

# Island IN THE Hills

## Condominium Association

P.O. Box 340 Sturgis, Michigan 49091 e-mail: [bob@pse-usa.com](mailto:bob@pse-usa.com)

Last update: June 19, 2023\*

Dear New Member,

Welcome to the Island Hills Community!

To help assist you in your plans for your lot, we refer you to the Island Hills Golf Course website. [www.islandhillsgolf.com](http://www.islandhillsgolf.com). Numerous reference documents you will eventually need are readily available if you have access to Internet.

We distribute an annual letter with assessments in February updating members on all Condo affairs. Assessment period applies January 1-December 31. We only conduct meetings by Zoom when they are deemed necessary. Please send us your contact information **which is NOT shared**. We need a preferred e-mail address; a cell ph. no where we can reach you; and your preferred mailing address for Condominium documents.

### Answering Service and communication.

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

### \*Website with Condo Documents

We have installed a 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. **The Condo has hired a consultant who will review lot owner plans for compliance to the by-laws from A-Z, and then advise the ACC of the findings.** **This process is required to be paid for by the lot owner, not the Condo.**

**IMPORTANT: New homebuilders, please pay CLOSE attention to items:**

**G, J1, J2, M, N\*\*, O, P, Q, R, 9, 11, V, and W**

**\*\* See last page of this letter to view a drawing showing septic connection points to all lots.**

Go to: [www.islandhillsgolf.com](http://www.islandhillsgolf.com)

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



This “drop down menu then appears:



- Island IN the Hills Condominium – Association Documents
- Island Hills Condominium Association Phase 1 – Documents
- Island Hills Condominium Association Phase 2 – Documents
- IITHCA – Director Documents
- IHCA Ph1 – Director Documents
- IHCA Ph2 – Director Documents

Click on **“Island IN the Hills Condominium - Association Documents”**

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

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## Boat Launch Keys from LTPOA

Boat launch keys can be obtained from Mark Versteeg in the Golf Pro Shop.  
Mark's cell ph. no. is: 269-467-7261

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

As was indicated above, **Island IN THE Hills Condominium Association has no staff. Therefore, we will not be contacting people who are late in paying dues or misc. invoices sent to them at varying times during the year.**

Interest and penalties per the by-laws will be added to next year's dues invoices. For the protection of members, the bylaws require the Board to send a "Notice of Action" letter to any delinquent, giving a last opportunity to make full payment on a past due invoice.

Our dues determination system is modeled after Lake Templene Property Owners Association. [LTPOA], and Island Hills Condominium Association Phases I and II. We now are reviewing all expenses paid in the *previous* year to determine which are actual fixed expenses and which are *non-recurring* expenses. We will only be requiring payment for **fixed** recurring expenses in the attached dues invoice. Under the current plan, any unexpected expenses will be invoiced in the *following* year including any road repairs or other special assessments deemed necessary.

## Community Septic System General Information.

This section applies to members that require access to the community septic system: Beginning in 2023, new homes require a \$1400 "connection charge" to be deposited into the Escrow Account per the MASTER DEED. It must be increased every five (5) years by \$200. DEQ dictates these increases per the formula it uses.

Additionally, a project was initiated in the fall of 2016 to have Dave Mostrom locate all septic system connection points for 31 [in 2016] empty lots that had access to the community septic system. The cost for this project was \$9,186.13. At that time, we had a surplus in the General Account, so it was the Board approved plan to pay this expense from the General Account and treat it as an interest free loan.

When a lot is sold and the owner decides to do a septic connection, there will be a \$1,700 "connection fee." Of that, \$1,400 is required by DEQ to be paid by the lot owner to the Sewer Escrow Account for "perpetual" maintenance per DEQ requirements. The remaining balance of \$300\* is to be paid to the General Account as a one-time loan payment PER LOT made by the lot owner for services performed in 2016 to locate septic connections in front of their lot.

\*In 2016, the project total cost of "\$9,186.13" was divided by 31 = \$296.33 (rounded to \$300) per lot.

As of 2-13-2023, the GENERAL ACCOUNT loan balance had been reduced to \$6,186.13 due to numerous lots sold and homes built on them.

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Regarding the small island shown below:

**This is a private island owned by Island IN THE Hills Condominium Association, and is intended to be unoccupied, *except* when volunteer *local* island residents are performing maintenance.**



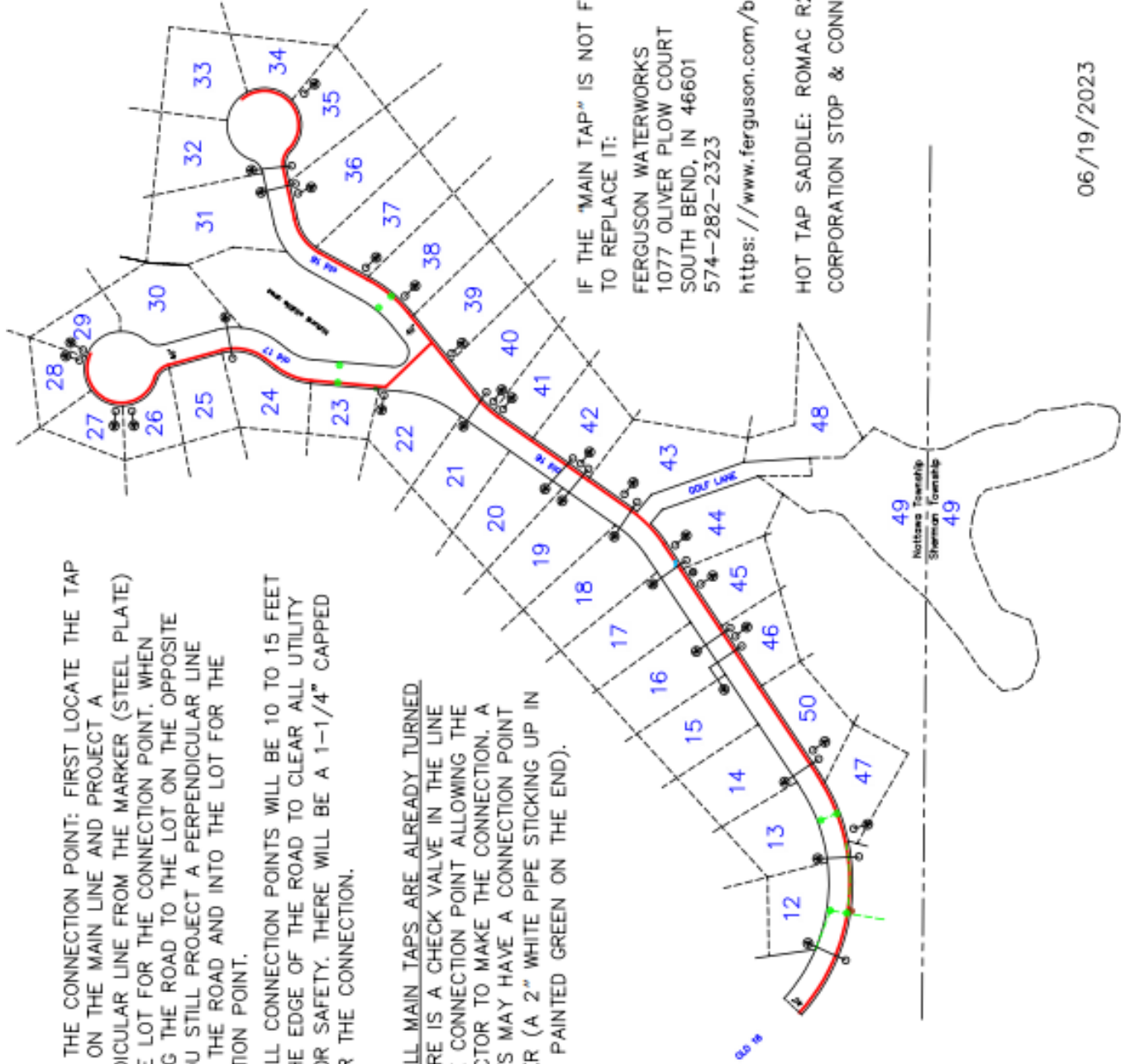
Once again, WELCOME to the Community!

Bob Griffioen,  
President,  
Island IN THE Hills Condominium Association  
e-mail: [bob@pse-usa.com](mailto:bob@pse-usa.com)

TO FIND THE CONNECTION POINT: FIRST LOCATE THE TAP MARKER ON THE MAIN LINE AND PROJECT A PERPENDICULAR LINE FROM THE MARKER (STEEL PLATE) INTO THE LOT FOR THE CONNECTION POINT. WHEN CROSSING THE ROAD TO THE LOT ON THE OPPOSITE SIDE, YOU STILL PROJECT A PERPENDICULAR LINE ACROSS THE ROAD AND INTO THE LOT FOR THE CONNECTION POINT.

NOTE: ALL CONNECTION POINTS WILL BE 10 TO 15 FEET FROM THE EDGE OF THE ROAD TO CLEAR ALL UTILITY LINES FOR SAFETY. THERE WILL BE A 1-1/4" CAPPED PIPE FOR THE CONNECTION.

NOTE: ALL MAIN TAPS ARE ALREADY TURNED ON! THERE IS A CHECK VALVE IN THE LINE FOR THE CONNECTION POINT ALLOWING THE CONTRACTOR TO MAKE THE CONNECTION. A FEW LOTS MAY HAVE A CONNECTION POINT IDENTIFIER (A 2" WHITE PIPE STICKING UP IN THE LOT PAINTED GREEN ON THE END).



IF THE "MAIN TAP" IS NOT FUNCTIONING, HERE IS THE INFORMATION TO REPLACE IT:

FERGUSON WATERWORKS  
1077 OLIVER FLOW COURT  
SOUTH BEND, IN 46601  
574-282-2323

<https://www.ferguson.com/branch/south-bend-in-waterworks>

HOT TAP SADDLE: ROMAC R202S035051

CORPORATION STOP & CONNECTION: FORD METER BOX FB1600-5-NL