

Island Hills Condominium Association

Phases 1 and 2

P.O. Box 340 Sturgis, Michigan 49091 e-mail: bob@pse-usa.com

RE: 2022 Dues invoice enclosed.

Dear Member,

February 22, 2022

Dues this year are:

\$250 for HOMES

\$125 for EMPTY LOTS

Please make check out to "Island Hills Condominium Association" and mail to:

(Return Envelop Enclosed)

Island Hills Condominium Association

P.O. Box 340

Sturgis, Mi. 49091

As indicated in last year's letter, we will not be scheduling a membership meeting unless there is a reason to do so. We will continue to distribute an annual letter. For stability, the current Director/Officer structure in our condo until further notice is as follows:

Phase 1

President/Treasurer: Robert Griffioen

Vice-President: Christian Griffioen

Secretary: Jessica Griffioen

Phase 2

President/Treasurer: Robert Griffioen

Vice-President: Christian Griffioen

Secretary: Jessica Griffioen

This year, Members and Realtors will have access to all pertinent condominium documents on the link we just installed on the Island Hills Golf Club website: www.islandhillsgolf.com. This is further explained in item 2 under New Business. These include such things as the MASTER DEED, BYLAWS, REVISED BUILDING RESTRICTIONS WITH HIGHLIGHTS, etc. as well as applicable amendments.

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NEW BUSINESS

1. Answering Service and communication.
2. New Website with Condo Documents.
3. Services, dues, and misc. invoice collections.
4. Discussion: Condo Roads

FORWARD:

The Condo balance sheets as of 12-31-21 are as follows:

<u>General Account :</u>	<u>Road Account :</u> (See section 4 discussion)
12-31-21 cash balance: \$ 6,512.69	12-31-21 cash balance: \$ 18,893.23
+\$ 7,350.00*	-\$ 7,350.00*
Actual <i>adjusted</i> total: \$ 13,862.79	Actual <i>adjusted</i> total: \$ 11,543.23

*Receivable from Road Fund to pay 2021 invoices for \$6,100 planned road maintenance in 2021 for Phases 1 and 2, plus \$1,250 to complete LTPOA Raintree Project.

DIVISION BALANCES:	
1. Phase 1 WEST	\$ 11,543.23**
2. Phase 1 EAST	\$ 0.00
3. Gales Court	\$ 0.00
4. Hidden River/Brookstone	\$ 0.00
5. Brandywood	\$ 0.00

Due to current Condo bylaw obligations, all five (5) DIVISIONS were obligated to collaborate with LTPOA in a 2021 Raintree Reconstruction Project. Since Phase 1 WEST received no benefit from this project, **yet made significant contributions, the Board decided that the total remaining Road Fund balance of \$11,543.23 should go toward future Phase 1 WEST road maintenance. All remaining DIVISIONS will have the option to do a special assessment at their own discretion for any future repairs on ITS streets. Phase 1 WEST DIVISION will also have that option once its funds run out. This unfortunate circumstance was remedied when the Board adopted the amendments described below which can be viewed on the website described in item 2 under New Business.

[Phase 1]: In [item 10.] amendment, **see Section 2.3c.** in the corresponding bylaws.

[Phase 2]: In [Item i.] amendment, **see Section 3c.** in the corresponding bylaws.

PRIOR TO THESE AMENDMENTS, WE WERE UNABLE TO COME UP WITH A FAIRER WAY TO ADDRESS THESE KINDS OF INEQUITABLE SITUATIONS. AS I SAID IN THE 2021 ANNUAL LETTER, WE ARE OPEN TO SUGGESTIONS TO A BETTER WAY.

New business:

1. Answering Service and communication.

We have no “on call” staff in our Condos. We are therefore, asking that all inquiries, henceforth, be called in to the new Condominium answering service at **269-319-8140**. They will take down your information and e-mail it to the proper authority. Please make certain to give them your contact information, preferably a valid e-mail address.

2. New Website with Condo Documents

We have installed a NEW link on the Island Hills Golf Club website that enables members to access condo documents at any time. This is a “work in progress”, and will have continuous ongoing updates as necessary.

IMPORTANT:

New homebuilders, please pay CLOSE attention to:

Phase 1 properties: items 4, 8, 8a, and v

Phase 2 properties: items j, m, and v

Go to: www.islandhillsgolf.com

In the green bar at the top right of the home page, click: **Condominium Documents**

[←Click here](#)



This “drop down menu then appears:



Island IN the Hills
Condominium Association -
Documents

[Phase 1 Click here →](#)

Island Hills Condominium
Association Phase 1 -
Documents















[Phase 2 Click here →](#)

Island Hills Condominium
Association Phase 2 -
Documents

















IHCA Phase 1 and 2 - Directors
Documents

Then scroll down and SINGLE click on the document you want to read or print:

Phase 1: New homebuilders in Phase 1, please pay CLOSE attention to: items 4 , 8, 8a, and v

-  1 of Phase 1 Island Hills Master Deed and Exhibit A (BY-LAWS) 10-30-1998
-  2 of Phase 1 Island Hills 1st Amendment to MASTER DEED (extend size of Condo) 12-5-2002
-  3 of Phase 1 First (Should have been 2nd) Amendment to MASTER DEED (elim. lots 169 and 170) 3-19-2004
-  4 of Phase 1 Ammend to Declaration of Building Restrictions and Covenants 3-19-2004 (Superseded in 2006)
-  8. of Phase I DECLARATION OF BUILDING RESTRICTIONS highlighted
-  8a. of Phase I Declaration of Bldg Restrictions & Covenants - L 843, P 160 - Rec. 06.30.98
-  9. FINAL Articles of Incorporation Amendment Filed 1.18.18 Island Hills Condominium [Phase I]
-  9a. of Phase I Articles of Incorporation 11.2.98
-  10. of Phase 1 RECORDED Amendmt to Bylaws (Added Section 2.3c.) 12.17.19
-  11. Island Hills Community Contact Listing 7-21-21
-  12. LTPOA and Island Hills Condos Phases I & II Snow Removal Agreement 1-19-2021
-  13. Island Hills Condominium Association Ph 1 & 2 Duties 2-11-2022
-  k. Island Hills Community Contact Listing 7-21-21
-  v. Municipal Zoning Administrator Survey Guidelines PH 1 &2

Phase 2: New homebuilders in Phase 2, please pay CLOSE attention to: items j, m, and v.

-  a of Phase 2 Island Hills Condominium Master Deed 1-3-2006
-  b of Phase 2 Island Hills Condo 1st Amendment (Expansion of Condo from 50 to 97 Units) 12-6-2006
-  c of Phase 2 Condo 2nd Amendment (103 & 104 and 117 &118 and 121 & 122 ONE bldg. Site ea. 2-12-2007
-  d. of Phase 2 Island Hills Condominium 3rd Amendment (Correcting Stafford lot 75 size) 5-22-2008
-  e. of Phase 2 Recorded 4th Amend to Master Deed (HIDDEN PINES is Limited Common Element) 8.17.2021
-  f. THERE IS NO f. DOCUMENT
-  g. of Island Hills Condo Phase II Articles of Incorporation 1.5.06
-  h. Recorded Notice of Private Road (Stafford lot 75 which is not a member of Condo) 5-18-21
-  i. of Phase 2 RECORDED Amendmt to Bylaws (Added Section 3c.) 12.17.19
-  j. of Phase 2 BUILDING RESTRICTIONS highlighted
-  k. Island Hills Community Contact Listing 7-21-21
-  L. for Phase 2 RECORDED Written Transfer of Rev Comm Funct and Dev Rights and Powers 9-23-2021
-  m. of Phase 2 (RECORDED) Board Acceptance of Review Committee Authority
-  n. LTPOA and Island Hills Condos Phases I & II Snow Removal Agreement 1-19-2021
-  o. Island Hills Condominium Association Ph 1 & 2 Duties 2-11-2022
-  v. Municipal Zoning Administrator Survey Guidelines PH 1 &2

3. Services, dues, and misc. invoice collections.

As I indicated above in item 1, **Island Hills Condominium Association has no staff.** Therefore, like last year, we will not be contacting people who are late in paying dues or misc. condo invoices sent to them at varying times during the year. **We are pleased to announce that there was only ONE (1) delinquent member that was late in 2021.** It would be very helpful if members would pay upon receipt to avoid misplacing or losing their invoice as time goes by.

As was stated in last year's dues letter, interest and penalties per the by-laws would simply be added to the following year's dues invoices. Since only one (1) member was late this year, we chose to ignore that *this time*. As a FYI, for the protection of members, if it becomes necessary to lien a property, the bylaws require that the Board must send a "Notice of Action" letter to any delinquent, giving a last opportunity to make full payment on a past due invoice.

New for 2022: Any unexpected expenses in 2022 will be invoiced in the *following* year including any road repairs [*determined by the property owners where the repairs are deemed necessary*] or other special assessments. These will be unique for EACH of the five (5) DIVISIONS specified in item 4 below. This "pay as you go" system will result in dues that will vary henceforth depending on what the affected property owners want. i.e., Dues assessments will change year to year based on actual expenses incurred in the previous year.

4. Discussion: Condo Roads

The biggest problem we always face is what to do about maintenance of private roads. As a reminder, below are some excerpts from the comprehensive report from the 2021 annual letter.

Ultimately, it now appears that the only way to obtain sufficient road repair funds, henceforth, is by **special assessments** applied to the property owners **of the roads that need repair**. *Note: In 2021, we did do repairs on some of the roads.* As explained on page 2, if, for any DIVISION, its Road Fund is insufficient to pay for the work that its property owners want done, those property owners will assess themselves for the funds needed in conjunction with Board assistance. The *residents* in each DIVISION will be required to select a person in *their* DIVISION to be the organizer* of any projects undertaken, including collecting quotes and the necessary funds. This organizer will be required to submit the plans and quotes to the Board for approval. **As I said earlier in this letter, there will be no "on call" staff to handle such projects in the future.** Therefore, members must step forward and be more self-sufficient to accomplish desired goals in their neighborhoods. The Board can offer possible contractor sources for the DIVISION leader to contact.

*In LTPOA, they call these "SHORE CAPTAINS."

The maps on the following pages show a color-coded depiction of the various roads used by the multitude of property owners in Phase 1 and 2 Condos, as well as the Golf Course AND Island IN THE Hills Condo Assn. Both will be assessed their fair share amounts as necessary. The maps also show the five (5) assigned DIVISIONS* *within* Phase 1 and 2 Condos **that will be responsible for their own private roads.**

*DIVISIONS:

1. Phase 1 WEST
2. Phase 1 EAST (Collaborating with LTPOA)
3. Gales Court
4. Hidden River/Brookstone
5. Brandywood

Based on the non-responses for *alternate* ideas as were requested in the 2021 annual letter, the maps on the next pages show the direction we must apparently go.

This action is enabled by the amendments that were created and recorded on December 17, 2019. They can be currently viewed on the website. These amendments enable the Board of Directors of each Condo to make adjustments to assessments based on users and non-users of formerly defined Condo “common elements.”

On the website www.islandhillsgolf.com

In the green bar at the top right of the home page, click: **Condominium Documents**

[Phase 1]: In [item 10.] amendment, **see Section 2.3c.** in the corresponding bylaws.

[Phase 2]: In [Item i.] amendment, **see Section 3c.** in the corresponding bylaws.

An example of an actionable item using the new amendments to resolve an inequity was in regard to the Snow Removal Agreement with LTPOA for Raintree. We felt that PROPERTY owners in Phase I, but **only** the ones that enter their property from **the Shimmel Rd. entrance**, should be exempt from paying assessments for Raintree maintenance, *since they NEVER use Raintree to access their property*. The exceptions would be those property owners in Phase 1 WEST that have a boat dock on Grandview Isle and who likely access it by traversing on Raintree. This appears to be an insignificant issue.

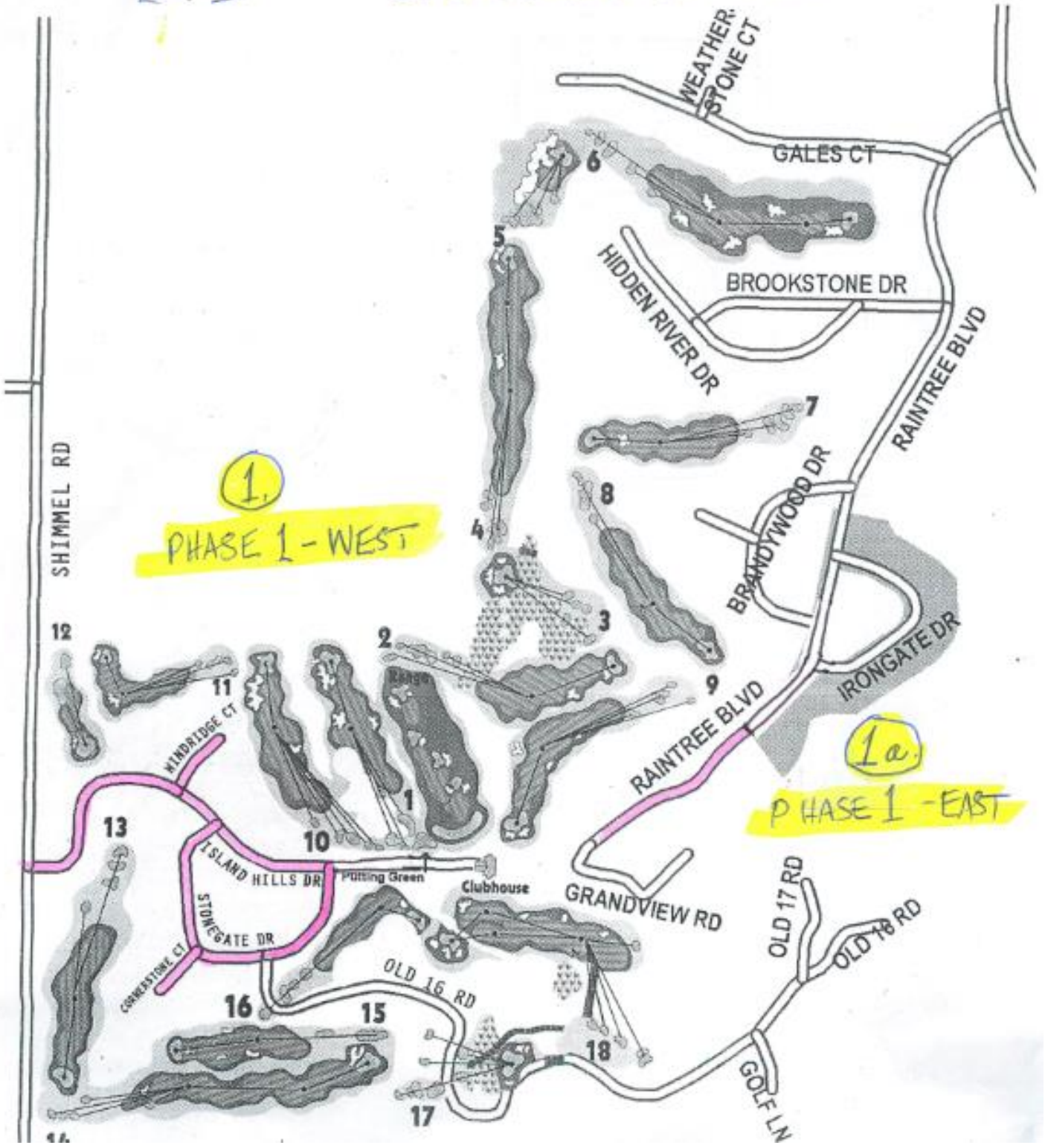
Moving on:

The following two (2) pictorials show the five (5) DIVISIONS that would be responsible for assessments to repair and maintain the roads they live on. The Golf Course and Island IN THE Hills Condo Assn. will pay a fair share amount for any Condo roads it uses. Under current bylaws, Phase 1 EAST property owners on Raintree, *and* Phase 2 property owners were obligated to collaborate with LTPOA for the renovations done on Raintree in 2021.

1.
1a.

PHASE 1 OF ISLAND HILLS CONDO. ASSOC.
[WEST] 47 HOMES & LOTS TOTAL

PHASE 1 OF ISLAND HILLS CONDO ASSOC.
[EAST] 21 HOMES & LOTS TOTAL

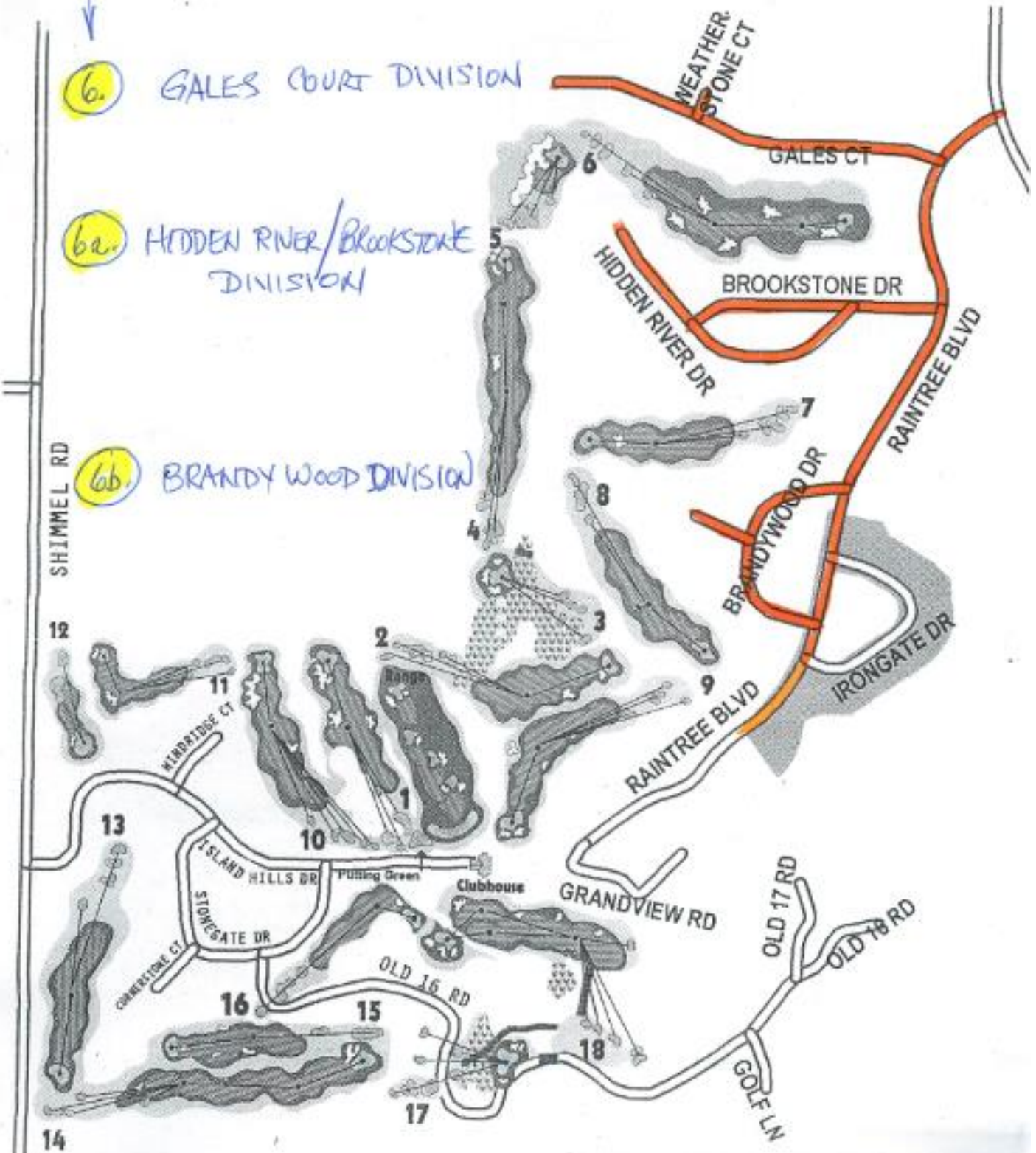


PHASE 2 OF ISLAND HILLS CONDO ASSN.
125 TOTAL OF HOMES & LOTS

6. GALES COURT DIVISION

6a. HIDDEN RIVER/BROOKSTONE DIVISION

6b. BRANDYWOOD DIVISION



No matter what we end up doing on the roads, *particularly* in Phase 2, it is unlikely that we would reconstruct *any* roads in Hidden River Hills Dr./Brookstone Dr./or Gales Court until more homes are built. If the residents on those roads want to do repairs *prior* to this, they may do so at their expense. What that means is, under our current logic, there are no plans to do ANYTHING to these roads, *other* than possible spot repairs. That is the plan of Terra 88, LLC for Gales Court AND Brandywood Divisions. i.e. On Gales Court, the homes will be built *first*, and we will amortize [guessing] \$3,000 per lot x 44 lots to raise \$132,000 for the road at no expense to any other DIVISION. Same for Brandywood Division. Same for Hidden River Hills/Brookwood Division. No one in Phase 1 WEST **Division**, nor anyone on Raintree will be asked to contribute to any of these private roads. ***We invite anyone to show us a better way.***

In summary: There will be no more funds budgeted for roads in the annual assessments, which will vary up or down henceforth. As was comprehensively explained in the 2021 annual letter, surpluses were funded for MANY years and tolerated by **non-benefitting property owners** whose current obligations have been reduced out of fairness. This will result in smaller surpluses, yet funds collected will be in compliance with current bylaws.

Bob Griffioen
President/Treasurer
Islands Hills Condominium Association (Phase I)
Islands Hills Condominium Association, Phase II