



To: **Duneland Beach** Home and Property Owners
From: **Board of Directors** - Duneland Beach Homeowners Association, Inc.
Re: Fall Season Informational Letter
Date: October 18, 2022

We hope that all residents were able to enjoy a safe summer in Duneland Beach.
Please see 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 2022 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. Homeowners will be notified prior to the first pick up. FINAL pick-up will start on 11/28/2022

The last day to rake leaves to the curb is November 27th. 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 a landscaping service, please make sure they understand this. If you have **small** branches, please put them in a separate pile for pickup. The sticks will be picked up the week of 11/28/2022. Do not put sticks or leaves in garbage or recycling containers.

WATER

We continue to improve the Duneland Beach water system with a capital fund that has been created from the tap in fees from the construction of new homes. In 2022 we installed motor-operated valves at our pumping station on Duneland Beach drive which open just before our pumps start pumping water to our water tower and shut off just after the pumps shut off. By keeping these valves closed when our pumps are not operating, we keep the Michigan City Water Departments system from over pressurizing our system and causing overflows on our tower. We have also installed a submersible pump in the water tower to continuously mix the water to maintain the correct chlorine residuals in the water because of the lower usage in the winter with fewer full-time residents.

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.

BEACH

Boats on the beach, as well as all other items on the beach 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.

PARK

We are working on a comprehensive park improvement plan that can be implemented in stages. We are grateful for a generous donation of \$5000.00 that we received from a member to go towards the park.

RENTALS

Short term rentals, less than one month, are prohibited according to Duneland Beach Homeowners Association Rules and Regulations. A copy of the rental agreement must be filed with the Office of Administration via info@dunelandbeach.net **Failure to adhere to the Rules and Regulations may result in litigation to enjoin such rental as well as suspension of Association privileges, including but not limited to use of the beach.**

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.

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. Schedule is attached.

REAL ESTATE

If you are selling your home, please be aware of the real estate transfer form that must be completed prior to closing.

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 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.