

# THE BIRCH BARK

White Birch Lakes Recreational Association  
4730 Lake Road, Farwell MI 48622  
Office: (989)588-7169 Clubhouse: (989)588-2853  
Web: [www.whitebirch.org](http://www.whitebirch.org)

## September 2024

### 2024-2025 Board of Directors

President Tim Boos [timboos@yahoo.com](mailto:timboos@yahoo.com)  
1<sup>st</sup> VP Dawn Holzer [muleman2318@gmail.com](mailto:muleman2318@gmail.com)  
2<sup>nd</sup> VP Kevin Dombrowski [kd460@sbcglobal.net](mailto:kd460@sbcglobal.net)  
Director Marie Sherry [marie4wblra@gmail.com](mailto:marie4wblra@gmail.com)  
Director Jim Ostrowski [valmarco@charter.net](mailto:valmarco@charter.net)  
Director Jenny Baker [jen.e.baker@outlook.com](mailto:jen.e.baker@outlook.com)  
Director Donnie Stanley [Donovan.Stanley1987@gmail.com](mailto:Donovan.Stanley1987@gmail.com)

### WBL Staff

Manager	Michelle Waters	<a href="mailto:admin@whitebirch.org">admin@whitebirch.org</a>
Secretary/Treasurer	Lisa Trojanowski	<a href="mailto:ecoffice@whitebirch.org">ecoffice@whitebirch.org</a>
Clubhouse	Georgia Romine	Kathy Jerred
Maintenance	Jess Johnson	<a href="mailto:supervisor@whitebirch.org">supervisor@whitebirch.org</a>
Maintenance	Dave Asher	
Maintenance	Joe Worrall	
Safety	Bob Pelfery	Campground Claudia Pelfery

AFTER HOURS MAINTENANCE/SAFETY (989) 588-7066 IF YOU NEED TO CONTACT THE SHERIFF'S DEPARTMENT FOR ANY REASON OTHER THAN AN EMERGENCY, THE MAIN TELEPHONE NUMBER IS, 989-539-7166



### COFFEE TALK

Every Friday

In the  
Clubhouse

9am to  
11:00am

Donuts \$1.00



### HOURS OF OPERATION WINTER CLUBHOUSE HOURS

Starting Sept 30, 2024

8:00 A.M. to 4:00 P.M. Monday, Tuesday & Thursday  
Closed Wednesday  
8:00 A.M. to 8:00 P.M. Friday & Saturday  
12:00 P.M. to 4:30 P.M. Sunday

### SECRETARY-TREASURER OFFICE HOURS

8:00 A.M. to 4:00 P.M. Monday, Tuesday, Thursday & Friday  
Closed Wednesday  
8:00 A.M. to 9:45 A.M. the 2nd Saturday of the month  
Closed Sunday

### MANAGER HOURS

8:00 A.M. to 4:00 P.M. Monday, Tuesday, Thursday, Friday  
Closed Wednesday, Saturday & Sunday

### SWIMMING POOL HOURS

9:00 AM TO 3:30 PM Monday, Tuesday & Thursday  
Closed Wednesday  
9:00 AM to 7:30 PM Friday & Saturday  
12:00 P.M. to 4:00 PM Sunday

YOU HAVE A MEDICAL OR FIRE  
EMERGENCY, PLEASE CALL 911.

### C & R Vote Results

The Vote has been extended until November 11, 2024 to allow for everyone to have the opportunity to have a voice. Please see September minutes for details.

Fall is approaching fast and so is deer season. Please be careful of your surroundings. We will begin seeing more activity because WBLRA is a safe area for them. Remember there is NO hunting of any kind inside of WBLRA.

## CALENDAR OF EVENTS

Board Meeting	Sept 14 & Oct 12	10:00 am Clubhouse
Bingo	Sept 28 & Oct 26	1:00 pm – 3 pm Clubhouse
Halloween Activities	Oct 12	Scavenger Hunt 11am-12 Campground
Trunk or Treat	Oct 12	5 pm-6pm Campground



### Campfire and Seasonal Wood

If you see any downed trees or limbs on the side of the roads they can be taken by the Members for campfires or seasonal firewood. Please do NOT enter other Members lots unless you have permission from the owner.

### Fire Danger

Please use extreme caution and follow the Danger Rating system posted by Smokey at the Entrance/Exit

Per WBLRA policies, Members must be “In Good Standing” (current on assessments) before using any of the amenities. If a Member is NOT in “good standing,” our employees with direction from the Board will turn them away. If a Clubhouse Attendant turns a Member away, it is based upon a list which is updated Every Friday afternoon before 4pm.

### Trespassing

Please be aware that, by leaving WBLRA by any other means other than the Entrance/Exit, you are trespassing on private property. Please be aware that by opening trail, you are encouraging others who do not own property to come in on these unauthorized trails. The only lawful means of ingress & egress into our Association is the Entrance/Exit gates on White Birch Lane at the front of our Association. We encourage all Members to use the gates exclusively, as intended. Please DO NOT enter property that does not belong to



you.



School has started!!!  
Please SLOW DOWN!

Drive like these are your children or grandchildren!!

Let's make sure we ALL get where we are going safely!

### Recreation

A current copy of the DNR ORV handbook is available in the office. Let's all have a great time and enjoy ourselves, safely. Slow down at stop signs and watch for others. Remember children 15 and under must have adult supervision. Please refer to Michigan.gov/DNR.



“Slow down you move to fast, you gotta make the moment last.”



**Remember not to blow leaves out to the road. It causes road destruction when Maintenance grades. You can burn them (when conditions are favorable) or take them to the old maintenance yard. Thank you**

### ATTENTION MEMBERS

Please mark your lots with the lot number to help other Members and/or potential Members to locate lots or in case of emergency such as fire or medical. If you need further information, please contact the office.

# Information Station

*"Your Destination for Information"*

This link should be good for all meetings! Also, because video takes too much data and we would like you to hear the meeting, our meetings are audio only.

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/335630101>

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

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*With the ever-changing weather, maintenance may be working out on the roads. Remember these machines are large and do not stop immediately. If you don't see them, they don't see you. Let's be respectful, as they have a job to do.*

*Drop your speed to match road conditions. Please give the appropriate space. For those in the back...  
**SLOW DOWN!!***

*A friendly reminder, we all live and work here and we have noticed an increase in litter.*

*Let's work together to keep our community clean!*

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Just a friendly reminder, all recreational vehicles, campers, trailers or other camping accessories shall be physically removed from any vacant lot as of Oct 31. Things that need to be removed but not limited to are trailers, watercraft, play structures, water tanks, grills, lawn furniture etc. Please refer to WBLRA C&R's. Have a great off season!



# SEPTEMBER WORD SEARCH

V O E Z J I E D L Z M H S R A E P  
L X Y C S U N F L O W E R Y V C T  
A X L L Y X I S C H O O L P T F M  
Y H X A D Q A Z K R O W E M O H G  
Y V C S X C S F E E H Q Y O Y D T  
T R P S O T T D A A L S T L Y W R  
S L E R R I U Q S S F B M X N F S  
W J N O I Y G Y Z E A K H S N K S  
T R I O P N S C M L N M U T U A E  
S S E M X Z H X L L N F E L Y D V  
E L T B K A N R I L R F N D A Y A  
V B P Q M R I C Y I N G D L V W E  
R J Z L O E N X E D R A H C R O L  
A G F B E E T N G K C A P K C A B  
H R A X P V D P M I N Q T J V O W  
N L A V G S E H E T M Q H N L Q Q  
K U S E L P P A K S L B D B W C C

Acorn  
Apples  
Autumn  
Backpack  
Classroom  
Friends

Football  
Harvest  
Homework  
Labor Day  
Leaves  
School

Orchard  
Pears  
Pencil  
September  
Squirrels  
Sunflower



# *Halloween Scavenger Hunt*

*11 am - 12 pm Campground*

# *Trunk or Treat*

*October 12 5-6 Campground*

*Bubba Q's food truck food for purchase 5pm - 7  
pm*



## **Friendly Reminders:**

**End of Season** Camping will remain as **October 31, 2024**

Trailers will need to be removed per *C&R's Article V, Section 11, Paragraph 1*, which states that “Camping will be allowed without the necessity of a permit each year from the beginning of memorial Day weekend(May) through **October 31.**”

### **Accessories to Remove: but not limited too**

Boats, Canoes, Paddle Boats, Kayak's, Dune Buggy's

Grills

Enclosed and Utility trailers

Curtains & Lights

**ALL** Temporary Structures such as Screened Tents

Water Tanks, Baseball hoops

Play Houses

Garden tools and Mowers

Garbage Cans, Totes

*Lincoln Township Ordinance* allows 1 trailer per lot

**NO MORE** than **2 per** 1.5 acre parcel

**White Birch Lakes**  
**Board of Directors Meeting Minutes**  
**September 14, 2024**  
**Meeting conducted through GoToMeeting.com and at the Clubhouse)**

**I. Call to Order:**

President Boos called the meeting to order at 09:57 am.

Board Members Present: President Boos; Directors Sherry, Ostrowski, Holzer, Dombrowski, Stanley and Baker also, Secretary/Treasurer Lisa Trojanowski and Manager Michelle Waters

Board Members Attending by Teleconference/GoToMeeting: None

Board Members/Others Absent:

**Note: There were approximately 0 Members listening to the meeting through GoToMeeting and approximately 12 Members in Attendance at the Clubhouse.**

The Invocation was given by President Boos.

The Pledge of Allegiance was recited by all present and listening.

**II. Additions to the Agenda:**

**III. Approval of Minutes:**

(1) *Director Sherry moves to approve the minutes from the August Board Meeting, 2<sup>nd</sup> by Director Baker. All Ayes, motion carried.*

**IV. Secretary/Treasurer's Report: Lisa Trojanowski reported the following:**

(2) *Director Holzer moves to approve the financial reports for August as presented, subject to the Auditor's approval, 2<sup>nd</sup> by Director Sherry. All Ayes, motion carried.*

There were no September Payables at this time.

**V. President's Report: President Boos reported the following:**

Thanks to all the members who made the Labor Day fund raiser for Dave Asher a great success. Approximately \$ 7500.00 was raised. Dave was overwhelmed by the generosity of our members.

We have enjoyed many activities so far this year and some members are chairing some future activities. Chair persons are needed for Halloween, Thanksgiving Dinner, Christmas Party, and the Chili Cookoff in January. If someone would like to chair an activity, please contact Jim Ostrowski or myself. There are many more camping days left this season. Come and enjoy the many amenities here at WBLRA.

**VI. Manager's Report:** Michelle Waters reported the following:

Update on Dave and his wife Michelle: Dave was able to come home last weekend, but unfortunately, he is back in the ICU in Midland. Michelle is still in the hospital with one more surgery to go. Dave and Michelle were gifted with additional donations from some WB members after the fundraiser, and they are so thankful and feel so blessed by all that has been done for them. They cannot thank everyone enough.

I would like to thank George, Kathy, Bob & Claudia for their hard work during the Labor Day weekend! It was busy and stressful! And thank you Bob for doing your safety checks throughout the long weekend.

I would like to welcome Mark Mozek back to the WB maintenance staff.

Georgia would like to remind everyone – PLEASE drive slower and be watchful of our children going to the bus stop in the mornings!

The clutch repair on the John Deere tractor was completed.

The annual maintenance was completed on the generator this week. Last year it was noted that that battery may need to be replaced this year, and it was. Everything is in working order.

The men's sauna was working intermittently, and Joe found that the lead wire going into the 60amp breaker had gotten hot and melted the wrap around the wire. Mr. Electric replaced the breaker, ran new wires to the breaker, replaced the line running from the splitter and replaced the box. The Sauna is back up and running.

From the last wind storm a 70ft tree came down and got wedged in another tree at Teal Pond. Timber Tree Service was hired to take it down and they also took the wood with them

The fall fish delivery will be in October.

Maintenance has been working hard on many tasks this month.

Jess and Dave worked on Mockingbird Lane getting the washouts filled, cleaning out the ditches and removing truckloads of excess sand from the roadway. They marked existing culverts and dug out the ditch line.

The 2 aerators on White Birch Lake that were not functioning have been replaced and the new lines have been weighted down.

Jess and Mark put together the playscape at Holiday Lake. They also firmed up some storage areas that needed additional dirt/gravel, moved downed limbs and branches from sites



Jess worked in the old maintenance getting all the brush and leaves pushed back for the upcoming leaf season. She also turned over the leaf compost pile. She did find some interesting things in there – a bicycle and tires.

Joe has been busy with many vehicle and equipment repairs and maintenance for the upcoming winter season. A short list of accomplishments are: replacing the stabilizer shock in the green truck, fixed the steering in the old for dump truck and put new batteries in it. He fired up the big chipper after an oil/filter change, rebuilt the DR all terrain trimmer, along with cutting trees and opening up some new storage spots. Joe and I were able to do a lot of trimming on Squirrel Run and chip up the branches.

All of the maintenance staff helped get stone up at the entrance to stop the erosion along the blacktop. More stone will be placed next week.

Tuesday of next week we plan to start trimming trees that are overhanging the roads that hit the tops of the grader and dump trucks. We will put out on Facebook the roads we will be working on, so members can take an alternative route.

Thank you, maintenance crew, for all of your hard work!

## **VII. Committee Reports:**

### **A. Appointment of 24-25 Committee Members:**

Additions to Committee's

**Election Committee:** Teresa Stephens: Chairperson and Sandy Getz

**Campground Committee:** Steve Brandle: Chairperson and Sandy Getz

**EPC Committee:** Donnie Stanley

**Finance Committee:** Mike Manchester and John Pryde

*(3) Director Holzer moves to accept the additions to Committee appointments as listed. 2<sup>nd</sup> Director Ostrowski All Ayes, motion carried.*

### **b. Committee Reports:**

**EPC Committee:** Director Holzer reported the following:

“We had 8 tree removals and 1 garage request.”

**Campground Committee:** Director Dombrowski reported the following:

“It was a big weekend; I drove through periodically and it looked like the people were handling the property with respect. I went by the next day after the Holiday event and it looked fantastic.” It was also stated that the washouts were repaired and it looked good.

**Safety Committee:** Bob Pelfery reported the following:

“I only have a few things to say. First, we do have children and people walking in the mornings so please slow down and pay attention. At that stop sign on the corner of Laurel and Elm, please take the time to stop. Do not come around there at 30mph. You are going to hit somebody. This month alone, I have almost been hit 4 times right there with people making those wide swings at 30mph. It is a blind curve and we have had accidents there before. Please those signs are there for safety and that is awful fast to be coming around there. Someone is going to get hurt. Please ask the people to slow down.”

**IX. Comments from the Floor:**

**X. Unfinished Business:**

In regards to Agenda item “Audit Update,” Lisa reported the following:

“I have spoken to Amanda and she will be in the office next week to finish up the audit and she will have report for the October meeting.

In regards to the Agenda item of “C & R Update,” Director Sherry reported the following:

“We had 308 individuals vote. Weighted was 558 votes which both were over 50%. Weighted Votes Yes 308 (55.19%) No 250 (44.80%) Needed 518 to pass. We need 210 more votes to pass. 364 individuals with 484 weighted votes did not vote. Slightly more than 50% of the eligible votes were cast.” The glitches with the post office were discussed and the comments from the votes were discussed. Association voting offered to extend the vote until November 11, 2024 to allow people who has not voted the opportunity to vote and the board discussed this option.

*(4) Director Sherry moves to approve to extend voting until November 11, 2024, 2<sup>nd</sup> Director Holzer. Director Dombrowski, President Boos, Director Holzer, Director Sherry, Director Ostrowski and Director Stanley Ayes, Director Baker Nay, motion carried.*

*(5) Director Sherry moves to approve to allow the Association voting to send out the second mailing to members that have not voted not to exceed \$1000. 2<sup>nd</sup> Director Holzer. All Ayes, motion carried.*

*(6) Director Sherry moves to approve to contact an attorney specializing in Associations with the question “What clarifies a voting member and the 50%?” To allow an email motion and vote when the amount is specified. 2<sup>nd</sup> Director Holzer. All Ayes, motion carried.*

In regards to Agenda item, “Holiday Lake/Lake Level” Michelle Waters reported the following,

“I spoke with Bre from PLM, our lake management company, about the costs of harvesting weeds and muck control for our lakes.”

Harvesting is a big investment. They charge a minimum of \$3000 to get the harvester to a location and to set the harvester up. Then it is \$300/hour to do the harvesting.

Bre stated that she does not think our lakes are to a point that they need to be harvested.

Muck control has come a long way the past few years. PLM does have a product that they can spread while treating the lakes. The cost per acre for the muck control is \$300. We could pick and choose where that would be spread. There is also a phosphorus mitigation that kills the food source for algae that is working very well. This has been tested in Bud Lake and Wiggins Lake with good results.

Along with the treatments that we use for the lakes, Bre wanted to also remind us that as riparian’s, we need to use phosphorus free fertilizers and try to keep leaves, grass, and organic materials out of the lakes, because it just feeds the algae.

## **Muck Digestion (MD) Pellets**

PLM Muck Digestion (MD) Pellets contains a combination of natural, beneficial bacteria, enzymes, and vitamins that stimulate the biological activity of your lake or pond bottom. This stimulation allows the bacteria to feed on the organic sediment, therefore reducing the muck levels

In regards to Agenda item, “Cameras at Front Gate” Michelle Waters reported the following,

Michelle presented the board the information on the cameras that Paul Fox can order for us at cost. Paul Fox is also donating 2 cameras for the campground in addition to waiving the costs of installation for all work that would be performed. The different options were discussed.

(7) Director Ostrowski moves to approve up to \$2000 to come out of Capital Improvement for cameras at the front gate, the dvr and the dvr for the campground.2<sup>nd</sup> Director Stanley. All Ayes, motion carried.

**XI. New Business:**

In regards to Agenda item, "Fall and Winter Clubhouse Pool Hours,"

(4) Director Holzer moves to approve the Fall/Winter Clubhouse/Pool Hours as presented, 2nd Director Dombrowski. All Ayes, motion carried.

**XII. Additional Comments from the Floor:**

1. Kathy Leonard, Lot # 904, "I don't know the history very well. Does anyone know how many lots actually approved the original C & R that seems to imply half of all lots? Way back when, how many people voted on that? I am a firm believer that it should be 51% of the votes of the people that actually voted. I have been since I arrived. I think there is a vigorous reason to take it for examination of the basis that 50% of the people did not vote that in the first place. It was a very small number that created that ruling. If it was even clearer, I think that asking someone that was probably responsible for creating that rule in the first place, is not an objective source of information. Now I agree with the issue of a potential for rogue voters but there are ways to put protection into that. Lots of ways to protect against that. Especially by making it have to be public. If it is not transparent it not valid. We can't just have people just creating a small vote in private right? Anyways, that was my comment. I really think that this organization cannot continue to grow if we do not loosen it up. I think that the fact that we had a large turnout is fantastic. We know some people did not vote. Some people did not vote because a non-vote is a no vote and that is the same thing that has happened in the past. I think you should do the extension and this would be one reason to encourage them to vote if they actually get that feedback."

2. Laura Mitchell, Lot# 589, "I am just going to piggy back on what she said a little bit, from the beginning of time not going or not voting is a no vote. So, if you do try to change this mid election, get another opinion and try to change it, you have to make the members aware."

3. Kevin Dombrowski, Lot# 1209, "Just in regards to the security cameras, the reason that they are out at the restrooms is because many people were concerned about security issues, with people going in and out of the bathrooms that are not the nicest people on the planet and security for people who are using the bathrooms. And that is why those cameras are there. We don't care who uses the bathrooms, we just want people that do to be safe."

4. Kelly Juronoc, Lot 1317, "On both of theirs, I have to say that I totally agree. The thing that I think about is we put a lot of money into this and the thought that we may never ever be able to go anywhere with this doesn't make sense to spend the money. Paying for election company, paying for an attorney, if it is never going to change why even bother. I am not saying it is not capable. But I am saying that by changing it you may have more people show up to vote because they might think that their voices are going to count more."

5. Cheryl Constantino, Lot # 819, "I would like to just give you my view point as someone that did not vote and why and what you can do to make me vote yes or whatever you want me to do. Because I will vote if you give me the option to. First of all, I got the stuff and I read it and I was like Oh yea I think we should have a longer camping time. I own a house now, but I used to be a camper so I totally sympathize with campers. That would have been awesome if we would have had more camping time. And then I get to something about the trees and I am like, wait a minute. What is different about this? Is this better or is this worse? So, I put this in my pile of things to do. I haven't gotten to it yet. My intention was there to vote but, I got confused about one little thing. I did not understand it and I ran out of time. So, if somebody took the time to explain to me what is the difference between the trees before and the trees now and is this better for me or is it worse. I would probably go ahead and vote. Also, if you make it easier for me. So, I was in the clubhouse and somebody stopped me and said, did you vote? And I said no, what am I voting on and they said the C&R things. I said OK. I said go home and you have a flyer there. Home is in a whole other zone. That is like a whole other thinking place. I think about home things at home and I think about up north things here. Had I been able to vote in that moment, I probably would have. But by the time I got home, I put it in the pile of things to do later. You have to make this easier. If you send out a post card, please put the QR code on it so I can vote right then and there, while I am reading it. If you tell me to go on line and look up this internet site and go on this link and whatever I am not going to do it. You have to make it so so easy. Also, I would like to suggest to send a text with the link. If you have peoples phone numbers, send out a text with the link. If you want to get ahold of me and I am not answering my phone, the number 1 way to get ahold of me is by text. When I am at phone, I don't have good service but when I go to a certain part of my home, the sweet spot, where I get all my messages. When I get all my messages and when I get that message I will vote right then and there. I know my kids do the same thing if you send them a link, they will click on it right then and there and do it. I mean you will get two more votes for me and that would be pretty easy. So, if you start and send out a text and send a post card to the people who did not vote. I don't think you should post cards to everyone just the people who did not vote. Or call the people. You may want to start with the people that were unable to vote because they are not in "good standing" and say hey pay your dues, we need your vote. Especially campers. Sometimes people will pay their dues because they feel like they want to vote on something like more camping time. Different subject, internet at the gate. I don't have internet at my house up here, I would love it. To me it would be totally worth \$120 a month to have internet at the gate. Sometimes, they have a special where they will give your equipment for free. I have to come down to the Clubhouse to get on the internet and then we get eaten up by mosquitoes. Last subject, Holiday Lake. I went and took my family to Holiday Lake; it needs more sand in some areas."

6. Jenny Baker, Lot #731, "I appreciate the feedback. We did go out of our way to make this easier by putting this online. This is not something that we have previously done. I do want to say from my professional standpoint, I work in marketing, texting costs a lot of money. Unless we have someone, who was willing to literally go through and text everyone one by one from their personal phone, that would cost so much money to do. I just want to say to everybody, a blanket statement. This is a board that volunteers, we don't get paid to be here. We are limited on resources, money and time so we try our best. But we also need the membership to also do their part as well and take some responsibility too. I don't mean to make this sound bad but we are trying are hardest with what we have. We just need a little give and take. I am trying not to get frustrated just because we tried so hard. We need to work together. The responsibility cannot be completely on us. The

membership needs to take responsibility as well. If you don't care enough to vote that is ok. But that is why we want the 50% plus 1 clarified. Because I don't think some people don't care and it is not fair to the membership that does vote and because they don't care enough to vote their vote doesn't matter."

7. Kathy Leonard, Lot 904, "I believe that if you had a text party or a text chain that people here would volunteer to form a committee to form a chain to support the vote activity

11:25 am Recess Director Sherry and Director Stanley left the meeting at this time.

### **Closed Session 11:37 am**

### **XIII Closed Session**

Review Member not in "Good Standing"

### **11:47 Return to Open Session**

*(12) Director Ostrowski moves to approve the motions made in closed session to move Lot# 1152, 1043 and 162 into Members not in "good standing" due to C&R violations. 2<sup>nd</sup> Director Dombrowski. All Ayes, motion carried.*

*(13) Director Ostrowski moves to adjourn meeting, 2<sup>nd</sup> Director Baker. All Ayes, motion carried.*

Meeting adjourned 11:48 pm

Submitted by,

Lisa Trojanowski Secretary/Treasurer

Per motion made in closed session.

Members that are not in "good standing" Per C & R violations are the following:

Lot # 1152

Lot # 1043

Lot #162