

A Great American Neighborhood



Fall/Winter  
2021



# The Dunham Laker

## THE PRESIDENT'S REPORT

### FALL BREEZE & AUTUMN LEAVES



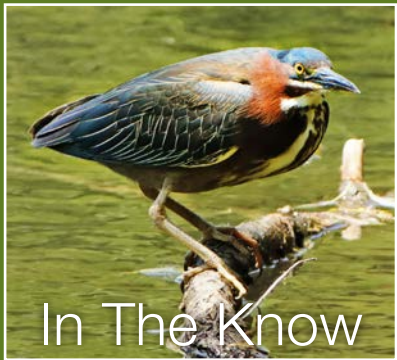
**BY FRED EVERHART**  
It's been great to experience something close to normal this summer. We had a great Pig Roast! **Special thanks to Dave Geen and his crew for their hard work!** Other events this summer included the Fishing Derby, an Arts & Craft show, and a September concert. Plus, the Haunted Trail is happening on October 23 this year.

There's good progress occurring on our 2021 projects. The new swimming rafts worked out great so far. The website continues to be a great asset allowing communication between the board and residents and neighbor to neighbor. We had some limited success with the plantings on the west side of the greenbelt and are still nursing saplings for planting later this fall and next spring. Thanks to all who adopted saplings, caring for them until planting time. We continue work with the State of Michigan, Livingston County and Oakland County officials to identify the possible causes of chemical build-up in our lake and the potential solutions. We also began investigating options for replacing the bridge over the creek near east beach.

Special thanks go out to many. First, Carol VanSpybrook and Terry Gannon have served this neighborhood on the DLPOA Board and Civic Committee for many years. Sadly, they are both resigning their positions. Next, board Secretary Carla Gorton will be leaving us as well as Candi Good, who is handing over the delivery of new neighbor packets to Mary Jeffrey. **Thanks so much to all of you for your valued years of contributions to our community.** And a big thank you to Todd Bazzett, while not a board member, his work on boat tagging and a variety of other projects has been very helpful, much appreciated and much needed. I'm happy to report that Heather Kerr volunteered to join the board, replacing Tom Teeters. Heather is a welcome addition to the board and brings a lot of ideas and enthusiasm. Thank you Heather! Lastly, I thank my fellow board members for all that they have done this year. Know that I truly appreciate your contributions to making this a great neighborhood.

— Fred Everhart, Board President

**COME HELP! — Fall Workbee on Saturday, October 23 @ 9:00**



### 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)

## ADDITIONAL IMPORTANT HAPPENINGS

### Tree Nursing and Planting

This spring, the neighborhood obtained 158 tree seedlings from the Oakland Conservation District: 50 white pines, 57 white oaks, 21 red oaks, 9 serviceberry, and 21 red osier dogwoods. On May 15, over 20 volunteers helped plant them into 2 gallon nursery pots. This potting helped them grow another year taller and stronger in preparation for planting, increasing their chances of survival. Nine of your neighbors have adopted and cared for these seedlings as nursery families this summer making sure they stayed watered and healthy. They will be planted with focus on the areas on the west side greenbelt where the Norway maples canopy has been opened up enough for the sunlight to reach the forest floor and to support the infill with new native seedlings. Expert opinion varies on when they should be planted in the ground, whether this fall or the spring is the best time to plant them. Dates will be announced for volunteers to help set these into the ground. Notifications will go out via the e-group and website calendar. Target dates would be late October for the fall or March for the spring. For the seedlings that will overwinter in pots, they need to be set in the ground or mulched around to snuggle in for the season. I hope we can keep the wildlife from munching on these tasty little morsels over the winter. Adoptive families will be engaged to continue care for them this first year on the greenbelt, providing occasional watering and making sure competing weeds don't crowd them. This is a good chance for families with kids to adopt a tree and watch it grow up for the next generation. This tree planting is working in conjunction with the native grasses and wildflower planting for erosion control growth spread in 5 locations on the west side, north of west beach and areas around the BriarHill park stairs. We planted this seed where the undergrowth was sparse and there was enough

daylight penetrating the canopy to support growth. We will need to continue selective removal of Norway Maples to open the canopy, encourage under growth and restore life to the barren soil and eroded areas of the west side greenbelt.

### Perimeter Walk

Did you know, our neighborhood greenbelt and common property is over 43 acres and includes a variety of different ecosystems? I'm not going to get into the science of all that in this note, rather I wanted to take a moment to remind those residents who have the good fortune of living adjacent to this wonderful space of the expectations and responsibilities for greenbelt border property owners. Please make sure you are familiar with the policies set forth by the Board that can be found on <http://dunhamlake.com/association/rules-by-laws/>. Know that in order to maintain that greenbelt border, an annual inspection and observation walk is performed to document the condition of the property boundary posts (the little 4x4 wooden posts with numbered tags) and to identify any private encroachments within the common property. We always welcome a couple residents to join board members on that spring walkabout. If you are interested to see the entire length of the common property, please consider joining us late April or early May, before the foliage is leafed out. For encroachments found, the suspected property owner is notified of the need for corrective action. Items commonly observed as violations of the greenbelt policy include:

- Branches or vegetation cut, grass mowed beyond the property boundary
- Leaves blown onto the greenbelt
- Items placed or mounted on the greenbelt including birdfeeders, woodpiles, dog run cables, and flowers

These items will need to be removed and the greenbelt restored to its natural state for all to enjoy, just as if your neighbor crossed your own property line. We recognize occasional mistakes happen, lawn service companies, contractors, who unknowingly damage greenbelt property, please be sure they know the boundaries and it is your responsibility to report such mistakes to the DLPOA board. We will work with you to create a plan to restore any damage to the common property.

Thank you for respecting the boundary of the common area, for all our neighbors to enjoy. After all, it's ALL of ours to protect and maintain.

### Beach Safety Improvements

Coming this Spring! You will notice new safety warning signage and posts with life buoys at each of the beach areas. After some near-miss

incidents this summer, concerned residents brought ideas to the board for informative signage and options to have life saving equipment placed at the beach areas for emergency use. These will have high visibility, colored and labeled accordingly. If you have any questions, please reach out to a board member. Be safe out there!

### Rafts Update

Have you noticed that the Board replaced the old wooden swim rafts this spring? With the great weather we've had this summer, these new rafts have been a big hit with the swimmers, young and old. They are aluminum construction, so they will be much easier to transport in and out of the lake each season during workbee events. They sit low to the water, so they are easier to climb on board. And, the surface seems to be cleaned without too much trouble. A special thank you to those families who helped maintain these rafts all summer. While they seem very well constructed and sturdy, PLEASE make sure your kids and their friends respect the rafts and the anchors, so everyone can continue to enjoy them for years to come. Please do not let the kids pile on one end intending to sink it, as this damages the structure of the raft over time and is dangerous for kids swimming on the opposite side. We are looking for ideas to keep the ducks off the rafts that won't be a safety hazard or easily vandalized—if you see a viable product, please let a board member know so we can check it out. Thank you everyone and hope you had a great time down at the lake this summer.

### Other Notices & Thanks To All!

The Bulletin Board at the main park will be getting an update, look for construction to begin this fall.

We really do appreciate all the neighborhood families who help out with summer tasks like: locking the beach gates at night, the beach cleanup crews who raked the beaches every evening, families who helped keep the rafts clean for swimmers, tipping the boats to keep them mosquito free, and to those who helped pull and remove the invasive plants. With everyone's help, we removed over 50 bags of garlic mustard, asian bittersweet, and black swallowwort this summer. And thanks to those who served all that wonderful food and put on the games for the kids, and measuring and weighting fish for the Annual Pig Roast and Fishing Derby.

These tasks and more, will need to be supported again next year, and we can't do it without your involvement. We trust your family will consider signing up next spring to be part of what makes this such a great neighborhood.

— *Scott Oswald, Board Vice President*



Photo: Scott Oswald

## IMPORTANT UPDATES

### Water Quality Update Response to our most recent lake water quality and fish study

We are still actively working to identify the sources of water coming INTO Dunham Lake. If you know of any incoming sources to the lake that we may not have tested yet (see *Water Quality Action Plan & Materials* at [www.dunhamlake.com](http://www.dunhamlake.com). Go to *Table of Contents* then *Lakes and Fish*), or if you have any other helpful information, please contact Ed Cesa at [cesa08@comcast.net](mailto:cesa08@comcast.net).

Additionally, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) hosted a presentation for DLPOA (and surrounding neighborhoods) to share where we are with the state. Conversations with our state contact, Barney, continue. Any work on the lake requires the State of Michigan's approval.



### Boat Committee Update

Our first meeting was held August 8.

Members include: Jenny Vanderlist, Scott Oswald, Todd Bazzett, Tom Ham, John Schiltz, and Cinda Everhart.

We have begun to look at boats on the lakeshore and how we should handle these moving forward, such as: addressing issues; enforcement policies; other boat regulation topics.

Our goal is to further document expectations and obligations (policy and procedures) for the privilege to store watercraft on the greenbelt, with an anticipated publication date of Spring 2022.

Additional updates:

- Ed continues to take water samples from around the lake; we continue to see high phosphorus levels but are unsure why.
- Highland Township and Timber Lake Estates are examining Timber Lake's retention ponds to determine if they are working to the designed specs.
- Dr. David J. Jude, PhD., a Limnologist and Fishery Biologist, is a consultant and mediator between us and the state; we've offered to compensate him for his time. He proposed adding alum to the lake to manage the phosphorous content (which provides 15-20 years where phosphorus would be "locked up" containing the internal loading of the lake). The approach is costly. But, there are options for just treating the basins—estimated to cost about \$50k. We are waiting to be advised by the state on this.

Topics will include:

- Communication plan
- Common/Key issues
- Storage & storage limits
- General maintenance
- Other regulations & courtesies
- Enforcement
- Alternative storage options (abundance of small watercraft)

If you have additional ideas or thoughts on this, please contact a board member.

## SERVICES FOR HIRE

### BABYSITTING

Norah Alberta	810-986-6395
Emma Brian	248-330-0128
Ella Gardner	248-981-4820
Abby Gardner	248-981-4820
Daeya Hermanson	248-798-9825
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

Norah Alberta	810-986-6395
Emma Brian	248-330-0128
Nick Haley	248-904-9833
Grayce Nist	810-210-6303
Katy Nist	810-210-6303

### HOUSESITTING/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](mailto:beachmoran@comcast.net)**

If you would like to be added to this list, be sure to include your name and phone number.



# Nature's MINUTE

WITH PAT HERREL

## THE HEALING NATURE OF DUNHAM LAKE

Walking the trails on Dunham Lake has always been refreshing. We did not know how refreshing it was until the pandemic hit. Even the worst days of COVID-19 were no match for the beauty and serenity of our lake. It appears we were not the only ones who thought this, since we saw many neighbors out taking advantage of the trails. As a bonus this year, a family of "Barred Owls" set up residence on the north Oakland side of the lake. Barred owls are large with a streaked chest, round, tuftless head and big black eyes. While primarily nocturnal, they have also been known to call and hunt during the day.

### Barred Owl Fun Facts:

1. They are very vocal and have a distinctive call sounding like: "Who cooks for you, who cooks for you all?"
2. They prefer nesting in tree hollows, but will use abandoned nests of squirrels, red-tailed hawks, and nest boxes.
3. They prefer to eat mice and voles, but sometimes go fishing for crayfish and if they eat enough crayfish, the feathers under the wings can turn pink just like flamingos.

Part of the beauty of this lake is due to the volunteers who work tirelessly keeping the green belt pristine. As we emerge from the pandemic, we appreciate the wonders of our lake even more.

## KEEPING YOU IN THE KNOW!

### WELCOME TO OUR NEW NEIGHBORS...

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

Darlene Klien & Thomas Kapaneske  
Mike Klausing  
William & Ruth Libby  
Bradford & Barbara Parks  
Jordan & Tarrin Tallman  
Trevor Emig & Stacey Wimbledon  
Ed Widmeyer

Looking forward to seeing you down at the lake this season to enjoy all this lake has to offer. Please be sure to check out our neighborhood website at [dunhamlake.com](http://dunhamlake.com) for additional information and resources. While you are there, be sure to sign-up for our private **Google Groups** links so you can receive association news and communicate with your neighbors. On the website, you will also 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 DLPOA board members' contact information.

### ASSOCIATION DUES INFORMATION

#### Action Required!

I need to make you all aware that during this past year, I have received a few association dues payments that have been generated from bank/credit union software and the checks are being sent to the wrong location of our old PO Box, instead of the new street address. This will require you to take action and log into your bank account and update the address that is stored in your bank/credit union software. Please, remember all mailed communications and payments must be sent to the following address:

**DLPOA Board or DLPOA Civic Committee**  
1010 Murray Hill  
Highland, MI 48357

If you have any questions, please email me at [cindaeverhart@yahoo.com](mailto:cindaeverhart@yahoo.com).

— Cinda, Administrative Assistant

### NEW! MEET YOUR NEIGHBOR ARTICLES

Since I have taken over the Dunham Laker newsletter in the spring of 2018, I have been recycling the history articles that were originally created by Caroline Richards. This past spring/summer newsletter was the last installment I had and I was in need of creating new content. So having reached out earlier this year for someone to help collaborate with— Pam Dear has graciously volunteered to interview and write articles about long-time residents. This issue has the first of the new interview series. I hope you find them engaging and a new way to learn more about our area and our interesting neighbors. I am open to any suggestions of residents you would like to recommend for this new series. Please contact me at with any names at [beachmoran@comcast.net](mailto:beachmoran@comcast.net).

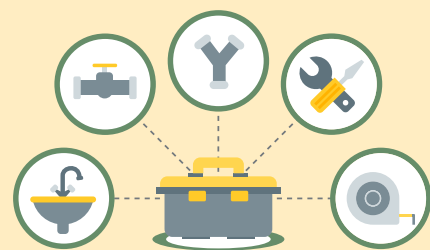
**I want to extend a special thank you to Pam Dear for all her help with these interviews and her skill with turning them into engaging articles!**

### DUNHAM LAKE APPAREL

The pre-order has been fulfilled for the Dunham Lake sweatshirts and t-shirts—the website is now open for orders at any time. Order apparel at: [cascade-creations.square.site](http://cascade-creations.square.site).

— Pam Moran, Dunham Lake Editor

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## ROAD DISCUSSION UPDATE



### EARLY SUBDIVISION ROADS GOT IMPROVEMENTS

In 1982, the Dunham Lake Association sought out a solution to continued road maintenance projects such as grading, excessive dust, and chloride treatments. At that time, they worked with the Livingston County Road Commission (LCRC) and the Road Commission For Oakland Co. (RCOC), using the **Special Assessment District (SAD) Bill Program**. By participating in this program, the roads were completed, financed and insured over a 10 year period. This decision benefited each person living on Dunham Lake, by increasing home values, cutting down on dust pollution and extending the life of our vehicles, for the last 39 years. As many of you have noticed, our roads are in disrepair and in need of some well overdue TLC. The degradation of the roads has been going on for some time now, and while others have attempted to go through the process for addressing the issues, we need time, patience, and persistence to see this project through to fruition.

### BUILDING A CASE FOR ROAD REPAIRS TODAY

Last year Tom Waypa and Heather Kerr, decided to tackle the process again. They wanted to determine whether a majority of residents were interested in repaving our subdivision roads. They discovered several residents were interested, so they began the process.

### STARTING THE THE PROCESS

The first step included gathering votes and petitions from residents. Each county's road commission works a little differently with financial quotes and initiating projects which impacts the process for votes and petitions.

Hartland Twp. prepared a financial quote upfront, and then required 70% of residents to agree to a special assessment quote by signing a binding petition. The binding petition includes a road assessment for up to 10 years or could be paid in full.

Oakland RCOC requires a total of 50% of residents to agree they would like to receive a financial quote first. Names and addresses have been collected. This **unbinding contract** is a requirement for RCOC to send out an engineering team to prepare a financial estimate. When this quote is prepared, residents of Oakland County will be asked to formally sign a petition, agreeing to the prepared financial quote. This signed petition becomes binding for a road special assessment that would be attached to their next years' tax bill.

Currently Oakland County has 50% of residents interested in having a financial quote prepared. Now that Livingston County has achieved it's required 70% of signatures on a petition, we can all move forward to schedule a meeting with both road commissions. Our goal is to work in conjunction with each road commission to potentially retain the same road construction company, while also coming to a more plausible resolution to Murray Hill, as this road is split down the center between two separate townships and two separate counties. We will be setting up a date in September with Mike Luce, the public works director, who spoke at our road meeting, along with the RCOC, Mark Menzer and some residents from Livingston County.

### TIPSICO LAKE EXCLUDED

Tipsico Lake Road residents have had several concerns throughout this process. The majority of the residents asked to be excluded from the project, at this time. Hartland Twp. agreed to have this portion of the sub excluded; for the remaining interior roads, only 70% of residents needed to provide signatures to have the project completed. So when the road project is completed, Tipsico Lake Road will not be repaved. Since Tipsico Lake Road has elected to be dropped from the previous financial quote, a new lesser quote was prepared. Unfortunately,

Livingston County residents will need to resign a new petition to reflect the new quote at the meeting. This new quote wasn't substantial but did reduce the amount over the course of 10 years. We will be planning a meeting shortly, that will be announced, to have Livingston County residents re-sign the new petition at Dunham Hills Golf Course.

### CORNER LOTS ADJACENT TO TIPSICO LAKE ROAD

Corner lots abutting Tipsico Lake road will only be assessed on one project (Either the first interior road project or when Tipsico Lake is paved in the future). This will depend on where the access point to enter the property is located. To ensure only one road assessment is placed on these particular lots, Hartland Twp. will be recording a document to ensure only one special assessment is placed on the property.

Several developments with this project have transpired and change often, so we will continue to post updates of the road project on the **Dunham Lake Community Board** on a weekly basis. If you haven't had the opportunity to join our community board through Google Groups I highly recommend it. It's a great way to get information about the community and stay connected.

#### For more information contact:

Heather Kerr for Oakland County  
517-672-1226 | [heather@heatherkerr.com](mailto:heather@heatherkerr.com)

Tom Waypa for Livingston County  
248-207-2722 | [twayps@aol.com](mailto:twayps@aol.com)

### HERE'S HOW TO SIGN UP!

If you have a Google account you can self-register. Go to [groups.google.com](https://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](mailto: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.

## Celebrating Dunham Lake with Neighbors

A CHAT WITH NEIGHBOR LARRY FALARDEAU – INTERVIEW BY PAM DEAR



If you attended the Dunham Lake Art in the Park and Happy Hour event in August, chances are you connected with Artist and Landscape Architect & Planner Larry Falardeau. Larry and his wife, Nancy, have lived in Dunham Lake for twenty-six years. I chatted with Larry at the main park earlier this summer to learn more about his life at the lake.

### What drew you to live in the Dunham Lake community?

I grew up in this area and went to school in Milford. I had friends that lived out here, so I became aware of Dunham Lake and its beauty through word of mouth. These descriptions raised my curiosity.

### This Place Leaves an Imprint

#### What do you love most about living here?

Thank heavens for the visionaries who planned this development. The lake is a jewel—this size of a lake with such depth. It's exceptional that this community, the green belt, and the stewardship of the lake were made possible by political and private interests. People of diverse backgrounds and interests partnered to create a design and solution for a community around these amazing natural resources. A solution that Randall

G. Arendt (renowned author, lecturer, and landscape planner) highlighted in one of his books on conservation designs for communities.

I love the natural resources and the people's commitment to maintain them. I love that people are working together for a common goal to achieve and maintain the good of the community and the resources. To me, Dunham Lake and the greenbelt anchor me in time; some things shouldn't change. I'm thankful for the stewardship that supports these resources. It's a tribute to those that plan and maintain it.

This place is so special. I hear by word of mouth that children who were raised here return to live in the neighborhood later in life. Those that move away come back; this place leaves an imprint.

### In what ways has the lake and community evolved over the time you've lived here?

The greenbelt and the parks have stayed relatively the same—a tribute to those in our community that plan and maintain our common areas. According to the last lake assessment, the lake is showing some degradation, but our board is on a mission to find out why. Is it the climate, septic use, land use, or a combination of items? We need to know before acting. If lake quality goes down, so does property value; they are connected.

### The Outdoors Is in My DNA

#### How has your background affected your view of the lake?

My connection to the outdoors goes way back. My Dad grew up in Keweenaw in the Upper Peninsula. He and mom would go back every year. My first visit there I was still in my mom's womb, so the outdoors is in my DNA. When I was old enough to peek out the windows on these trips, I was fascinated by the views. There were no blockades back then to obstruct the view of the terrain across

the rivers. Once up there, my cousins, brother, sister, and I would head out for adventures. I was always curious, and these trips primed me to appreciate the beauty of the outdoors.

I became so fascinated that the terrain in Keweenaw was different than this area that I researched it. The area up north is volcanic and here it is sedimentary. (For a deeper dive into Dunham Lake's formation, see Larry's article *From Iceland to Wonderland* in the Summer 2018 issue of the *Dunham Laker*). And, did you know that Dunham Lake is the headwater of the Shiawassee River (not the Huron). I found that understanding Michigan's environmental story and being able to share that with others was a powerful asset. I was so overwhelmed by how unique the story was that I couldn't wait to share it with others.

I've never built barriers between my personal life interests and professional life, so my appreciation of the outdoors was integrated with my career. I earned a degree in Landscape Architecture and Design, and, for twelve years, I worked in private design offices. Then, I worked in the public sector for Oakland County as a Principal Planner. In these roles, I used my skills to tell the story of the interconnection of environment, aesthetics, and economics. I created visuals—my mind sees in pictures—to help tell the story. I shared the history of the land and how unique and special it is. If we understand how special the natural resources are, then we will want to care for the land and develop to ensure its integrity for future generations. For Oakland County, I initiated and facilitated the local stewardship of water, natural

areas, and trail system resources. I became known as the godfather of trails. Paint Creek Trail was developed under my facilitation, along with other trails. We linked water ways (rivers and lakes) and natural areas to the trails so that people could experience and live those connections. Helping people plan, collaborate, and connect to the outdoors was like opening a special gift. It was a rewarding time.



"Mackinaw Morning Light"  
Cheboygan Area Community Foundation

### Time to Celebrate, Pay Tribute, and Benefit the Common Good

Today I spend my time volunteering in the community and creating art. (Visit [lifestrandsart.com](http://lifestrandsart.com)). I've completed past works of Dunham Lake as well as many personal and public art commissions. I like to assist people tell and honor their story through art. Now I work with community foundations to raise awareness and support funds, for example, the Cheboygan Area Community Foundation in northern Michigan and, in the past, Oakland County's Pontiac Lighthouse. I am very thankful to be in a position to support a special cause and need through my art. The process of working with good people for a common goal is a gift in itself. I'm very happy to transition to these "special" projects. I'm giving my time to celebrate, pay tribute, and benefit our common good. What is life for? In the end, it is just right for me.



## Celebrating Dunham Lake with Neighbors

A CHAT WITH NEIGHBORS PAT AND WALT – INTERVIEW BY PAM DEAR



Retired chemists and nature lovers Pat Herrel and Walt Ohrbom have lived in Dunham Lake for 25 years. You may know them best by their two beautiful Airedales, Strider and Durgon. Most any day of the week, you'll find them walking the trails and streets around the lake.

Our neighborhood benefits from their walks as Pat and Walt often provide the community with emails about nature experiences around the lake. Pat also shares information via her *Nature's Minute* column in the *Dunham Laker* (see page 4). Let's learn more about what Pat and Walt love about Dunham Lake.

### What drew you to live in the Dunham Lake community?

Pat's sister lived here, and we loved the area. When her sister needed to relocate for work, we purchased her home. That was back in 1996, the year we also got married.

### Dunham Lake is an Oasis

#### What do you love most about living here?

(Walt) Dunham Lake is an oasis. It has the illusion of being up north, but without driving such distance. Even on the busiest days, it's quiet. Not a better place to wait out the pandemic. It's great for our health—trails to walk and areas to bike. It's such a contrast from when we lived at Commerce Lake where motor boats made it difficult to canoe or kayak. You couldn't swim there like you can here.

We enjoy the friendliness of neighbors and sense of community. We're grateful

for the people willing to be on the board. We love that the community is multigenerational. It's great for kids who often move back as adults. And, elders move in to be near their adult children and to enjoy the surroundings.

(Pat) We love swimming in the lake with friends. We appreciate the wildlife we see: coyotes, foxes, deer, raccoons, opossums, bald eagles, barred owls, tree frogs, hummingbirds, migrating ducks, ospreys, and loons. I love seeing and hearing the loons in the spring; it reminds me of up north. When we backpack we rarely see wildlife. In the wilderness, the animals avoid humans. Here they are stuck in the preserve, so we see them more often. It's a benefit for us.

### Increased Appreciation

#### In what ways has the lake and community evolved over the time you've lived here?

There's increased appreciation of the greenbelt. And, greater awareness that what we have here is unique, and we must work to protect it.

The trail system is more developed now. Our first summer at Dunham Lake was very wet, and the trails were not well established on the Oakland side. The lower trail had no boardwalk; you couldn't walk through due to the fallen trees and mud. On the upper trail, it was difficult to discern where the greenbelt started and neighbors' yards ended. We were fortunate that a neighbor was a surveyor. She surveyed the plots, and then posts were added for a visual distinction for trail walkers and land owners. It's helped keep encroachment



to a minimum and trail walkers on the path, not in yards. Also there was no sand beach at the main park. That's where the boats were lowered. Sand was added in 1997 or 1998.

It was around 1998 when the Dunham Lake website was developed. Pat wrote the Patty Report for a couple of years. We shared what we saw around the lake—the good or bad, but with a positive focus. We often found trash on the beaches. Teen parties were an ongoing concern and liability, and we'd find the leftover beer cans at the beach. The more development that occurred in the area, the more pressure there was to crash the lake. Some adults outside of our community would even drop kids off in the afternoon and pick them up later. We've been through cycles of issues like this over time. (See Carolyn Richard's article *A Timeline: Early Days* from the Minutes in the *Dunham Laker* Spring/Summer 2021 issue). That's why gates and locks were put in place.

(Walt) In the early days, we didn't have a proven method for moving rafts for seasonal storage. Two neighbors used a paddle boat to move the raft from the teen beach to the main park. However, a strong south wind worked against them and

pushed them off to the point at the other end of the lake! I used a row boat with the help of a couple of lads to pull it back. Through desperation, we found we can walk the raft following the shallow areas of the lake and that approach is used to this day.

Dunham Lake has always had community social activities like the pig roast. The board and community expanded the number of events with concerts, the haunted trail, the art fair, the triathlon, and the red dress run/walk.

#### How has your background affected your relationship with nature?

We are both chemists. (Walt, a senior research associate with a doctorate, has 120 patents and Pat has 14 patents). Scientists are often stereotyped as not liking the outdoors, but that stereotype didn't fit us.

(Pat) Early on I wanted to be a park ranger. I researched the career path of a ranger and found that it didn't offer much financial stability, so I skipped that path. I always loved the outdoors, I did a lot of backpacking, and I wanted to live by a lake. (Walt) I had the love of the land instilled in me. My family was always in nature. We camped a lot, and I was also involved in the Boy Scouts.

The reason I got into science is because I was told I would never make

it to college—I had dyslexia. I made a decision to prove them wrong; it was a motivating factor. Also, partially due to my dyslexia, I sometimes preferred to be with nature rather than people.

A lot of what we do outdoors is because of Pat. She pushed my outdoor adventure horizons further: more wilderness and cross country activities. We biked across Michigan and canoed the Boundary Waters of Minnesota and Canada. And, we love SCUBA diving.

#### How has living at Dunham Lake benefited your life?

Dunham Lake was our escape from our professional work which was highly scientific and stressful. Given the option of relocation or early retirement, we chose the latter because we knew we would never find a place as nice as this.



FIRST ANNUAL DUNHAM LAKE ART SHOW 2021



SUMMER CONCERT

Mike Freeman Jr. was the entertainment for this year's concert, on a perfect summer night.



MEET YOUR NEW BOARD MEMBER



**Heather Kerr**  
Activities

Hello! I work as a real estate broker, and part-time marketing, web design, and graphic designer. Our family moved to Dunham Lake just over a year ago. We had been searching for a home on Dunham Lake for over two years, and we were lucky enough to find a gorgeous home for sale on Grebe. I was told it was up for sale three hours before we saw the sign, and we made an offer the next day. Both my husband and I, and our two daughters feel very fortunate to live here. My husband, Eleftherios (better known as Lefty), is an engineer at Ford Motor Company, and we have been Michiganders our whole lives.

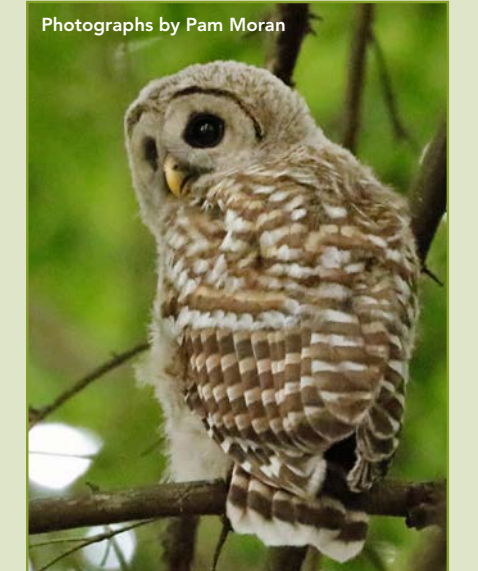
We were drawn to Dunham Lake for its exquisite beauty, its Caribbean blue water, walking paths, and peacefulness. I was especially captivated by the greenbelt.

There isn't a lake in Southeast Michigan which offers a private lake with this type of old school camp setting, as you would find here. I appreciate how active and knowledgeable people living here are about the trees, flowers, and watching over the lake quality. Everyone here has been so welcoming—as you drive through the sub you will always be greeted with a smile and a wave by neighbors.

I decided to join the board to contribute and get involved. I think it's important for us to learn what we can from our Dunham ancestors, and it's our responsibility to preserve our "Hidden Gem", as this is the reason why many of us live here. My husband and I intend on making this our forever home, so joining the board, not only allows me to contribute, but also to learn. As a priority, I'd like to ensure our neighborhood is safe, and learn what I can do to preserve the lake, the greenbelt, and our subdivision roads and homes. It's important to understand how to properly care for our unique lake while bringing things up to date with our rules and regulations. Nice to meet you all!



Barred Owl Owlets



Photographs by Pam Moran

I was on a mission this spring to photograph the Barred Owl people kept telling me about seeing. I can't tell you how many times I took my camera out to look for them and never saw anything. One early evening as a storm was coming with thunder off in the distance, I was walking at the north end and saw the owl fly by! So huge and so quiet—I followed back to where I thought it landed, only to look up and see 2 owls sitting on a limb. They just sat there and watched me and I was so excited! The storm coming made for lower light, and they were higher in the tree. I kept taking pictures hoping I captured some good ones. It wasn't until I got home and looked at the images on my computer, that I realized I had photographed 2 Barred Owl babies! Their more downy feathers can be seen in the photographs that I couldn't see at the time I was standing with them. Check out page 4, for the *Nature's Minute* article from Pat Herrel for some interesting facts on Barred Owls.

FISHING DERBY AND PIG ROAST FAMILY FUN



FIRE ENGINE ESCORTS THE BIKE PARADE



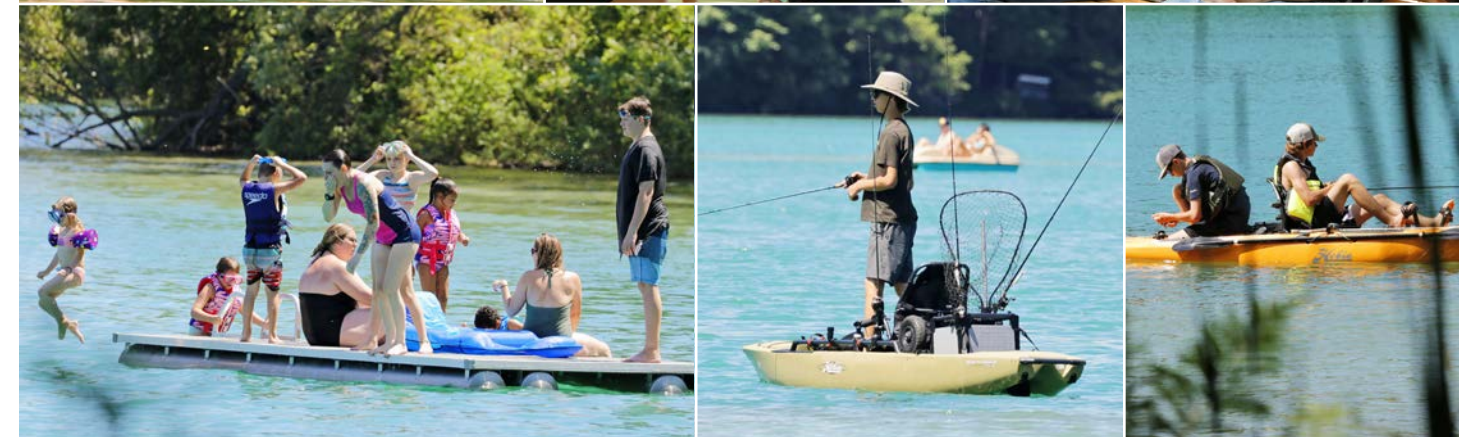
PIG ROAST



FISHING DERBY ANGLERS



HOW WE SPENT OUR LEISURE TIME AT THE LAKE



## MINUTES OF THE DLPOA BOARD OF DIRECTORS MEETING



### MONDAY, MARCH 8, 2021 Meeting called to order 7:32 pm

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

**Others present:** Georgianna Paul, Terry Gannon, Jim Dowd and Kent Taylor.

**President's Report:** Fred Everhart –

- Fred & Cinda handed out the updated welcome packets to new residents.
- Fred proposed that we continue to do Zoom meetings in 2021, except for meetings at the park during the summer months.

**Vice President's Report:** Scott Oswald –

- Scott acquired a quote for seed mix to plant on the west side. He emailed it to all board members for review. The quote is for a seed mixture that should work well in that area and should cover at least 2 acres. The board discussed it and approved purchasing half the seed, which will cover one acre.

- Scott also figured out an estimated cost for seedlings that would be purchased from the Oakland Conservation District and the supplies that would be needed to put them in pots until they are bigger and able to be planted outside. The seedlings come bare root. Volunteers will be needed to plant them in pots and care for them for the first year. The board approved \$750.00 for the purchase of the plants and supplies. Scott will go ahead and order them.

- Scott talked to a residential lawn care company and got some up-to-date information. The company is supposed to write the specific chemicals used (including the dosage of each chemical) on each invoice a resident receives.

**Secretary's Report:** Carla Gorton – The February minutes were amended and approved.

**Treasurer's Report:** Jane Debbrecht – No Treasurer Report.

### Infrastructure Update:

- Ed put a deposit down on two aluminum rafts that will replace the wooden ones at the east and west beaches. They should be delivered at the end of March or beginning of April and will be stored on the East Beach.
- Ed asked if he should purchase the remaining gate closers. Scott said he thought the closers with a delay would work better for bikes and strollers. Scott is going to look up information on the delayed closers and email it to Ed for review. Fred expressed some concern as to whether the delayed closers would hold up as well as the ones we have been using.
- Ed will lock the walk-in gates on April 1.

### Activities Update:

- Wes is working on getting someone to perform a concert at the park this summer.

### Natural Resources:

- Ed talked to Barney from the State of Michigan. He is going to come out and look at the lake. He is particularly concerned about the north end of the lake and the Timber Ridge subdivision. It would help if we could find a contact person for Timber Ridge, so we can keep them better informed with what is going on with the lake.
- When the spring rains start, then we all need to help with sampling the areas where the water is running into the lake, in order to find out the content of the runoffs.

- Ed needs a volunteer to go to the golf course to request a safety sheet detailing what chemicals they are using on the grounds.

### Communications:

- The Dunham Laker is almost finished. The articles are being finalized and then it will be sent to the printer. Kristina suggested starting a new history section.
- Jenny went through the Laker page by page and suggestions were made by board members.

- Jenny will put announcements on the website with upcoming dates for activities at Dunham. She also sends out announcements to the email group.

### Security Update:

- Security hours are going to be reduced in 2021. They will now be just on the weekends and holidays. Kristina will contact Nathan to see if he wants to work here again this summer with the reduced schedule.

### Old Business:

- Kristina will get pricing for the shirts with the Dunham Logo. The board voted on which colors they like and picked the three that will be offered as choices.

### New Business:

- Wes is going to fix the information box that was broken at the west beach.
- Carla will go ahead and schedule the beach clean-up crew for the summer.

### Call to Public:

- Jim Dowd (from the Addaleen side of the lake) proposed that it might be beneficial for the lake if the two districts representing residents around the lake were changed to one district for a more unified approach to caring for the lake. To get more information about this, go to Voters, not politicians website. Board members said that they would need more information before proceeding. Jim said that he would send more information to the board.
- Georgianna said that she is very concerned that the run-offs on the west side will get redirected to Button Bush Park and cause problems there. She is also worried that future building on the north side will cause even more issues.

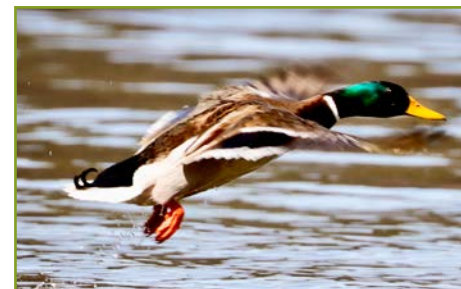
### Important Dates:

- Spring Workbee will be Saturday, May 8, with May 9 as a rain date.
- Annual Perimeter Walk – Should be a mixture of board members and residents. Scott is going to find residents who are interested in participating. Possibly 4/24.

**Adjournment:** 9:20 pm

**Next meeting:** The next meeting will be Monday, April 12 at 7:30 pm.

*Minutes recorded by Carla Gorton.*



## MINUTES OF THE DLPOA BOARD OF DIRECTORS MEETING



### MONDAY, APRIL 12, 2021 Meeting called to order 7:35 pm

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

**Others present:** Pat McCall, Georgianna Paul, Todd Bazzett, Tom Waypa, Carol Schmanske, Carol VanSpybrook, Terry Gannon, Robert Blakeny and Mike Luce.

**President's Report:** Fred Everhart –

- Ed took some more water samples from the lake recently and they did not show any pesticides that would be harmful. Ed and Jenny will work together to get an announcement out as to what has been done so far.

**Vice President's Report:** Scott Oswald –

- He is going to reach out to residents for help with pulling garlic mustard on the greenbelt.
- We need to check for phragmites in the creek to make sure they are not spreading.
- The Perimeter walk is going to be April 24. Scott is going to get a group of volunteers together for that.
- Scott is putting together a task list for the workbee, which will be on May 8. Need to add north gate clean-up, mulch along fence line at west beach and more mulch underneath swings at the main park.

**Secretary's Report:** Carla Gorton – The March minutes were approved.

**Treasurer's Report:** Jane Debbrecht – No Treasurer Report.

### Civic Committee Report:

- Carol VanSpybrook is going to set up a meeting by Zoom for the committee soon.

### Infrastructure Update:

- Old Rafts – Do we destroy both of them or keep one for the park? After much discussion by the board, it was decided by vote to destroy both rafts. We may revisit this topic next year and decide to purchase another raft at that time.
- Scott is going to check on renting a dumpster for disposal of the old rafts.
- The board voted to spend up to \$1,500 for extra anchor supplies for the new rafts.

### Activities Update:

- We are working on scheduling a wine, beer and snacks night at the lake. It may also be combined with a watercolor painting.

### Natural Resources:

- Putting down the new seed on the west side will be done at the Spring Workbee. We will need about 6-8 volunteers to get the seeding done.
- The tree seedlings that Scott ordered will be ready on May 1. Volunteers are needed that day to plant the bare trees in pots. We will then need volunteers to take care of them at their homes at least until fall, to give them the best chance of survival.

### Communications:

- The Spring Dunham Laker is at the printer and should be mailed by late April/early May. There will be a new history section where residents will be interviewed.

### Security Update:

- Nathan is going to work here again this summer with reduced hours. Jane will renew the phone that he uses.

### Water Quality:

- Ed talked to counties and Barney from the State about testing the lake. They are concentrating on the north end of the lake right now, checking culverts, run-offs and other areas that may be affecting the quality.
- Ed went to the north end during a water event and the water was running down the road, instead of dispersing into the grass like it should.
- Barney (from the State) thought that some black, musty vegetation on the west side of the lake that goes about 10 feet out could be part of the phosphorous issue.
- Another suggestion from Dr. Jude was to monitor wells, but that can be very costly.
- Jane is going to get a MSDS sheet from Dunham Hills Golf Course to find out what chemicals are used there.
- Georgianna obtained a sheet from a local lawn company detailing the chemicals they use.
- Michigan State offers an online *Intro to Lakes* course for interested individuals.
- Georgianna videotaped some of the run-off water during recent rains. She is working with Barney to gain more information.
- Todd Bazzett signed up for a monitoring program to learn more about the lake issues.

### Old Business:

- Kristina – The site for ordering shirts and sweatshirts should be available in May.
- Wes repaired the information box at the west beach.
- The east beach gate has been repaired and locked. The camera has also been set up for the season.



### New Business:

- **Swim Lessons** – Carol Schmanske asked if it would be possible to have professional swim lessons at the lake this summer. Participants will all be covered by liability insurance through the organization providing the lessons. Only resident's children and resident's grandchildren are allowed to participate. The board voted and approved the lessons. There has already been interest among residents for this program.

- Tom Teeters resigned from the board. Another person is needed to fill his position.

- There are holes in the bulletin board at the main park. We either need to repair it or take it down. Wes is going to check it.

- Should we hire someone to tag boats that aren't acceptable (not following the boat rules) and also to tip water that is in boats?

### Improving the Roads:

- Tom Waypa introduced Mike Luce (Public Works Director for Hartland Township), who spoke about improving the roads on the Hartland side. Mike suggested that we set up a town meeting for residents to start the process.
- Livingston County Road Commission would be handling the roads, not Hartland Township. He had some estimates for what it would cost each resident. In order to go ahead with the road project, a majority of the residents would have to vote in favor of it. If residents vote for the project, then it will be put on the schedule.
- Oakland County has not yet responded to phone calls asking about improving the Oakland side and what that cost might be. We need to continue to call them and encourage residents to call also.
- Tom Waypa and Mike Luce are going to come up with a plan and present it to the board. Carol Vanspybrook also volunteered to help them. They are going to meet with Rick Hamill and see if any headway can be made with the Oakland Road Commission.
- There would be a cost benefit to residents if Oakland & Livingston counties combine for this project.

**Adjournment:** 10:20 pm

**Next meeting:** The next meeting will be Monday, May 10 at 7:30 pm.

*Minutes recorded by Carla Gorton.*





**MONDAY, MAY 10, 2021**  
Meeting called to order 7:40 pm

**Members present:** Fred Everhart, Scott Oswald, Carla Gorton, Cinda Everhart, Jenny Vanderlist, Kate Griswold, Jane Debbrecht and Ed Cesa.

**Vice President's Report:** Fred Everhart –  
• A resident would like to donate a bench for the lake. We should be receiving the bench soon.

**Vice President's Report:** Scott Oswald –  
• We had many volunteers at the seedling potting event. There were 164 tree seedlings potted—50 were white pines, 50 were white oaks, 20 were red oaks and the rest were miscellaneous kind of trees. The seedlings were then transferred to the homes of their foster families, who will care for them until they are big enough to be planted in the ground. Thank you to all the residents who helped with this great project to improve our greenbelt.

• Residents have been pulling garlic mustard on the greenbelt. Thank you for your efforts!  
• Scott, Kristina and Gary spread all the special seed we had acquired on the west side of the lake and raked it in.  
• We may need to take some of the Norway trees out on the west side, because they have become very dense and are blocking the sun out.

• The Spring workbee was successful. Many volunteers came out to help. Even some new residents volunteered. It was nice to meet them. The old rafts were taken apart and disposed of. Some of the wood was salvaged for future use. Thank you to all who helped.

**Secretary's Report:** Carla Gorton –  
The April minutes were amended and approved.

**Treasurer's Report:** Jane Debbrecht –  
• Jane went over some of the higher priced budget items.  
• There will probably be some high cost items coming up relating to the lake quality issues.  
• Cinda brought in \$34,000 in past-due fees.  
• Treasurer's Report was accepted.

**Civic Committee Report:** No report.

**Infrastructure Update:**  
• Scott is going to get the regular service going for the Porta-Johns for the summer season.

**Activities Update:**  
• There will be a concert at the main park on Friday, July 16th.  
• Kristina, Kate and Wes are working on a Wine & Art Show event for this summer.

**Communications:**  
• Jenny will add a new page to the website titled *Water Quality Action Plan & Materials*, so information related to water quality activities can be posted in a single location. She will also modify the website to create a table of contents to make it easier for residents to navigate all content.

**Natural Resources:**  
**Water Quality**  
• Ed suggested that we arrange a meeting at the park for everyone who is interested in discussing how to improve the lake quality. If we all work together, then we can come up with a solid plan for the future. It would be good to have a professional at the meeting too to consult with and get ideas from.

• To be able to put alum in the lake, you have to get approval from the state first.

• Ed is going to take a sample from the west side of the lake, where the black, musty vegetation is along the shore.  
• It was suggested that fences along the west side shore might help keep some of the leaves out of the water.  
• Pumps can also be purchased to pump some of the bad debris out of the lake, but they would be noisy.  
• Jenny met with Ed to get information for website on water quality activities; they will be posted to the new web page mentioned above.

**Old Business:**  
• Tom Waypa is working towards coming up with a cost plan for improving the roads.  
• We still have an opening on the board to fill.  
• Scott – the Perimeter Walk went well this year. Wes, Scott and John Griswold went. Besides some of the usual issues, there were a few new violations that need to be dealt with.

**New Business:**  
• The board discussed and then voted to go ahead with the pig roast the first Saturday in August. Other details will be discussed at the June meeting.  
• Jenny asked the night lock crew if they were interested in cleaning the rafts this summer; they were and will take over this responsibility this year.

**Adjournment:** 9:07 pm

**Next meeting:** The next meeting will be Monday, June 14, 7:30 pm at the main park.  
*Minutes recorded by Carla Gorton.*

**MONDAY, JUNE 14, 2021**  
Meeting called to order 7:34 pm

**Members present:** Scott Oswald, Jenny Vanderlist, Kate Griswold, Jane Debbrecht, Ed Cesa, Wes Watt.

**Others present:** John Shultz, Mary Jeffries, Doug Flees, Ben Vanderlist, Jeff Sarkady.

**President's Report:** Fred Everhart – No Report.

**Vice President's Report:** Scott Oswald –  
• Seedling (in pots) – will follow up with adoptive families in July.  
• Seeding on west side of lake – some growth (where there is sunlight); need to consider opening Norways.  
• Broken parking lot rail at west beach – Ed repaired this, thank you!  
• Invasives – residents have done lots of work, thank you for your efforts! More work to be done on bittersweet & glossy buckthorn, as well as Black Swallow-wort at Briar Hill Park.

• Porta Johns – service has started

**Secretary's Report:** Scott Oswald –  
The minutes were amended and approved.

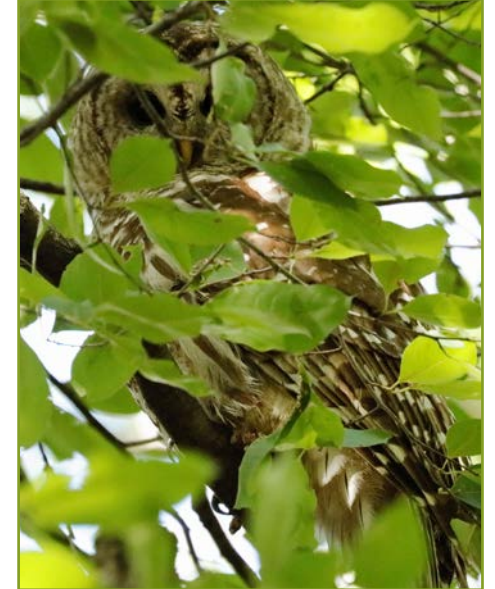
**Treasurer's Report:** Jane Debbrecht –  
Jane went over some of the higher priced budget items.  
• There will probably be some high-cost items coming up relating to the lake quality issues.  
• Workman's comp policy to be reviewed to confirm appropriate coverage; will provide recommendation in July.  
• Treasurer's Report was accepted.

**Civic Committee Report:** No report.

**Old Business:**  
a. Water quality (Ed) –  
• 3 new water samples analyzed (phosphorous is present, but it is unclear why. Providers of fertilizer in the area, including Dunham Hills golf course, have been contacted to review their products. None contain phosphorous); shared with both Dr. Jude and the state (EGLE); results will be posted to website.  
• Drainage from Timber Lake sub is in review by state, county & twp. to ensure operating/flowing properly and as designed.  
• State (EGLE) has informed us that any shoreline interventions will need state approval.  
• Will continue testing; up next is the site located on west side where there is an obvious rotten vegetation smell.  
• Need to locate contact on Addaleen side to assist with testing at discharge sites there.  
• Residents who are aware of inputs/pipes into the lake, please let Ed know so he can add it to the list of inputs/sites to be tested.



Photograph: Diane Blakeney



b. Paving Roads – N/A  
c. Event Planning and concert dates –  
• Summer concert will be 7/16 from 6-9 pm (Mike Freeman).  
• Pig Roast is 8/7.  
• Art & Wine night is 8/28 at 2 pm, with rain date of 8/29.  
• Any thoughts on a car show?  
d. Update from Scott regarding seed planting – Covered above in Vice President report.  
e. Pig Roast –  
• No pot luck this year due to Covid considerations; food will be served.  
• Budget of \$3,000 approved for pig roast, to cover expense of served sides instead of potluck. Proposed by Jane; seconded by Kate Griswold; all approved.  
f. New board member volunteer(s) – have an open position. No success yet filling it.  
g. Communications –  
• Please consider content for posting in fall/winter edition of the Laker.  
• Trash (dumpster) pick up at main beach – will update primary contact.

**New Business:**  
a. New rafts  
• Adjusted anchor line; working well so far.  
• Hartland Fire Dept. has been out multiple times to assist – thank you!  
• Wes Watt proposed raising charitable contribution to Hartland Fire Dept. to \$500 a year (in honor of the services they provide to us throughout the year). Seconded by Ed Cesa. All approved.

(The Hartland Fire Dept. has chosen the Children's Burn Camp for charitable contributions).

b. Tree trimming  
• Maintenance (one day) occurring this month.  
• Wes and Scott will research additional maintenance needs (including revisiting Norway removal plan) and review at July meeting.  
c. Boat regulations –  
• Need to address the number of boats at the lake and how we manage them.  
• Goal: Prior to boat launch in 2022, we need to put a resident team together to propose approach (need resident volunteers to make this happen).  
• Jenny, Kate, and Scott to craft communication to community group.  
d. Life preservers –  
• Will check with insurance company regarding putting these in and any issues to consider. Action: Jane Debbrecht.  
• Communication will be sent to residents on this once more information is available.  
e. Others –  
• Apparel – orders are due by Friday, June 18 for first shipment – more orders accepted later.  
• Security – committee is scheduling a meeting with Nathan to discuss some resident concerns and approach.  
• The main park bulletin board is deteriorating. Will ask Eric Gustafson for a quote to rebuild. Action: Jane Debbrecht with Cinda Everhart.

**Adjournment:** 9:14 pm

**Next meeting:** The next meeting will be Monday, July 12 at 7:30 pm. at the Main Park.  
*Minutes recorded by Jane and Jenny.*

## MINUTES OF THE DLPOA BOARD OF DIRECTORS MEETING



### MONDAY, JULY 12, 2021 Meeting called to order 7:32 pm

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

**Others present:** Carol Schemanske, Pam Moran, John Griswold, Georgianna Paul, Ben Vanderlist, Heather Kerr and Tom Ham.

**President's Report:** Fred Everhart – He is happy to report that we are going to have both the pig roast and a concert this summer. It's nice to get some of the events going again.

**Vice President's Report:** Scott Oswald – He suggested that we use reflectors on the rafts to help keep ducks and geese off them. He found some reflective tape that may work on our rafts and help deter them. After discussion with the board, Scott is going to order some tape to try.

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

**Treasurer's Report:** Jane Debbrecht – Jane went over the Treasurer's Report.

- She had checked into whether it would be a good idea to raise the amount of workman's comp insurance that we have. After discussing it with our insurance company, it was decided that we have adequate coverage for what we need at Dunham.
- The Treasurer's Report was accepted.
- **Civic Committee Report:** May 19, 2019 was last Civic Committee meeting. There are members who would like to step down. Jane and Scott are going to check to see which members will be replaced OR want to continue on the committee.

#### Infrastructure Update:

- Boat Regulation Committee: Tom Ham, John Schiltz and Todd Bazzett have volunteered to be on the committee. Thank you for volunteering. Jenny Vanderlist is

going to help the committee get going at the beginning. The target is to update the boat policies and have them go into effect next Spring before the boat season starts.

- Carol Schemanske is looking into safety devices that we could keep at the beach. Bright yellow is the preferred color at this point. There may also be flotation devices (which would be a different color) provided to groups that reserve the park. They would need to be returned after their event. The board agreed that Carol should go ahead and order some flotation devices.
- The insurance company said that it is also very important to put safety signs up at the beaches and the main park. Jane and Jenny are going to work on the wording for the signs.
- Jane got a quote to fix the bulletin board at the Main Park, which is in pretty bad shape. The cost would be \$500-\$1,200. The board discussed whether it was feasible to keep a bulletin board there and then decided that residents enjoy reading the information that is provided. Jane is going to pursue having a replacement built. Board approved \$1,200 budget to replace or update current structure.

#### Activities Update:

- The concert this Friday is all set to go. The food truck that was scheduled just canceled and we are trying to find someone else to provide food. Gary will post on Facebook and see if anyone else is willing to do it on short notice.
- The Pig Roast is scheduled for Saturday, August 7th. The Association will provide the meat and side dishes this year, due to Covid concerns. Families can bring additional food if they want to for their group. We are also hoping to have a bike parade and fishing derby that day. Volunteers are still needed.
- Art and Wine Night will be on Saturday, August 28 at 2:00 pm.
- Kristina is going to check with Howell Nature Center to see if they are able to come and do a presentation this year.

#### Natural Resources:

- Two large, dead trees were cut down. Some Norway Maples were also taken down.

#### Communications:

- Content for the Fall Laker is due by the beginning of September.
- We need a volunteer to deliver Welcome Packets to new residents.

#### Security:

- The committee is working to isolate several rules that are repeatedly not being followed by residents to assist Nathan in his security endeavors and make enforcement of those rules easier.

#### Old Business:

- Ed spoke to Barney from State of Michigan. Barney is going to a statewide meeting and will talk about Dunham Lake at it. Hopefully, he will get some constructive input from others as to what solutions would be the best for Dunham.
- Beth Corwin from Highland Township is working with Timber Ridge Estates to get the water drainage going the correct way, rather than having it drain into our lake.
- The State of Michigan is going to select a person who will be in charge of Dunham Lake and any proposed actions to improve the lake quality will have to be presented to that person first. Dr. Jude is going to talk to the appointed representative on our behalf.
- There has been discussion about treating some of the deeper areas with alum. It appears to be a good prospect for improving the lake.
- Ed and others are going to collect more samples from run-off areas, as the phosphorous levels are still high.
- Ed is going to talk to Beth (from Highland Twp.) about the run-off issues. Georgianna offered to go with Ed and show her the videos that she took of water coming from the Timer Ridge subdivision.

#### New Business:

- Heather Kerr volunteered to be on the Dunham board. She was voted in by the board. Welcome Heather!
- Jane, Carla and Jenny will construct a letter that will address the problem of standing water in boats. The letter will then be mailed to residents who are not taking the required measures to keep their boats dry, in order to reduce the breeding grounds for disease carrying mosquitoes.

**Adjournment:** 9:09 pm

**Next meeting:** The next meeting will be Monday, August 9 at 7:30 pm. at the Main Park. *Minutes recorded by Carla Gorton.*

## MINUTES OF THE DLPOA BOARD OF DIRECTORS MEETING

### MONDAY, AUGUST 9, 2021 Meeting called to order 7:35 pm

**Members present:** Ed Cesa, Jane Debbrecht, Cinda Everhart, Jenny Vanderlist, Heather Kerr, Wes Watt, Fred Everhart, Scott Oswald and Kristina Oswald.

**Others present:** James Rose, Cynthia Rose, Mary Jeffrey, John Schiltz, Pat McCall, Carol Pettipher, John Pettipher, Terry Gannon, Todd Bazzett and Georgianna Paul.

**President's Report:** Fred Everhart – defer to group.

**Vice President's Report:** Scott Oswald – Pig roast was very successful; estimated attendance was about 230 (275 predicted); not much food left over, but what was left went to the Deerfield Twp Fire Dept to assist needy families; looking for someone to take over leadership of event from Dave. Scott will reach out to volunteers to express our sincere appreciation.

**Secretary's Report:** Jenny Vanderlist – the minutes were amended and approved.

**Treasurer's Report:** Jane Debbrecht –

- We are on track with our budget.
- John Pettifer & Terry Crimean completed financial audit—thank you! No major findings; next year we should check into current insurance deductibles; Jane will check into this when time for renewal.
- Next year's budget: Jane needs ideas for projects in 2022.
  - Sand on the beaches
  - Rafts for watercrafts (\$5000)
  - Step pool system to slow water coming down hill on west side (\$?)
  - Hiring crew for invasive species
  - Lake quality project(s)
  - Tree Maintenance (minimum of 3 days)
  - Others? Please let Jane know
- Financial report approved.

#### Civic Committee Report:

- Terry Gannon and Carol VanSpybrook are stepping down; if anyone is interested, or know someone who might be, please let us know. Criteria is: 5 years as a resident, participated in board for 2 years, attend meetings quarterly (4x/year).

#### Infrastructure Update:

##### — Boat Regulation Committee:

- First meeting was held 8/8.
- Members include: Jenny Vanderlist, Scott Oswald, Todd Bazzett, Tom Ham, John Schiltz, and Cinda Everhart.
- Have begun to look at boats on the lakeshore and how we should handle these moving forward (addressing issues; enforcement policies; other boat regulation topics).
- Our goal is to develop a formal policy and procedure in time for Spring 2022; topics include:
  - Communication plan
  - Alternative storage options (abundance of small watercraft)

– Key issues

– Boat limits

– Boat storage & maintenance (including relocation of watercraft from another lake – need to clean in order to prevent invasive species from entering lake).

- If you have additional ideas, please contact a board member.

##### —Tree Maintenance:

- Will begin early winter.
- Wes will remove fallen tree on west side (near west beach, lower trail).

##### —Water Quality:

- Ed has talked to Barney (EGLE) multiple times over the last month; Barney will be presenting to DLPOA to share where we are with the state; invitations will also be sent to surrounding neighborhoods.
- We cannot do anything to the lake w/out state of MI approval (we do have a contact for this).
- Highland Twp is involved with Timber Lake Estates; looking at retention ponds to determine if they are working to the designed specs.
- Ed continues to take water samples from around the lake; continue to see high phosphorous levels but unsure why.
- Dr. Jude is involved as a consultant & mediator between us and the state; we have offered to compensate him for his time; he has proposed adding Alum to the lake (which provides 15-20 years where phosphorous would be 'locked up' the internal loading of the lake; it is costly but there are options for just treating the basins; this is estimated to cost about \$50k.
- The north end erosion needs to be addressed.
- Ed has proposed putting in a 300 foot or so silt fence before fall (until spring) to slow organics and in the watershed; this would assist with some of the organic load; Ed will check into options for this and present at next meeting.

##### — Lake safety update:

- Jane checked with insurance company; no cases found where safety equipment was installed and association was subsequently found liable for wrongdoing.
- Carol to provide update of safety equipment at next meeting.
- Future actions include: installing signs (such as 'swim at your own risk'); communicate annually the rules with regard to swimming.
- Jane + Jenny to finalize verbiage and get signs ordered.

##### — Bulletin Board (Main Beach)

- Estimated to be completed in the next month; Heather Kerr will manage board once completed.

##### — New Members for Civic Committee

- In process of looking for new members for Civic Committee; 2 positions available; if you or anyone you know is interested, please let a board member know; must have served on the board for 2 years past or present & a resident for 5 years; meetings are expected to be held quarterly (4x/year).

##### — Update on repaving roads

- Livingston: need to determine plan for Murray Hill (ownership is split between counties); plan is to exclude Tipsico (homeowners on Tipsico will be excluded from quote).
- Oakland: quote in progress.

##### Activities Update:

- The Pig Roast was a success; additional details noted above in Vice President's report.
- Art and Wine Night will be on Saturday, August 28th at 2:00 pm.
- The concert is scheduled for Saturday, September 11th at 6:00 pm.
- Kristina is going to check with Howell Nature Center to see if they are able to come and do a presentation this year.

##### Security:

- Proposal made to switch key gate to card gate.
  - There would be a large up-front cost but enforcement of rules and access becomes more realistic.
  - Will continue to brainstorm ideas regarding this.

##### Communications:

- Content for the Fall Laker is due by the beginning of September.
  - Board members were handed subjects for articles.
  - Two residents were interviewed for Laker article writing.
- We need a volunteer to deliver Welcome Packets to new residents.

##### New Business:

- Annual meeting – board voted to hold it at the golf course; date will be 3rd Tuesday of October; Jane will reach out to golf course regarding scheduling & space.
- Stairs for West Beach – John Pettipher + Terry Cremeans will put together some ideas (including types of stairs).
- Hiring crew for invasive plant removal – board approved hiring TPC for this.
- Run-off damage at north entrance to lake – some pathway is washed out; consider adding more limestone gravel (couple yards); may delay repair of path until Barney is able to provide more information on step pool system.

##### Call to the public:

- Security concerns raised regarding open gates and unsupervised dogs.
- The Pettiphers requested the board look at a tree on west beach that may be dead; Wes will take a look at it.
- Proposal made to potentially use Dougie's to replace Waste Mgmt for service at main & west beach; will look at this for next year.

**Adjournment:** 9:10 pm

**Next meeting:** The next meeting will be Monday, September 13 at 7:30 pm. at the Main Park. *Minutes recorded by Jenny Vanderlist.*

FOR YOUR INFORMATION



IMPORTANT CONTACT NUMBERS

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**DLPOA Park Patrol Contact Information:**

Nathan Hunter	248-534-9053	
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# REAL ESTATE MARKET UPDATE

FROM CONNE TEROVA



## HOUSING REPORT

### Everyone is asking me about what has happened with the Real Estate Market...Well, here you go!

Last year's lockdowns, work-from-home and virtual schooling had people hyper-focused on finding more space and bigger homes. In the third and fourth quarter as markets reopened, extreme buyer demand set historic sales records that carried over into 2021.

With depleted listing inventory—less than half typical levels—buyers pounced on fresh listings as soon as they arrived. Multiple quick over-asking-price offers continued to set monthly historic records for both price and speed of sale. The second week of April, 64% of new pending sales had been on the market for less than ten days and the average market time for all pending sales was 17 days.

While sales and prices continue to rally, demand is mellowing. Inventory levels that had dropped 11 consecutive months began to rise in April. While the fresh listings provided needed fuel for the market and helped the sales run continue, many of the buyers that had been waiting to find a home have found it and are no longer looking.

Days on market, which sits at 17 days should rise. From March through early May, over 60% of new pending sales were on the market for ten days or less. That percentage has dropped to around 35%. In 2007, supply levels peaked at 19 months during the recession. At that point, inventory levels were 3x normal levels and demand was low.

In contrast, this past year's inventory levels are about half of normal while demand, bolstered by the pandemic, has been at an all-time high. That combination has dropped supply levels in half from 3.2 months (pre-pandemic) to 1.6 months.

Supply levels have bottomed and are back on the rise. The market with its out-of-balance supply and demand is easing toward balance. Therefore, look for seasonal trends to slowly return (including a burst of fall sales activity) for supply levels, market pace and prices as the market normalizes.

As always, if you have any questions about the value of your home or need suggestions as to how to add value to your investment...just call, email or text me!

Stay Safe.



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# Dunham Lake

Property Owners Association  
1010 Murray Hill, Highland, MI 48357



The Dunham Laker  
Fall/Winter 2021

A Great American Neighborhood

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## IMPORTANT DATES: Mark your Calendars!

- DLPOA Annual Meeting  
October 19, 2021
- Fall Workbee  
October 23, 2021
- Boats OUT!  
December 1, 2021
- Boats IN!  
April 1, 2022
- Spring Workbee  
May 7, 2022
- Neighborhood Pig Roast  
August 6, 2022

**THE HAUNTED TRAIL**  
October 23, 2021 (from 2-6 pm)

**BOOO!**



### DLPOA Board Meetings

DLPOA board meetings are held the second Monday of the month. Summer (June, July, August) meetings are held in the main park, weather permitting. Other meetings are held at DLPOA board member homes or virtually.

The DLPOA Annual Meeting will be held at the Dunham Hills Golf Course conference room on Tuesday, October 19, 2021.

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

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