

Island Hills Condominium Association

Phases 1 and 2

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

Dear Member,

February 5, 2024

Your 2024 dues invoice is enclosed. **DUE DATE: April 5, 2024**

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 always, the previous year dues letter is the *starting point* for this year's annual letter. Annual meetings will be suspended until further notice. This process was initiated several years ago and received *supermajority* Member Consent. **However, we have expressed very clearly that if someone wants to have a meeting, they can request one.** Our Condo history has shown that very few members show up to these meetings, anyway. Notwithstanding, MEETINGS CAN BE SCHEDULED IF THEY ARE DEEMED NECESSARY BY THE B.O.D. i.e. **They would *only* be scheduled if an item(s) cannot be resolved by e-mail or ZOOM correspondence.** **Note: For members who want to be included in e-mail blasts, please send us an e-mail address that we can send to.** Your e-mail address will not be shared with anyone nor will any e-mails be sent to you that are not pertinent to **Condo** affairs. **THOSE THAT DON'T HAVE AN E-MAIL ADDRESS OR CHOOSE NOT TO GIVE ONE TO US WILL ONLY RECEIVE THE ANNUAL LETTER LIKE THIS ONE.**

USEFUL REFERENCES:

1. Answering Service and communication.

There is no "on call" staff in the Condos. **ALL** inquiries are to be called in to the new Condominium answering service at **269-319-8140**. It 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. Previous annual dues letters are online.

We are putting previous annual dues letters from 2019, 2020, 2021, 2022, 2023 and the current 2024 on the website (explained later in this e-mail) for the benefit of new property owners as well as for veteran property owners who may have lost previous letters. Since we are not having annual meetings, this makes the comprehensive letters available for all to see at all times.

3. Mowing and cleanup

Owners of empty lots must pay for their own mowings and cleanup, just as other Condos in the area do. Gary Metz said that when he was on the Board, there were two (2) mowing's each summer. One was on approx. June 15, and the other was near the end of August. He said that this schedule minimized the "tumbleweed" problem that the LTPOA residents on Raintree are constantly complaining about. We will continue to follow the former Board's schedule requiring all empty lots to be mowed twice a year at the dates indicated at a cost of \$3,050 for the entire Phase 1 and Phase 2 complexes. **Once again, this will not be paid by the Condos.** It will be paid by the owners of the empty lots pro rata. *Any empty lot owner that currently mows their own lot will not be invoiced through their annual dues billing.*

4. Membership Meetings

As indicated in the previous year's letters, membership meetings will not be scheduled unless there is a reason to do so. The process in place will continue to distribute this type of comprehensive and detailed annual letter to keep members informed. Since the below Directors have majority ownership of both Phase 1 and 2 Condos, it doesn't make sense to have annual elections until they have minority ownership. Therefore, for stability, the current Director/Officer structure in the 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

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

As indicated previously in this letter, **the Condos have NO staff. Therefore, 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.**

Interest and penalties, per the by-laws, will be added to the *following year's* dues invoices. **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, including interest, on a past due invoice.**

Any unexpected expenses after dues invoices went out **will also be invoiced in the following year,** including any road repairs or other special assessments. **[Road repairs, etc. to be determined by the property owners where the repairs are deemed necessary.]** These will be unique for EACH of the five (5) DIVISIONS specified in the diagrams shown later in this letter. This "pay as you go" system will result in dues that will vary 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.

It is gratifying that in 2022, **and now 2023,** Condo members all made their payments prior to the due date. **When members pay their dues on time IT SAVES A LOT OF FOLLOWUP WORK FOR THE BOARD, and WE THANK EVERYONE FOR THAT!!!**

6. Website with Condo Documents

A link is 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, 10, and v

Phase 2 properties: Items i, j, and v

Go to: www.islandhillsgolf.com

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





This "drop down menu then appears:

Phase 1 Click here →

**Island IN the Hills
Condominium Association -
Documents**

**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, 10, and v

(Add 2024 dues letter to website. Also, type these charts and eliminate the print screens.)

NEW OWNER INFORMATION LETTER for Island Hills Phase 1 6-19-2023

AS SENT DUES LETTER FOR 2019 PHASES 1 & 2 5-21-19

AS SENT DUES LETTER FOR 2020 PHASES 1 & 2 3-18-20

AS SENT DUES LETTER FOR 2021 PHASES 1 & 2 3-5-21

AS SENT DUES LETTER FOR 2022 PHASES 1 & 2 2-22-22

AS SENT DUES LETTER FOR 2023 PHASES 1 & 2 2-1-23

Condo TRASH PICKUP, Misc. contacts, BOAT-LAUNCH KEY, etc.-2-24-23

Island Hills Condominium Association Ph 1 & 2 Duties 1-28-23

Phase 1 & 2 ROAD REPAIR COSTS THRU 2020

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 Amend 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 (USERS PAY) Amendment to Bylaws (Added Section 2.3c.) 12.17.19

12. LTPOA and Island Hills Condos Phases I & II Snow Removal Agreement 1-19-2021

INTERNET SOLUTION IF YOU HAVE PROBLEMS OBTAINING IT

v. Municipal Zoning Administrator Survey Guidelines PH 1 & 2

Phase 2:

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

NEW OWNER INFORMATION LETTER for Island Hills Phase 2 6-19-2023
Condo TRASH PICKUP, Misc. contacts, BOAT-LAUNCH KEY, etc.-2-24-23
Island Hills Condominium Association Ph 1 & 2 Duties 1-28-23
AS SENT DUES LETTER FOR 2019 PHASES 1 & 2 5-21-19
AS SENT DUES LETTER FOR 2020 PHASES 1 & 2 3-18-20
AS SENT DUES LETTER FOR 2021 PHASES 1 & 2 3-5-21
AS SENT DUES LETTER FOR 2022 PHASES 1 & 2 2-22-22
AS SENT DUES LETTER FOR 2023 PHASES 1 & 2 2-1-23
Exhibit A of Amendment to Declaration. Phase II Legal Description
JEFF CHUPP (signed) POWER OF ATTY. ASSIGNMENT (PH. 2 ONLY) TO ERIC SCHEKES (REFERS TO Exhibit A)
Phase 1 & 2 ROAD REPAIR COSTS THRU 2020
Phase 2 (RECORDED) Board Acceptance of Review Committee Authority
Recorded signed Written Transfer of Review Committee Function and Developer Rights and Powers 9.23.2021
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 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
g. Island Hills Condo Phase II Articles of Incorporation 1.5.06
h. Recorded Notice of Private Road regarding lot 75 which is not a member of Condo 5-18-21
i. Phase 2 RECORDED (USERS PAY) Amend to Bylaws (Added Sect 3c.) 12.17.19
INTERNET SOLUTION IF YOU HAVE PROBLEMS OBTAINING IT
j. Phase 2 BUILDING RESTRICTIONS highlighted
n. LTPOA and Island Hills Condos Phases I & II Snow Removal Agreement 1-19-2021
v. Municipal Zoning Administrator Survey Guidelines PH 1 & 2

7. Condo Private Roads

The biggest problem the Condo always faces 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:

*As stated in past annual letters, unless someone can come up with a better way, the only way to obtain sufficient road repair funds, is by **special assessments applied to the property owners of the roads that need repair.** i.e. As explained earlier in this letter, any DIVISION where the property owners want repairs or maintenance done, those property owners must assess themselves for the funds needed in conjunction with Board assistance.*

*The residents in **each** DIVISION must select a person in **their** DIVISION to be the “Organizer”* of any projects undertaken, including gathering quotes and the necessary funds.*

***This “Organizer” must submit the plans and quotes to the Board for approval.** As mentioned earlier in this letter, there is no “on call” staff to handle such projects. 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 “Organizer” to contact.*

**In LTPOA, they call these “SHORE CAPTAINS.”*

*The diagrams on the following pages show color-coded depictions 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. ALL will be assessed their “fair-share” amounts as necessary for repairs. The diagrams 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 (Phase 2)
4. Hidden River/Brookstone (Phase 2)
5. Brandywood (Phase 2)

Without a better strategy, the diagrams on the next pages show the direction that must be followed. **New ideas are always welcome.**

This action is enabled by the amendments shown below which were created and recorded on December 17, 2019. They can currently be viewed on the website. These amendments enable the Board of Directors of each Condo to adjust 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**

Find these two (2) amendments:

[Phase 1]: 10. Phase 1 RECORDED (USERS PAY) Amendment to Bylaws (Added Section 2.3c.) 12.17.19

[Phase 2]: i. Phase 2 RECORDED (USERS PAY) Amend to Bylaws (Added Sect 3c.) 12.17.19

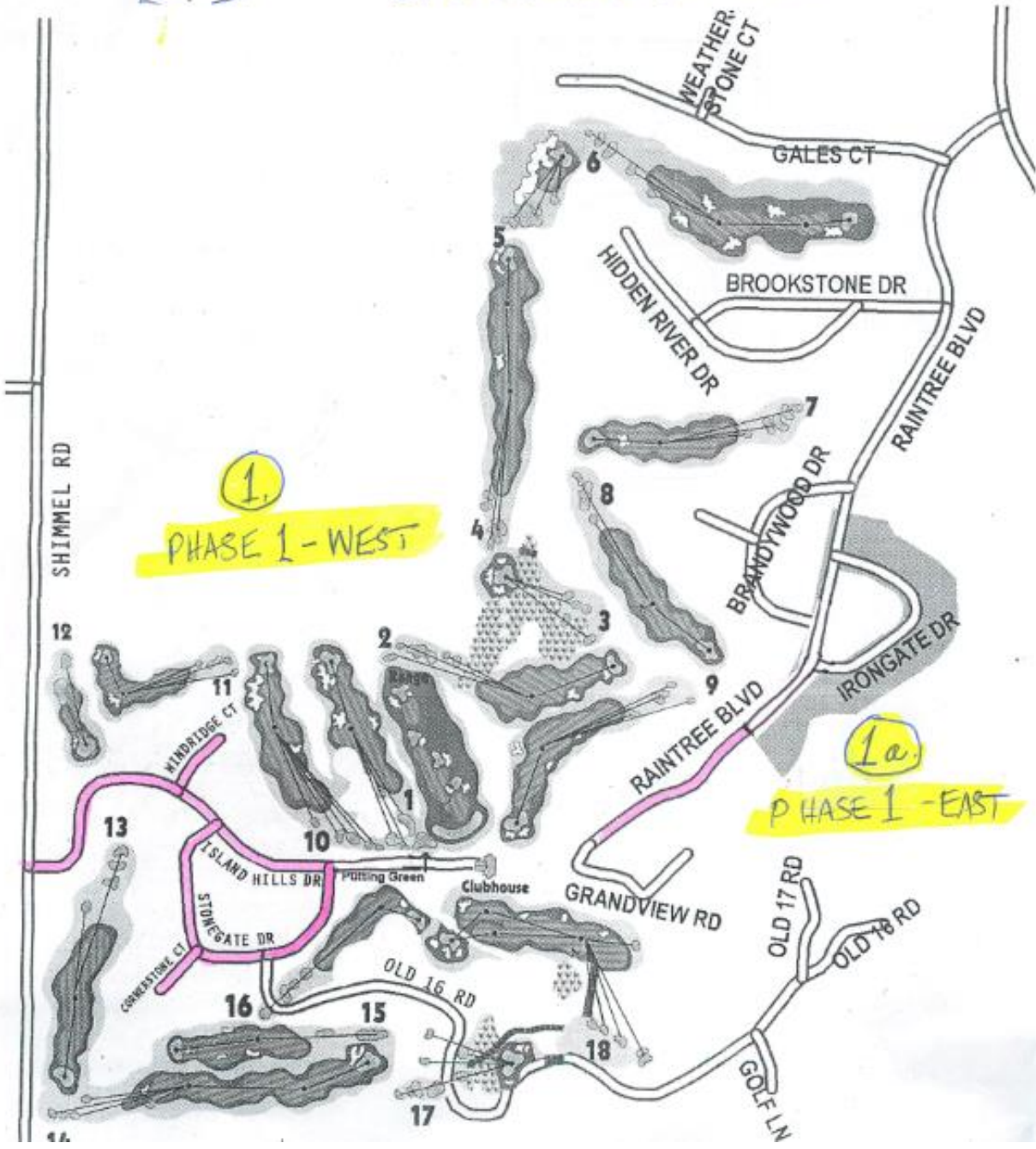
An example of an actionable item using the new amendments to resolve an inequity was regarding the Snow Removal Agreement with LTPOA for Raintree. [This can be viewed on the website.] It was rationalized that PROPERTY owners in Phase I, but **only** the ones that enter their property from **the Shimmel Rd. entrance**, should be exempt from paying assessments for Raintree maintenance, since those residents 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.

The following two (2) pictorials show the five (5) DIVISIONS that would be responsible for assessments to repair and maintain the roads those residents live on. The Golf Course and Island IN THE Hills Condo Assn. will pay a fair share amount for any Condo roads they use. The two (2) amendments shown above enable Condo management to fairly allow Phase 1 EAST property owners on Raintree, and **all** Phase 2 property owners to collaborate with LTPOA for any renovations done on Raintree.

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

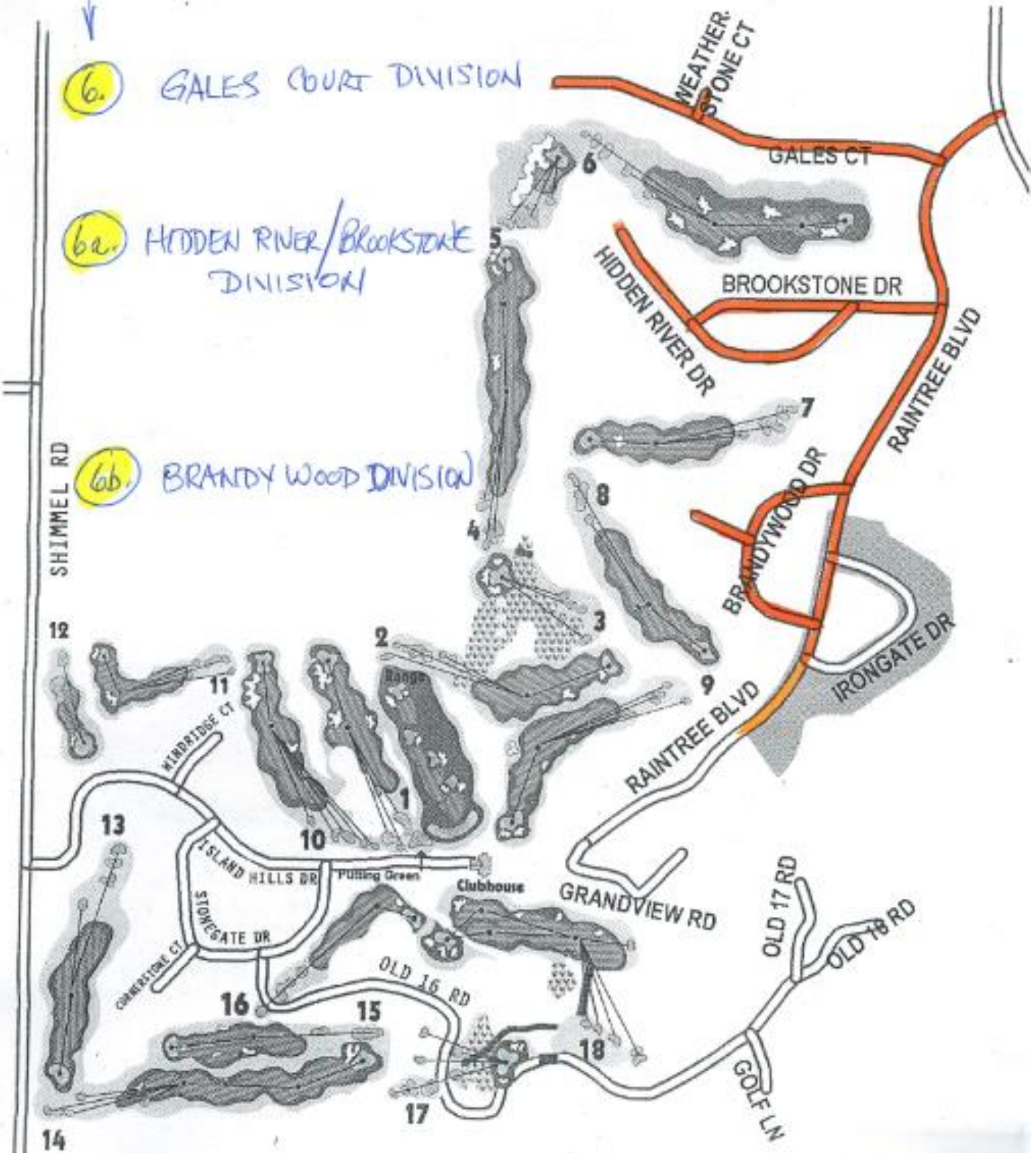


PHASE 2 OF ISLAND HILLS CONDO ASSN.
125 TOTAL OF HOMES & LOTS

6. GALES COURT DIVISION

6a. HIDDEN RIVER/BROOKSTONE DIVISION

6b. BRANDYWOOD DIVISION



No matter what ends up being done on the roads, particularly in Phase 2, it is unlikely that any roads would be reconstructed 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 own expense.** 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 Terra 88, LLC. will amortize [estimating] \$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.***

The Condo balance sheets as of 12-31-2023 are as follows:

General Account :

12-31-23 cash balance: \$ 7420.06

Expenses Budgeted for 2024:

Snow Removal	\$4,800.00
Mowing Road Edges	\$3,000.00
Insurance	\$1,261.00
L.T.P.O.A. (Raintree users only @ \$10.21 each) contribute to this amount)	\$1,041.07
Electric Utility	\$1,375.00
Answering Service (pro-rata share per Condo)	\$210.00
Miscellaneous Expenses	\$500.00
Tax Preparation	\$245.00
State of Michigan	\$40.00
Process Mailing	\$150.00
<u>Legal Fees</u>	<u>\$500.00</u>

Total Expenses Estimate \$13,122.07

DIVISION ROAD ACCT. CASH BALANCES: (See section 4 discussion)

1. Phase 1 WEST	\$ 11,552.87**
2. Phase 1 EAST	\$ 0.00
3. Gales Court	\$ 0.00
4. Hidden River/Brookstone	\$ 0.00
5. Brandywood	\$ 0.00

***Due to Condo bylaw obligations at the time, 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 prior contributions**, the Board decided that the total remaining Road Fund balance of \$11,552.87 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]: 10. Phase 1 RECORDED (USERS PAY) Amendment to Bylaws (Added Section 2.3c.) 12.17.19

[Phase 2]: i. Phase 2 RECORDED (USERS PAY) Amend to Bylaws (Added Sect 3c.) 12.17.19

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