



To: **Duneland Beach** Home and Property Owners
From: **Board of Directors** - Duneland Beach Homeowners Association, Inc. Re:
Fall Season Informational Letter
Date: October 12, 2023

We hope that all residents were able to enjoy a safe summer at Duneland Beach. Sorry to see the days get shorter. 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. There will be a total of three pickups this Fall. Please note the following Fall 2023 dates for leaf pick-up:

- **The first leaf pickup date will be on November 6th**
- **The final pick-up will be on 11/27/2023**
- **The last day to rake leaves to the curb is November 26th.**
- **All leaves raked to the road after November 26th 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 11/28/23.**
- **Please do not put sticks or leaves in garbage or recycling containers.**

WATER

The DBA purchases all 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 abandoned or the property of non-residents and disposed of accordingly.

PARK

We are still under construction with the Tennis/Pickle Ball and Basketball courts. If you stop at the park, you will see the work being done on the east side of the park to get rid of the invasive vines that have taken over. Some of the money from the USDA grant is being used to clear the invasive plants. There are also plans to clean up some of the dead wood in the woods to the south, the sledding hill. Anyone wishing to volunteer please contact info@dunelandbeach.net.

RENTALS

Short term rentals of less than one month are prohibited according to the 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, please **call 911** and write down the date, time, location, description, and license plate number if 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 Recycling is 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.

DEER MAINTENANCE PROGRAM

The continuation of the deer maintenance program was voted on and passed by a significant majority at the last annual meeting. We are now in a maintenance program to maintain the herd in our area. It is funded by donations and not by DBA dues. Miles Buell continues to run the hunt and is in his 3rd year and the committee chaired by Dave Fumo. We are in our fifth year of this program, and it is archery only. We have a core of very experienced hunters that have been involved with the program in the past and are carefully vetted. The hunt goes from 10/1/23-1/31/24. Hunting is from sunup to sundown. Around the holidays we have "no hunt" days. This year 11/23-11/25, 12/22-12/25 and 12/31-1/1. Any questions or concerns should be directed to info@dunelandbeach.net.

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.

Stu Mills, President
Duneland Beach Homeowners Association, Inc.