



## MEMORANDUM

TO: All **Duneland Beach** Home and Property Owners  
FROM: Duneland Beach Homeowners Association - **Board of Directors**  
RE: Spring Informational Letter  
DATE: March 31, 2016

Greetings!

On behalf of the Board of Directors we hope that everyone enjoyed a delightful “El Nino” winter. Spring has officially arrived and in no time our residents will be enjoying the beach and Lake Michigan.

Duneland Beach is a fantastic place to live and the Board is dedicated to managing the affairs of our community in a fair and equitable manner for the benefit of the homeowners association. We have new residents that have purchased property in the past year and we welcome them.

We encourage every member to attend this year’s annual meeting on Saturday June 25, 2016 at 10 am at St. Andrew’s by-the-Lake on Moore Road. You will receive an information packet approximately thirty days before this meeting with additional information. The annual meetings are a great opportunity for you to have a dialogue with your elected Board and other Association members.

Shown below are the key topics for the upcoming months:

### **LEAF PICKUP**

**There is only one Spring leaf pickup: all leaves need to be at the curb by May 8th.**

The leaf pickup machine is vacuum operated and pulls the leaves into a spinning blade that is very susceptible to damage from solid objects. Please rake leaves only to the edge of the road - NO rocks, bricks, wires, branches, etc. If we follow these simple rules we can continue to use the vacuum operated machine, which has been a very cost effective method of picking up our leaves. If you have small branches please put them in a separate pile for pickup. Do not place leaves or sticks in the garbage or recycling containers.

### **BEACH**

Our Dune Restoration Project was started five years ago. Using funding from the Lake Michigan Coastal Grant, *Save the Dunes* developed a master plan for the restoration of our ailing fore dune. The Duneland Beach Homeowners Association using budgeted money from our dues and money donated by the Long Beach Civic Association funded the cost of the project again this year. We have finished removing the invasive trees and vegetation and we will continue to have *Save the Dunes* use herbicides to control the invasive species. We have started the process of replanting and reseeding the dune grass and expect to have the dune grass restored.

### Quick Notes:

-The board is currently planning a beach park cleanup for late this spring and we will be posting the day and time of the cleanup on our website at [www.dunelandbeach.net](http://www.dunelandbeach.net). Any and all volunteers are welcome to help as the more the merrier.



-Make sure to use your red beach tag that all residents were issued last year. The “old” blue tags should be destroyed as they will NOT grant access to the beach. If you do not have the red beach tag, please send an email to the “contact us” portion of the website. **No RED tag = no beach access.**

-We remind residents and guests that pets are **prohibited** to be on the beach from 10AM to 6PM.

### **VACATION RENTALS**

Several Duneland Beach homes have been advertised on a website that specializes in short term vacation rentals of private homes. In Duneland Beach, our Rules and Regulations restrict the rental period to a minimum of one month and to a single-family rental. LaPorte County levies an Innkeeper's Tax of 5% on rentals of less than 30 days. Complying with Duneland Beach rules eliminates the requirement to report and pay this tax.

### **WEB SITE**

The Duneland Beach Homeowners Association web site is [www.dunelandbeach.net](http://www.dunelandbeach.net). There is a “Contact Us” button in the lower right hand corner of the web page. Click on it and it will open a mailbox that can be used to communicate with your Board. This mailbox is monitored for messages and provides us another method of staying in touch. If you are interested you can leave your email address at this site and we can use that email address to provide you information and reminders.

### **BREAK-INS**

We have NOT experienced break-ins this year like neighboring towns but when they occur the targets seem to be homes that are owned by our part-time residents and appear to be unoccupied. It appears to be “smash and grab” with the intent to break-in, grab as much as possible, and exit quickly with whatever they can carry.

For those of us that are full time, please help your part time neighbors by watching their homes during the weekdays and putting their garbage cans back near their homes after the Monday pick-ups. If you see vehicles or persons in your area that seem suspicious, write down the date, time, description, and if possible a vehicle license number and contact the police. If you see anything suspicious at a neighbor’s home, call the Long Beach police non-emergency number (219-874-4243) for them to investigate. The best way to prevent crime is through homeowner involvement and communication.

### **GARBAGE AND RECYCLE**

Our collection service provides blue containers that are similar in size and design to our existing brown containers. The brown containers will continue to be used for garbage collection and picked up once every week on Monday. The blue containers will be used for recycle. Both containers will be picked up once every week during the summer from Memorial Day to Labor Day and then picked up every other week after Labor Day to Memorial Day. For families who fill a recycle container in the two-week period between pickups can obtain an additional blue recycle container from the collection service. Please use the DB website email to request additional containers or if you have a comment on service.

### **811 – CALL BEFORE YOU DIG**

We are members of the 811 – the call before your dig program in Indiana. Call 811 when you need to have your utilities located and our water lines will be included in the location process.



## **WATER**

The DBA purchases all of the water for homeowners, as a bulk purchase, to save on the cost of water and is paid for as part of your semi-annual dues. For those residents who have an automatic sprinkler system, please consider a rain/soil moisture sensor so that the sprinklers do not run while it is raining or when there is adequate moisture in the soil.

To insure compliance with the State of Indiana's Cross Connection Control and Backflow Prevention Program, the DB board wants to inform our residents on this **IMPORTANT** program. The Cross Connection Control Program is for your protection and your neighbor's protection. . A cross connection is a connection between potable water (water that is safe for drinking) and a contaminated water or chemical solution. If a cross connection exists, under certain conditions there is a possibility for the contaminated liquid to backflow and/or to back siphon into the water supply and contaminate all or parts of the water supply.

A separate letter with more information and a short survey to determine the number of **potential** cross connections will be sent to Duneland Beach homeowner's. Please respond to the survey and return it by **May 16, 2016**.

## **NO SOLICITING**

Our rules and regulations do not allow soliciting. Any service provider that comes to your home unsolicited, such as tree trimming or house maintenance and offers you a service is doing so contrary to our rules and regulations. Please inform them that solicitation is not allowed in Duneland Beach. As a reminder, **yard signage** (i.e. "For Sale" signs or those advertising contractor, school, political, etc.) is prohibited. Real estate open house or estate sales signs are acceptable only for a 24 hour period prior and it is the homeowner's responsibility to remove following the event.

## **EMAIL**

Please assist us in reducing cost and improve efficiency by emailing the seasonal newsletter and other important announcements to you instead of using the US Postal Service. Please "Contact Us" on the main page of our website [www.dunelandbeach.net](http://www.dunelandbeach.net) and provide your latest email address with a request to have all communications sent electronically.