



To: **Duneland Beach** Home and Property Owners
From: **Board of Directors** - Duneland Beach Homeowners Association, Inc.
Re: Fall Season Informational Letter
Date: September 28, 2018

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

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 2018 dates for leaf pick-up:

Pick-ups during the weeks of: 11/11/2018 and 11/18/2018. FINAL pick-up 12/1/18.

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.

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 12/2/18. Do not put 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 will continue dune restoration with Jim and Sam Erdelac on Saturday September 29th and Saturday October 13th. 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.

SECURITY

If you see suspicious vehicles or persons in or around Duneland Beach, **call 9-1-1**, write down the date, time, location, description and license plate number as this activity appears to be suspicious enough that a crime might be in progress. If the activity is not in progress, (tree limb in road, etc.) 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. Please help your neighbors by watching their homes and putting their garbage cans back near their homes after Monday pickup.

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 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.

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 if you require additional information.

REAL ESTATE

If you are planning a remodel/addition, please submit your plans via email to info@dunelandbeach.net for board approval. If your plans require the use of heavy equipment and/or a dumpster you **MUST**, per our Rules and Regulations, provide a \$6,000 Road Bond, either a check or a paper bond. A bond may be purchased through your or your contractor's insurance company. At the completion of the job and once the property has been inspected the Bond or funds will be returned.

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.

EMAIL

Please assist us in reducing cost and improve efficiency by accepting emails for the seasonal newsletter and other important announcements instead of our using the US Postal Service. Please select “Contact Us” on the main page of our website www.dunelandbeach.net and provide your latest email address with a request to have all communications sent electronically. Be assured that your email address will not be shared with individuals or other organizations.

TRANSPARENCY

Members of the Association have the right to view certain information about the operation of the Association. For example, upon request to info@dunelandbeach.net, we will email you the approved minutes of monthly board meetings. In addition, the transcript of the 2018 Annual Meeting created by the court reporter is available as a .pdf file.

BY-LAWS

At the last Annual Meeting several questions were raised about the proposed changes to the by-laws and subsequently they were not approved. The initial impetus for changing was due to a newer Indiana law governing Homeowners Associations that was inconsistent with certain portions of our current by-laws that were last changed in 2002. Based on feedback at the Annual Meeting a revised version is being prepared. When complete, it will show each change, addition or deletion, and the reason for each. It will be distributed to the members for comment and again presented for approval at next year's Annual Meeting.

Dr. Maryann T. Fumo, President
Duneland Beach Home Owners Association, Inc.

