



To: **Duneland Beach** Home and Property Owners
From: **Board of Directors** - Duneland Beach Homeowners Association, Inc.
Re: Fall Season Informational Letter
Date: October 5, 2020

We hope that all residents were able to enjoy a safe 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 2020 dates for leaf pick-up:

There will be a total of three pickups this Fall. The first two pickup dates will be determined based on the weather and amount of leaves that have fallen in October and November. FINAL pick-up will start on 11/30/20.

The last day to rake leaves to the curb is November 29th. 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 11/30/20. 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. Beach access at Stop 36 will remain closed. In the Spring, if conditions permit, access will be reestablished.

To support our efforts to preserve our dune we ask ALL residents to access at the designated beach stops only.

Dune restoration work has started at the area disturbed by the construction at the house at Stop 31. Volunteer days to help maintain the health of the foredune will be announced separately.

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 lower the cost, and is paid for as part of your semi-annual dues. The board would like to encourage all residents to reduce wasteful use of water. **Reminder:** If a house has an underground sprinkler/irrigation system or a swimming pool with a direct connection to the water source state law mandates that a device that prevents backflow is required and must be tested by a licensed inspector annually.

GARBAGE AND RECYCLE

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

Duneland Beach has always had a rule against unattached structures. Enforcement of the rule over the years as it relates to sheds and some other small buildings has been inconsistent and consequently there are over 20 scattered throughout the community. The Board sought to modify the rule and allow sheds but control the size and location on the property. When the Board proposed the new rule it was pointed out that all Duneland Beach properties have a restriction (see below) against unattached structures in their deeds so the Board was constrained from modifying the existing rule.

No building, other than a dwelling with private garage annexed, shall be built on any portion of the real estate herein conveyed

Therefore, when a property is sold and title transferred, unattached structures must be removed to satisfy the deed restrictions. The Board will communicate this requirement to title companies and real estate agents.

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.

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