly issued pursuant to the terms of this management policy and these regulations.
- A partial policy is listed here. See the website for the complete document and Encroachment Abatement procedures.*



THE FEN

A special area of our Greenbelt is the "fen" located between the East Beach and Main Park and identified by a number of signs. A wetland fen is a globally rare natural vegetation community that, within Michigan, is restricted to the southern Lower Peninsula. According to a report about our fen prepared in 2013 by Michael R. Penskar (Lead Botanist, Michigan Natural Features Inventory, Michigan State University), more than 50 vegetation species, indicative of a fen, have been catalogued in our relatively small acre patch. The Board has adopted a Fen Management



Policy to conserve and protect this precious treasure within our Greenbelt. Care must be taken to prevent recreational use of our park areas from spreading into this sensitive natural community.

FACT: That "suds" you see at the edge of the lake on a windy day is not the result of someone doing their laundry in the lake! This phenomenon is caused by the wind stirring up natural organic materials—not any form of pollution. In fact, it is a sign of a clean, healthy lake.



INVASIVE VEGETATION AND PLANT DISEASE

Within the fen and throughout the common ground, the control of invasive non-native plants is an ongoing task. Garlic mustard, glossy buckhorn, phragmites, dog strangle vine—these are just a few of the invasive plants that must be pulled from the area each year. The Board, with the help of many volunteers, works to control the spread of such invasive plants. Weed pulling parties have been organized to encourage community members to get out and help!!

A deadly fungal disease, oak wilt, is now found on all sides of Dunham Lake!! Simply trimming your oak at the wrong time of the year, or

allowing a tree trimming service to use spikes to climb an oak, may cause the tree to die—and very quickly!! There is no cure, BUT steps may be taken in order to prevent the spread of this disease and to preserve the natural beauty of our neighborhood.

The Board is working with reputable arborists to protect the Greenbelt, but property owners must also be aware of what they can do to keep this disease from spreading and wiping out our precious oak population. Please consult dunhamlake.com or contact a board member regarding identifying diseased trees and information on what you can do to help protect our oaks.

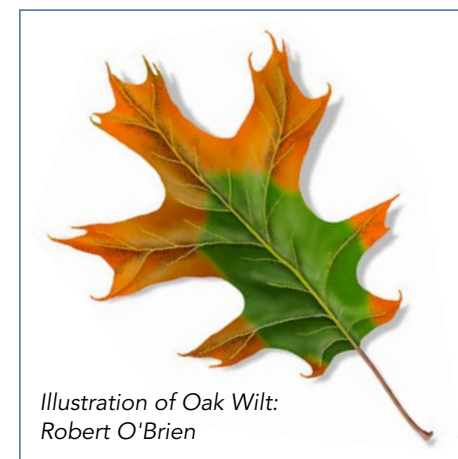


Illustration of Oak Wilt:
Robert O'Brien



COMMUNITY COMMUNICATIONS

Dunham Lake neighbors have a number of ways to keep up on community activities, share ideas and happenings, and stay involved with issues that affect us on all levels of governance.

The Dunham Laker

“The Dunham Laker” is a newsletter that is published 2 times a year and mailed to all property owners. You can also find past issues on the website. You will find the President’s Report, updates on committee activities, reminders of upcoming special activities, minutes from DLPOA Board meetings, interesting articles about the history of the area, and any other information that the Board feels is important for you to have. Partial funding for the newsletter is provided by community members interested in advertising their businesses. It is also a good place to find updated contact numbers for Board Members and for youthful helpers for hire who would like to help you with babysitting, pet sitting, yard work, tutoring, etc.

The Community e-Group through Google

Any property owner is eligible to be a part of this closed group for sharing email messages. The messages are used to get out the word concerning things like lost and found pets and items, posting items for sale or give-aways, sharing possibly dangerous happenings, such as downed trees or power lines down, or informing neighbors of anything that might be immediately relevant. To become a part of the group, follow the directions for joining through dunhamlake.com. See the following page for information on how to sign up.

Website: dunhamlake.com

Here you will find a wealth of information including Association rules, bylaws, budget, history, fish and water regulations and past fish studies with links to state websites, common ground security information, lake photos and much more.

DLPOA Board Meetings

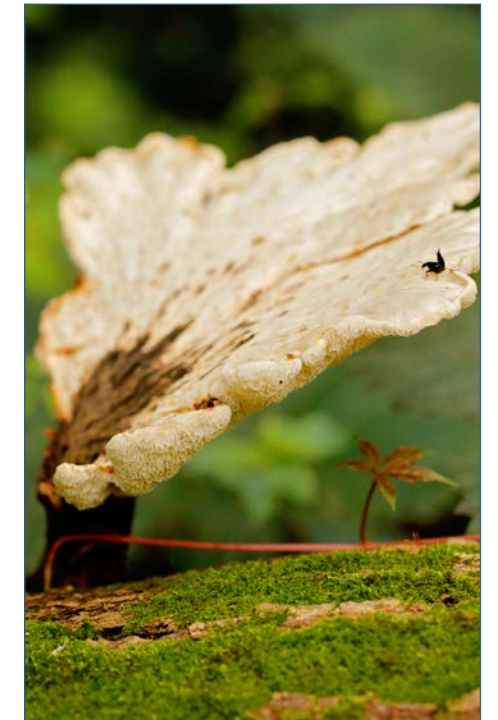
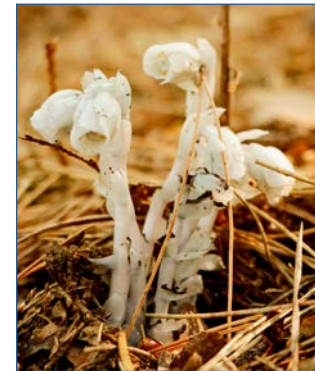
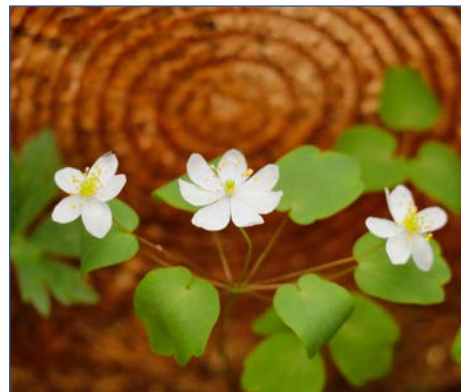
The DLPOA Board of Directors meets monthly and all property owners are invited to attend, comment and participate in the conversation. Meetings are held at the homes of Board members with the exception of June, July and August meetings which are held in Main Park (weather permitting). Time, date and location of each meeting can be found in all of the above listed communication sites.

Annual Membership Meeting

Each year, typically in October, an all-membership meeting is held to conduct the business of the Association. Board members are elected, motions are considered and voted upon, a budget is adopted, and activities of the past year are reviewed. Date, time and location of the Annual meeting will be shared through all the above sites.

These are all managed by your neighbors and Board Members WHO ARE ALL VOLUNTEERS!

Our community works because of great volunteer participation! Please find a niche where you can help!



Google Groups

COME FIND AND JOIN OUR NEW GOOGLE GROUP

Please come and join the **Announcement** and **Community Google Groups** to have discussions about a topic or to communicate with the neighborhood, as well as get important messages from the Board.

The **Announcement Group** is only for the DLPOA Board to communicate announcements, and you will not be able to respond to this group, as they are read-only messages.

The **Community Group** is for posting communications to the DLPOA Property Owners in discussions and general information sharing. You will be able to respond to these messages.

NOTE: Make sure to choose “reply all”.

Our groups will require you to request membership. After you’ve asked to join the group, you will get a confirmation email once your request is approved, then you can participate in the groups.

Both **Announcement** and **Community Group** communications will come to your email inbox.

HOW DO I SIGN UP?

If you have a Google account you can self-register. Go to groups.google.com.

- Search for DLPOA-announcements OR DLPOA-community
- Click on DLPOA-Announcements OR DLPOA-Community
- Then click “Apply for membership”
- In the text box please include your name, home address or lot number, email address and phone number

If you do not have a Google account and prefer not to create one, please email us your preferred email address at dunhamlake.com@gmail.com. Please include in the subject line, **Request to Join**. And in the email, please include your name, home address or lot number, email address and phone number.

THAT'S IT!

Once we receive your request, you will receive an email telling you that you have been added to the DLPOA-Announcements and another for the DLPOA-Community groups.

WHO CAN I CONTACT IF I HAVE QUESTIONS?

Please email dunhamlake.com@gmail.com if you have questions or need additional assistance with this process.



SPECIAL EVENTS— COMMUNITY ACTIVITIES AND VOLUNTEERING OPPORTUNITIES!

VOLUNTEERS ARE ALWAYS NEEDED FOR ALL OF OUR GREAT NEIGHBORHOOD ACTIVITIES! Please come and help! Contact a Board Member to connect with a volunteer activity, or just show up to help!

Fishing Derby & Pig Roast

Each summer, typically in August, the Dunham Lake community has its biggest gathering—a pig roast!! Preparations begin the night before as the roaster is fired up and the pig is mounted on the spit. Volunteer “cooks” spend the night in the park stoking the fire and enjoying the company around a campfire as the pig slowly roasts. The next morning a fresh shift of volunteers takes over to prepare for serving later in the day. Serving tents are set up and special grills for roasting corn, hot dogs and hamburgers are filled with charcoal. That afternoon families come to the park, a dish to share in hand, and the feast begins!!

Food is not the only activity on this special day! A Fishing Derby for kids is held in the morning. Kids

register for their appropriate age group before they cast away and then bring their biggest catch to the park to be weighed and measured by the judges, and prizes are awarded. Kids not out fishing may like to decorate their vehicles for the Bicycle Parade through the neighborhood. The parade is often lead by a fire truck and volunteers from a local fire department. Later in the morning, children’s beach games are organized by volunteers for kids from tots to ‘tweens. Lot’s of fun to watch!

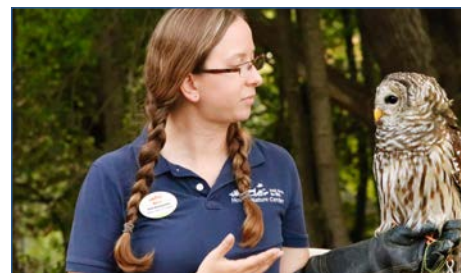
Spring and Fall Workbees

Twice a year, typically in April and October, community volunteers gather at the Main Park in the morning for coffee and donuts and then spend a couple of hours working together to prepare the parks for the coming season. In the fall,

picnic tables are leaned up against sturdy trees, grills are scraped, leaves are raked, rafts are grounded, the slide is dismantled, etc. In the spring, tables are placed and repaired, rafts are floated, fallen branches are hauled away, slide and buoys are replaced in the kids swim area, winter rubble is removed, etc. Community volunteers are the key to our lovely park and beach experience!!

Other FUN Activities...

Residents frequently organize fun activities for community participation such as, Triathlons, Bike Rides, Educational Nature Events, Concerts in the Park and more. The Halloween Haunted Trail in October is an especially exciting time for the kids when volunteers organize a very scary path in the woods of Main Park for trick-or-treaters to venture down!



EARLY MEMORIES OF DUNHAM LAKE ESTATES TAKING SHAPE

This article was originally written by Carolyn Richards, our own Dunham Lake Historian, from an interview with one of the first Dunham Lake Estates residents (the family name was never given). Read more about early life here—see the interview in the *Fall/Winter 2019 Dunham Laker* newsletter with Carolyn about her family being the first to build on the Livingston County side of the lake.



Tipsico Lake Road ran along the waters edge before it became the walking path.

In 1955, the first available lots for sale in the Dunham Lake Estates were Oakland County lots, 1–108. That was the only section of the subdivision surveyed and serviced by roads. The gravel for the roads was taken from the land near the west edge of the subdivision, along the present, but then nonexistent, Blue Heron Road which was near lot #111. That gravel area was much higher then and was the last of the three Oakland County areas to be developed. The Dunham Lake Development company had the foresight to build the subdivision roads to county standards. It was worth the high expense at that time of \$2,000 for each mile of road, because the road would be perpetually maintained by the county.

The Development Company ran some very enticing ads in the *Detroit Free Press* to get people interested in this area to build their houses. **“Sparkling water, sunlight through the trees, beautiful northwoods atmosphere. Investigate Dunham Lake.”** Responding to those intriguing ads, this early resident and the family came to see what proved to be, just what they were looking for. Many weekends they took the hour and half drive down old Grand River from Detroit to walk the subdivision, watch the progress and pick out their favorite lot.

They remember walking over to the subdivision gravel pit with the family and seeing a meadowlark with her

babies. The husband knelt down and put his hands to the ground and the little babies ran right over his fingers, while the mother calling wildly.

They bought a lot in that first section of the subdivision. Later, when the second section was completed, they traded that lot for one on the western part of Blue Heron loop and built their new home there in 1957—sixty-three years ago.

On the day they moved into their new home, they saw two deer within 10 feet of their garage, looking in at them. It was as if the deer were walking by and stopped in to see their new neighbors!

The farm neighbor, Mr. Winterhalter, said, “I hope your boys won’t chase my cows!” He lived in the farmhouse on Tipsico Lake Road, just south of the present Murray Hill Road. That’s when they knew that they were really out in the country!

There was so little building growth going on out here at the time, that for 10 wonderful and memorable years, they shared the whole subdivision with only 4 or 5 other homeowners. Without expressways, this farming area was a long distance from the big thriving city of Detroit, and it was difficult to get a mortgage to build here.

There was no traffic. It was so quiet that if a car went by in the evening, they knew exactly who it was. The drive down Tipsico Lake Road was only gravel and it was arched over with old Maple trees. They could look both ways down M-59 and there was nothing but farm fields to see. If they heard a siren, they'd call a neighbor to find out what had happened!

There were Poplar trees growing along the eastern side of the subdivision and the branches were brittle, so after a storm the family would walk over and gather firewood.

The mailboxes were not in front of each home at that time, but in a cluster just south of Woodcock Way on the west side of then Tipsico Lake Road (now Murray Hill).

white house across the street from the present north gate where one of the salesmen from the Development Company lived with his wife, the old Belknap house.

They were always amazed how promptly snowplows came to plow their sparsely populated subdivision after a storm.

The trees were so much smaller that they could see Hickory Ridge from their kitchen window! On snowy mornings, they would watch to see if the school buses were running.

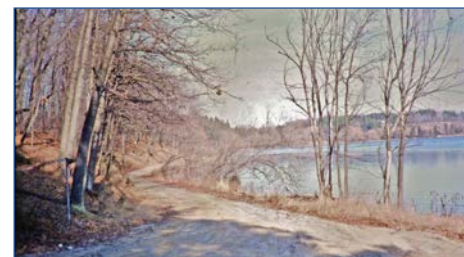
To keep out of the wind, their boys waited for the school bus in the little abandoned carriage house by the stream on Tipsico. That was all that remained of the house and out-buildings once used by Jack Fordyce,



This is an old photo of the Eureka Heights cottage used by the sales office. The cement slab is all that remains, and can still be found behind the park bench, east of the bay.

That was when Tipsico Lake Road ran straight down to Dunham Lake and north along the full length of the west edge of the lake. It went in front of the one little cottage that was left in Eureka Heights, then used as a sales office by the Development Company (the slab still remains). From there Tipsico ran past the present cove that was then a swamp, past the drive that ran up to the footing of the cottage Adolph Faltin had lived in for 10 years (by Jack and Polly Hunt's home). Past the Dunham Road intersection at the waters edge, and past the

the superintendent of the International Migratory Bird Preserve. The bus picked up their 2 boys and then went up Tipsico Lake Road along the lake



This shows the corner of Dunham Road at the intersection of Tipsico Lake Road which ran by the waters edge.

almost to the outskirts of Fenton to get one other little boy and take them to the elementary school on John Street in Highland.

They knew every voice that shared their 8-party telephone line on the mutual exchange, as it included everyone in the subdivision. "Its a wonder we didn't kill each other!" The telephone book was a lot smaller and only about 1/4 inch thick!

There was such a closeness with the few families in the subdivision—and in an emergency, they would just call someone for help. That's of course, if no one was on the party-line!

Always amazed that the Twin Pines milkman delivered in their area. One morning he said, "Do you know you're the only one home today? That would drive my wife crazy. She couldn't live in a place like this!"

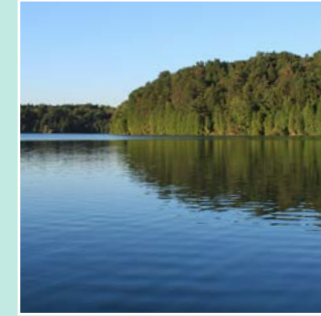
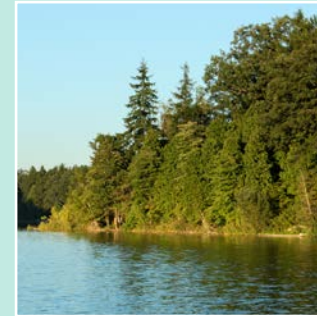
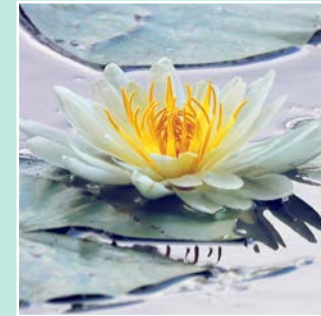
There were fox, deer, possums, raccoons, snakes, lots of toads and lots more birds than there are today.

One day her boys and Mr. Garland, a salesman for the Development Company, were building the first dam on the lake. Before the dam, there were only rocks to form a spillway. While they were working, the boys heard a thumping coming towards them—they looked up and a deer ran right past them and down the trail.

One day from their dining room they could see the picnic table that a neighbor had placed on his vacant lot, and a fox jumped right on it and rested for a bit.

The park is different now. As time went on, more houses were built—more people wearing the trails wider as they enjoyed the walk around the lake. But the lake is the same. It is still beautiful. We are all so lucky the developers were men of vision. How great it is, that with this many people, over so many years, we are still of one mind as to what is important... To enjoy nature and keep things as they were.

Older photos courtesy of Carolyn Richards.





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