



To: **Duneland Beach** Home and Property Owners  
From: **Board of Directors** - Duneland Beach Homeowners Association, Inc.  
Re: Fall Season Informational Letter  
Date: October 5, 2017

We trust that all residents enjoyed a safe and enjoyable summer in Duneland Beach.

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 all of the homeowners and the association.

Please see below the key topics for the upcoming months:

#### **LEAF PICK-UP**

It's that time of year when you can rake/place your leaves at the roadside. Please note the following Fall 2017 dates for leaf pick-up:

***Pick-ups during the weeks of: 10/30/2017, 11/13/2017, 11/20/2017.***

**The last day to rake leaves to the curb is November 30th.** All leaves raked to the road after this date will be the responsibility of the homeowner to remove prior to snowfall.

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 **only leaves** to the edge of the road - NO branches, twigs, rocks, bricks, etc. If you have small branches, please put them in a separate pile for pickup. The sticks will be picked up the week of 12/4/17. Do not leave sticks or leaves in garbage or recycling containers.

#### **BEACH**

A. Boats on the beach, as well as all other items on the beach or under the stairs at any Stop **must** be removed by October 31st. Boats without the DB stickers will be presumed as abandoned or the property of non-residents and disposed of accordingly.

B. Rising lake levels and severe storms have caused extensive beach erosion. Maintenance of the dune grass whose long roots anchor the sand is the best defense against further erosion. ***To support our efforts to preserve our dune we ask ALL residents to access at the designated beach stops only.***

The board is currently planning to replant dune grass to fill in bare areas and foot paths. The Beach committee has designated the Saturday mornings of these three dates for our fall dune project:

1. 10/14/2017-transplant grass and removal of invasive plants
2. 10/21/2017 - transplant grass and removal of invasive plants
3. 11/04/2017 - collect seeds for drying

All work days are from 9am-12pm. Any and all volunteers are welcome to help. We will meet at the stairs at Stop 35. If interested, send email to [mfumo58@gmail.com](mailto:mfumo58@gmail.com).

The Duneland Beach Homeowners Association received a \$950.00 grant from the Unity Foundation to continue its dune restoration work!

## **SECURITY**

It is important to be conscious of security at all times. Primary, though not exclusive targets tend to be residences that are vacant, as well as part - time residences that appear unoccupied, show little activity, and have overflowing mail. Part-time residents, please leave a few interior lights on; using the newer LED warm white bulbs on the market gives the appearance that someone is home and costs very little, mere pennies a day! Please help your neighbors by watching their homes and putting their garbage cans back near their homes after Monday pickup.

If you see suspicious vehicles or persons in or around Duneland Beach, write down the date, time, location, description and license plate number. **If the activity appears to be suspicious enough that a crime might be in progress, please call 9-1-1.** If the activity is not in progress, 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. Let your neighbors know about what you have seen!

You will probably have noticed new entrance and security signs at the entrances to Duneland Beach. The security signs indicate the presence of the Security Camera System currently being used. The system will be an aid, but it is not a substitute for the vigilance of community members.

## **WATER USAGE**

The DBA purchases all of the water for residents as a bulk purchase to save cost, and is paid for as part of your semi-annual dues. The board would like to remind all of the new rule to reduce wasteful use of water. It requires all new or reinstalled automatic sprinkler systems to have a rain or soil moisture sensor. We encourage residents with existing systems to ask their sprinkler service supplier to install this enhancement, which most systems are equipped to use.

## **WATER TOWER AREA**

The board has made some aesthetic improvements to this area which is used by the Association's general contractor when projects are active. A berm, foliage, and crushed gravel are in place to improve appearance and control rain runoff. From time to time, fill material is kept there, as well as parked equipment and vehicles being used in any project. We try to keep the necessary use of this common area to a minimum for these projects.

## **GARBAGE AND RECYCLE**

A reminder that garbage is picked up every Monday and recycle picked up every other week until Memorial Day. Please see [www.dunelandbeach.net](http://www.dunelandbeach.net) if you require additional information.

## **RULES & REGULATIONS**

Several residents have commented on the lack of awareness of the Association's Rules & Regulations. All new residents should receive the Articles of Incorporation, By-Laws, and Rules & Regulations prior to closing on a house in Duneland Beach. There have been occurrences when third parties are involved in a sale and the documents did not reach the ultimate homeowner. We will make sure this does not happen in the future. Rules & Regulations are available by requesting a copy by sending an email to our website [www.dunelandbeach.net](http://www.dunelandbeach.net). We encourage all homeowners to read and comply.

## **811 – CALL BEFORE YOU DIG**

We are members of the 8-1-1 – the call before your dig program in Indiana. Call 8-1-1 when you need to have your utilities located and our water lines will be included in the location process.

## **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 not earlier than forty-eight (48) hours prior to any such sale and removed within twenty-four (24) hours of such sale.

## **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. 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.

The Board would like to take this opportunity to communicate with you before we enjoy another delightful winter on the shores of Lake Michigan!

Michael Guenin, President  
Duneland Beach Home Owners Association, Inc.