Playing Catch-up

Apologies that this Sandscribes ended up being so long. After our Spring 2017 Sandscribes, we thought we were going to get one published in June, but then several events delayed that, and now we find ourselves with a lot to print here. None of this is “new” news for those that see the Web Site updates (and that is almost everyone now)—but we do like to immortalize everything we publish on the Web Site into a Sandscribes, as the Sandscribes will be archived “forever.”

In that spirit, we’ve also attached some additional documents:

- 2017 Pavilion Services Schedule
- 2017 Annual Meeting Proxy Letter & Handouts
- 2017 Treasurer’s Report

The next Board of Trustees meeting will be held over the Labor Day weekend.

See the next two articles for upcoming events.

Jane & John

Bible Study Sessions Return

Again this summer we will be hosting a community Bible study at our cottage (52 Kentucky). We will read and discuss a familiar Psalm and share one of Claudia's famous desserts. Meetings will take place from 7:30 P.M. to 9:00 P.M. on July 7th, July 21st, August 4th, and August 18th. For questions, please call Jeff at 305-720-6650.

Claudia and Jeff Springer

Need Help?

Dear Friends,

Sadly, Dan and I have decided to go our separate ways. Fortunately, I have Heidelberg to be my new permanent home! The spirit of this community and the good people who come here are always a comfort.

To help supplement my income I am interested in helping with any odd jobs you might have (cleaning, open or close cottages, yard work, etc.)

Thanks!

Mary Border (786) 999-3032

Editor’s Note: Mary also paints commissioned art work, such as cottage portraits, scenes around Heidelberg Beach, beach scenes that include your family and pets, and pet portraits.

Beach Condition Update

Due to the high-water levels, and the shifting shoreline, we’ve relocated the fire pit area. Many times this spring we’ve had no beach or sand due east of the volleyball net area. The sands continue to change, and if lake levels go down, we may put the fire pit back on the east end of the beach, but for now, and possibly for this summer, its new home is on the raised dune towards the west side of the beach.

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To report news, please send email to HBadmin@HeidelbergBeach.org, drop off at 82 Indiana Road, or telephone (440) 864-5951.

Heidelberg Beach Web Site URL: http://www.HeidelbergBeach.org.
A few “thank yous” are in order here—thank you to Harvey Foote and John Macko for getting all of the beach wood split—thank you to Herb Foote who donated the wood rack—and thank you to Carol Dunkle for painting it a matching green to our other furniture! One more thank you to Harvey Foote, Carol Dunkle, and Dean Smith who fixed a plumbing problem we had with the water faucet on the beach bank as well.

As mentioned earlier, our northern volleyball post was washed away. We will not be reinstalling it this summer, but are keeping it for next year.

As you can see in the pictures below too, the west pier is being washed over with waves. We delayed getting the pier benches out for a few weeks to see if the water level went down some.

We appreciate everyone’s help in keeping the beach picked up and tidy. Many thanks to everyone who has gone down and weed whipped, raked, or taken limbs to the burn pile. We’re looking forward to a relaxing summer of fun.

**New Beach Swing**

Many thanks to Dean Smith for his hard work and carpentry skills to salvage what was left of the old swing and create this new beach feature!

**Reminder: General Help Wanted**

Though amazing work has already been done around the beach, there are still some miscellaneous tasks that we’d appreciate help with.

1. Picking up sticks and limbs. As winds or storms happen, we always get a new batch down on the ground. Please help to pick them up off the grassy areas and take them down to the burn pile. (Or, if you need help transporting to the beach, call Carol or Harvey to pick up the pile you’ve gathered.)

2. Help keep the beach in good shape and rake up or saw up any new things that wash ashore—the burn pile is just past the east pier! If something is appropriate for the fire pit wood pile (make sure it is cut to length)—you can put it there.

3. At some point, Harvey and Dean will take some loads of wood chips to put around the bases of the promenade trees (that aren’t already maintained by others). They’ll need help raking and shaping those rings. Remember—make donuts, not volcanoes! ☺ Getting all the trees on the promenade ringed is still the goal. If any are left undone, your help in doing them would be appreciated.

4. We are still looking for a volunteer to manage either a rehabilitation or replacement of our
street signs. Please see Jane Chidester if you are interested.

Thank You!

Thank you as well to everyone who has volunteered to do a task on our Community List—we all appreciate the gift of having those things taken care of!

**Summer Season Social Hours**

The Christian Work and Worship Committee would like to thank the many hosts and hostesses who helped with the Social Hour following summer church services in 2016. The social hours are a special time to catch up on news of friends and neighbors after worshipping together.

We are again looking for hosts and hostesses for 10 summer services for this season. The first social time will be July 2 and the last will be held on September 3.

Items such as tablecloths and napkins are provided along with coffee, sugar, etc. As a host or hostess, you will need to do setup in the morning before the church service, make coffee, and provide a cold drink and refreshments. You can be reimbursed for the items that you purchase. If you are interested in hosting a social hour this summer, please contact Linda Glaviano. She can be reached by email at linda.glaviano48@gmail.com or by phone at 419-344-6059.

**Congrats (belatedly) to Jan Peer**

Jan Peer (12 Pennsylvania) joined the ranks of the happily retired last year. It was somewhat of a tapering off in the work force, but that business is now in the capable hands of her daughter Christa. Craig is still happily at Toyota. Best wishes and much happiness to everyone!

**Mary Border’s Sister Passed Away**

Bev Morris, Mary Border’s sister (10 Pennsylvania), passed away Thursday, July 29th. She was 76, and died after a short illness.

Our thoughts and prayers to Mary and her family, and to the extended Foote family, as a whole. (Mary and Bev are two of Lydia Foote’s daughters.)

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Happy News! Joan and Bill are Engaged

Joan Margard (22 W. Virginia) and Bill Nightingale got engaged at Christmastime! The happy couple will wed on Saturday, July 15th in Columbus. Congratulations and best wishes for many wonderful years ahead!

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Memorial Tree

Many thanks to the Belmont and Kessler families (64 Kentucky) for the beautiful Tri-Color Beech in memory of Mary Lou Belmont. It is located in the Linwood Path lot line (lot 72).
Marian Rohrbaugh Passed Away

Heidelberg Beach now has another huge hole in our collective community’s heart. We are sad to share that Marian (The Pioneer, 59 Kentucky) passed away, Monday, June 26th. Her beautiful spirit now joins her husband Paul (d. September 17th, 2011), on what would have been their 74th wedding anniversary. Our thoughts and prayers go to the entire Rohrbaugh family.

Home Movies of 89 Michigan Construction

The Corrigan Family has shared some priceless home movies from 1958 of the original construction of the cottage at 89 Michigan. The video came from the Wagner family who originally built the cottage. What a treasure!

The video is 22 minutes long and is posted on the Heidelberg Beach Web Site.

If anyone recognizes any of the faces in video, please send us a time stamp of where they occur and a description and we’ll list them with the video.

Infrastructure Survey Results

In June 2016, the Board of Trustees mailed a survey regarding the Infrastructure projects—one to each cottage (48 responses possible—44 replied). The results were:

- Question: Has the Board earned your trust over the last two years with their effort to thoroughly investigate the infrastructure problem and communicate the findings clearly?
  - Yes: 35
  - No: 7
  - Blank or Not sure: 2

- Question: Do you support the Board’s plan to replace the infrastructure?
  - Yes: 32
  - No: 11
  - N-sewers, Y-water: 1

- Question: Should we aim to do all the work at once? (No = work in phases)
  - Yes: 21
  - No: 18
  - Blank or Don’t Care: 5

- Question: How much money can you afford each year to build up our Infrastructure Reserve Fund?
  - $7,000: 7
  - $5,000: 7
  - $3,000: 9
  - $1,000: 7
  - $500: 8
  - Blank/None/Zero: 6

Annual Meeting Election Results

Board Members Re-elected: Jane Chidester, Scott Welch

New Board Members: Carol Dunkle, Aaron Hamilton

Officers: Jane Chidester (President), Claudia Springer (VP), Tom Eshelman (Secretary), Dick Castele (Treasurer), Mary Chidester (Real Estate)

Water Line Replacement: Approve 68.5 Do Not Approve 21

Building Rule Change to add tap-in fee: Approve 80.5 Do Not Approve 11
Minutes for the Heidelberg Beach
Board of Trustees Meeting
May 28th, 2017

Present: Jane Chidester (President), Bill Hertzer (VP), Tom Eshelman (Secretary), Dick Castele (Treasurer), Mary Chidester (Real Estate), Jack Corrigan, Richard Henderson, Jan Peer, Bill Richardson, Barbara Weber, Scott Welch.

Absent: Claudia Springer

Opening Prayer: Rev. Dick Henderson

Treasurer’s Report: Dick Castele

• Nothing significant to report.
• A motion passed (Jane Chidester/William Hertzer) to approve the 2015-2016 FY audit completed by Corrigan Krause.

New Business:

• The orientation of Ken Stone’s daughter, Molly Richeson, was completed.
• Roger Nehls requests permission to post a “For Sale” sign at Rt. 6 throughout the summer. He’ll remove all signs and take the cottage off the MLS on October 31st if the cottage has not sold. He’ll re-list in spring 2018, if necessary. A motion passed (Jane Chidester/Richard Henderson) to approve this plan.
• Recreation:
  o Jan Peer will be setting up 2 Frisbee Golf posts in field NE of Tennis Court for the summer. She will maintain them and take them down each winter.
  o Should we reinstall Volleyball post on beach, or not? This is a moot point – the water is too high probably until next summer.
• Still need a volunteer to handle re-vamping our street signs.
• Recycling Dumpster: For 8 YD Every Other Week, cost is approx. $100/month. The Board does not want to pursue this.
• Thank you to Jan who made us signs to help with the new compost pile management!
• Bill Hertzer and Bill Richardson will be leaving the Board in July. Scott Welch and Jane Chidester are up for re-election. The departing Board members will create a slate of nominees for the Board.

• Proposed Change to Building Rule #12.

Current Rule:
All new buildings must be placed on at least two lots and must be constructed for the use of one family. Duplexes and multi-family dwellings are not permitted.

Proposed Rule:
All new buildings must be placed on at least two lots and must be constructed for the use of one family. Duplexes and multi-family dwellings are not permitted. The leaseholder must remit a “tap in” fee equal to the cost that each existing cottage leaseholder paid for the new infrastructure (starting with the collection of money for the new Infrastructure Reserve Fund in 2017). Building Committee approval of the new building plan is contingent on the up-front payment of this fee.

• A motion passed (Jane Chidester/ScottWelch) to approve the Proposed Change to Building Rule #12.

• Proposed survey for infrastructure replacement discussed. Consensus was to send out one survey form to each cottage in early June with mid-June return deadline.

Real Estate Report: Mary Chidester

• A motion passed (Mary Chidester/Scott Welch) to approve the proposed Association disclosure form for cottage sales.
• A motion passed (Mary Chidester/William Richardson) to: consent to the transfer of Lots 56 & 57 Kentucky Road from Kenneth C. Stone, Trustee of The Stone Family Revocable
Living Trust UAD September 4, 1997 to Kenneth C. Stone individually;
• A motion passed (Mary Chidester/William Hertzer) to: consent to the further transfer to Molly S. Richeson pursuant to a Transfer on Death Designation Affidavit dated May 19, 2017, from Kenneth C. Stone; and to accept Molly S. Richeson into membership effective upon the death of Kenneth C. Stone. The consent to transfer and approval of membership for Molly S. Richeson shall not be effective until the death of Ken Stone and shall have no effect should Ken Stone revoke the Transfer on Death Designation Affidavit prior to his death.
• A motion passed (Mary Chidester/Barbara Weber) to consent to the transfer of Martha L. Hammel’s interest in Lots 53 & 54 Kentucky Road to Martha L. Hammel, Trustee of the Martha L. Hammel Trust dated December 11, 1995, and to the Amended and Restated Lease effective June 1, 2017, to confirm and clarify the respective leasehold interests of William F. Hertzer, J. David Hertzer and Martha L. Hammel, Trustee. As to Lot 53, William F. Hertzer has a 2/3 interest, J. David Hertzer a 1/6 interest, and Martha L. Hammel, Trustee a 1/6 interest. As to Lot 54, William F. Hertzer has a 7/9 interest, J. David Hertzer a 1/9 interest, and Martha L. Hammel, Trustee a 1/9 interest.

Next Meeting: July 2nd @ 2 PM
Annual Meeting: July 15th @ 10:00 AM in the Pavilion

Respectfully Submitted,
Tom Eshelman
Secretary

Minutes for the Heidelberg Beach Board of Trustees Meeting
July 2nd, 2017

Present: Jane Chidester (President), Bill Hertzer (VP), Tom Eshelman (Secretary), Dick Castele (Treasurer), Mary Chidester (Real Estate), Jack Corrigan, Richard Henderson, Jan Peer, Bill Richardson, Claudia Springer, Barbara Weber, Scott Welch.

Absent: none

Opening Prayer: Bill Hertzer

Treasurer’s Report: Dick Castele
End of Fiscal Year. No surprises. Actual expenses were under budget by 1273.73.

Business:
• A motion passed (Hertzer/Castele) to approve the Welch patio project.
• The slate of nominees was presented for the Board election at the annual meeting: Carol Dunkle, Valerie Murray, Aaron Hamilton, and incumbents Jane Chidester and Scott Welch.
• The Board reviewed the Survey results. Those comments which did not indicate “approval for sharing with the community” were passed out to the Board for reading. A motion passed unanimously (Springer/Welch) to focus on replacing water lines. The Board intends to ask for a Y/N vote at the annual meeting on pursuing water line replacement.
• The Board discussed how to fund a water line replacement project without creating hardship for those less able to afford an increase in the annual assessment.

Real Estate Report: Mary Chidester
• Orientation of Kim Leahy and G. Patrick Leahy (29 W. Virginia) was completed.
• A motion passed (Scott Welch/Tom Eshelman) to approve Kimberly R. Leahy and G. Patrick Leahy as new members and to approve the transfers of the leasehold estate for Lots 28-B and 29 West Virginia Road from Karen M. Reimsnyder to Kimberly R. Leahy, Emily Reimsnyder and Eric Reimsnyder, and the subsequent assignments of lease from Emily and Eric Reimsnyder to Kimberly R. Leahy. A new lease will be prepared for Kimberly R. Leahy.
Minutes for the Heidelberg Beach Annual Membership Meeting
July 15th, 2017

Opening:

- The meeting was called to order at 10:15 AM. Rev. Richard Henderson opened with a prayer.
- Members who passed away this last year: Marion Rohrbaugh, Ruth Schneider, Clarke Martin, Mary Lou Belmont, and Bev Morris.
- New members joining this last year: Don Bratton, Ray Bratton, Colletta Lieber, Kim & Patrick Leahy, David Harmych, Molly Richeson.
- A motion (J. Belmont/C. Schuman) passed to dispense with the reading of last year’s minutes and approve them.

Membership Roll Call and Distribution of Ballots: Secretary Tom Eshelman recorded the roll of leaseholders by lot numbers. Ballots for the election of the Board of Trustees for 2017-2020 were distributed.

Association members representing 79.5 lots were present and proxies were turned in for an additional 13 lots. Hence, a total of 92.5 lots were represented. 50 lots are required for a quorum.

Ballots were also distributed for:

- Ballot Issue #2: Proposed change to Building Rule #12

  Current Rule: All new buildings must be placed on at least two lots and must be constructed for the use of one family. Duplexes and multi-family dwellings are not permitted.

  Proposed Rule (with new text underlined): All new buildings must be placed on at least two lots and must be constructed for the use of one family. Duplexes and multi-family dwellings are not permitted. The leaseholder must remit a “tap in” fee equal to the cost that each existing cottage leaseholder paid for the new infrastructure (starting with the collection of money for the new Infrastructure Reserve Fund in 2017). Building Committee approval of the new building plan is contingent on the up-front payment of this fee.

  Ballot Issue #3: Approval to Replace the Water Line

  The Board of Trustees has unanimously voted to focus on replacing the water line as our first infrastructure project. We ask the community for your approval as well.

Treasurer’s Report: Dick Castele presented the summary of the finances as of the end of the fiscal year (June 30th, 2017). Of the $135,369 total cash assets, $108,542 are reserved for specific uses and $26,827 are unencumbered. A motion passed (M. Hayman/C. Springer) to accept the report.

Report of the Nominating Committee: Chair of the Nominating Committee, B. Richardson, presented the slate of nominees for the Board of Trustees for 2017-2020: Jane Chidester (incumbent), Scott Welch (incumbent), Carol Dunkle, Aaron Hamilton, Valerie Murray. There were no additional nominations from the floor. Four Board positions needed to be filled.

A motion passed (M. Murray/V. Murray) to have each candidate present comments prior to the voting. The candidates then proceeded to do so. A motion passed (R. Henderson/J. Macko) after the first candidate comments to limit the comments to two minutes without entertaining questions from the members.

Thank Yous:

The Board President presented a thank you message to the Footes:
With a 23-acre property to maintain, you would expect that we owe some pretty big thank yous to those who work hard all year round to keep up with all of the work necessary.

I know everyone has noticed our tidy property and well-groomed beach this year.

You also would probably guess that the Foote family is primarily responsible—and you’d be right. With our mild winter, Carol and Dean were down on the beach picking up the logs and limbs that washed up all winter long.

Dean also sculpted pathways on the beach bank to aide our efforts to better manage our stick debris and yard waste. With the return of the burn pile, we’ve been able to quickly get rid of the many logs and limbs that collect.

For those of you on email, you also just saw that Dean built a beautiful new chair swing for the beach.

And, Harvey has done great work in getting the east end of the Promenade cleaned up.

So, many, many, thanks for the incredible gift the Footes have given us, with their time, machinery, and energy, to make a beautiful Heidelberg Beach for us all to enjoy.

**Ongoing Projects:**

The Board President presented a message on the history and the status of the project to replace the water lines.

Let’s review a few events that have gotten us to this point:

It became clear last summer, and we reconfirmed earlier this year, that Erie County will not help us with the maintenance or replacement of our infrastructure. Without Erie County’s help, we cannot access any loan money from governmental agencies like the EPA or the USDA.

In truth, we may have dodged a bullet with Erie County. They are now embroiled in several lawsuits, including one for a botched 20-million-dollar job in another neighborhood—and two of the three people we’d been meeting with over the last few years, were fired for misconduct.

As the Board reviewed the survey results at our last meeting, we noted several things:

How grateful we were to get near 100% participation—thanks to all of you! How the majority did agree that we needed to address the infrastructure issues. And how coming up with a payment plan, that worked for everyone, was the key to keeping our community together.

We felt the one thing we could do right away, to ease the financial burden, was to narrow our initial focus—to the water lines—and therefore limit the upfront cost to a smaller amount.

As a quick refresher, some of the reasons that the Board feels it is important to replace the water lines now are:

1. Our water main is greatly undersized for a community like ours. Our founders laid this line 90 years ago when only a handful of cottages existed. We have a very small 2” iron pipe that is probably soldered together with lead.

2. Our water main was laid at a time when we were getting our water from Lake Erie—so the layout and design focused on that. When the community wanted to make the switch from lake water to public water, they voted to take that opportunity to re-lay the pipes with the proper slope, depth, size, and current plumbing codes. That was in 1964. In those first 35 years, plumbing standards had already evolved such that our original pronged layout, with dead end lines, was already shown to be a huge problem. I’m sure those of you around then remember the days of brown water.

3. Not all roads have a complete plumbing circuit. When we did not follow through on replacing the water lines, but did connect to public water, we tried connecting some of the water lines together to try to fix the problems of our pronged layout. The plumbing fix to avoid stagnating water is to run the pipes in circuits, instead of dead end lines. We tried to simulate that by connecting a few of the roads together. To this day, we don’t think all roads run on a complete circuit.

4. To do repairs on the water lines, or repairs at the connections to an individual cottage, we still...
must shut off the water to the entire neighborhood. And we can only do this by shutting the main valve by Rt. 6—which we are technically not supposed to be using because it is owned by the county. We cannot use our own internal shut-offs because they don’t fully stop the water because of our hopscotch of pipe connections.

5. We still only have one fire hydrant for the entire neighborhood—located at the south end, by the playground.

6. The condition of our lines today can at best, be described as fragile. You’ve seen that the pipes are filled with pinhole leaks—only being held in by the compacted clay around the rusted-out pipe. The pipe is so weak that anytime we touch it, to make a fix, we generally create another leak.

7. And finally, and maybe most importantly, the full Board believes a proactive approach is best. The question is not “if” we need replace the water lines, but “when” we need to replace them—and we believe at 90 years old they’ve far outlived their life expectancy. It only becomes more expensive, the longer we wait to do it.

So today, the Board asks for your support, in approving the plan to focus on replacing our water lines. We also ask that you approve the new language in the Building Rules, to incorporate a tap-in fee for any cottages built in the future.

As I said earlier though, coming up with a payment plan that works for everyone, is the key to keeping our community together. This has been at the forefront of the Board’s investigations from the very beginning.

The Board has shared a Draft Proposal, which is exactly that, a draft. It is our best idea to date, on how to provide a path forward for everyone financially. These numbers are just for illustration—and I hope they are just high-end estimates.

The idea is made possible by the fact that we do have some money in our reserve, and the knowledge that there are quite a few leaseholders who would be willing to help us get a leg up on saving for this.

As you saw in the proposal, our expectation is that we would have enough money collected to start working with a civil engineering firm in about 3 years. At that time, we’ll develop the final, detailed plan. We’ll bring the engineers out to the beach for several meetings, so that anyone can participate in the process that wants to. And shortly after we begin the bidding process, we’ll have a better idea of the exact cost, and can adjust our assessments accordingly.

We have an opportunity, for all of us to come together—to make a needed project happen—to financially help those that need help—and to have everyone participate in a fair way.

The Board and I seriously do not want the need to replace the water line, to be the reason even one of you considers leaving. Let us help find a way to work things out.

Discussion of water line replacement:

Some comments from the community discussion of water line replacement:

- The Board should consider lot-based assessments rather than cottage-based assessments.
- The water lines are not worn out—they still have life left.
- The estimated cost is inaccurate—it’s too high.
- The cost is too high and will force people to sell their cottages.
- Concern for the spirit of the community.
- Concern for the community’s ability to administer the future repairs that will be needed if the lines are not replaced.
- Empty lots should be assessed for water line replacement and should be assessed at a reduced rate (current plan calls for only cottage-based assessments).
- The proposed financing plan was explained.
- Most empty lots are not buildable.
- The water pressure won’t change as a result of water line replacement.
- The current water quality is good according to Erie County Environmental Services.
- The OHM specs are a problem.
We should get contractor quotes now, and determine the exact price of the project before assessing the funds.

Voting:

- A motion was passed (T. Lukens/S. Welch) to close discussion and vote on Ballot Issue #2: Proposed change to Building Rule #12. Text is shown above in the Membership Roll Call and Distribution of Ballots section of these minutes. Ballots were collected and the results reported after the meeting:
  - 80.5 Approve
  - 11.0 Do Not Approve

- A motion was passed (J. Kramer/C. Dunkle) to close discussion and vote on Ballot Issue #3: Approval to Replace the Water Line. Text is shown above in the Membership Roll Call and Distribution of Ballots section of these minutes. Ballots were collected and the results reported after the meeting:
  - 68.5 Approve
  - 21.0 Do Not Approve

- The result of the election of members to the Board of Trustees for 2017-2020 was announced: Jane Chidester (incumbent), Scott Welch (incumbent), Carol Dunkle, Aaron Hamilton.

- All ballots were tallied by non-members Ellen Nolan and Elizabeth Moes. The Board sincerely thanks them for their help.

New Business: None.

Adjournment: A motion passed (T. Lukens/J. Kramer) to adjourn.

Respectfully Submitted,

Tom Eshelman
Secretary
### Summer 2017 Pavilion Schedule: 87th Season

Pavilion services start at 10:00 AM every Sunday. A Social Hour immediately follows the service (usually at 11:00 AM).

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<thead>
<tr>
<th>Date/Social Hostess</th>
<th>Officiant</th>
<th>Cleaning Crew</th>
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<tbody>
<tr>
<td>July 2</td>
<td>Bill Hamilton</td>
<td>Jan &amp; Craig Peer, Jack Kramer&lt;br&gt;Barb &amp; Joe Tereshko&lt;br&gt;Georgia Newman &amp; David Young&lt;br&gt;Carolyn Leitch &amp; Dick Castele</td>
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<td><strong>Linda Glaviano</strong></td>
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<td>July 9</td>
<td>David Timm</td>
<td>Karen &amp; Rick Herwerden&lt;br&gt;Carol Dunkle&lt;br&gt;Mary Border&lt;br&gt;Hertz/Hammel Family&lt;br&gt;Joyce &amp; Harvey Foote</td>
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<td><strong>Anne Hamilton</strong></td>
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<td>July 16</td>
<td>Randy K'Meyer</td>
<td>Dawn Dumke&lt;br&gt;Bratton/Lieber Family&lt;br&gt;Barbara &amp; Dick Beck&lt;br&gt;Claudia &amp; Jeff Springer</td>
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<td><strong>Barb Tereshko</strong></td>
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<td>July 23</td>
<td>Jim Dumke</td>
<td>Mary Chidester&lt;br&gt;Barbara Chidester&lt;br&gt;Jane Chidester &amp; John Macko&lt;br&gt;Anne Hamilton &amp; John Chidester&lt;br&gt;Reimsnyder Cottage</td>
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<td><strong>Joan Margard</strong></td>
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<td>July 30</td>
<td>John Spahr</td>
<td>Martin Cottage&lt;br&gt;Linda, Cliff, &amp; Matt Glaviano&lt;br&gt;Dolores &amp; Dan Warder&lt;br&gt;Jane &amp; Tom Eshelman</td>
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<td><strong>Jan Peer</strong></td>
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<td>August 6</td>
<td>Ken Braun</td>
<td>Rohrbaugh Cottage (Pioneer)&lt;br&gt;Jane &amp; James Rohrbaugh&lt;br&gt;Kate &amp; Herb Foote&lt;br&gt;Dora &amp; Bill Richardson</td>
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<td>August 13</td>
<td>Paul Stark</td>
<td>Joan Margard &amp; Bill Nightingale&lt;br&gt;Char, Cliff, &amp; Curt Schuman&lt;br&gt;Sheila &amp; Dick Henderson&lt;br&gt;Sherry Vitti &amp; Dale Montgomery</td>
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<td><strong>Social Committee</strong></td>
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<td>August 20</td>
<td>Jeff Springer</td>
<td>Jack Corrigan, Neil Corrigan&lt;br&gt;Katie &amp; Scott Welch&lt;br&gt;Roger Nehls&lt;br&gt;Kathy &amp; Mark Hayman&lt;br&gt;Brooke Benedict, Tiffany Benedict</td>
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<td><strong>Claudia Springer</strong></td>
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<td>August 27</td>
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<td>Valerie Murray&lt;br&gt;Jennifer Sullivan &amp; David Rohrbaugh&lt;br&gt;Nancy &amp; Tom Lukens&lt;br&gt;Betsy &amp; Tom O’Dougherty&lt;br&gt;David Harmych</td>
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<td><strong>Jane Eshelman</strong></td>
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<td>September 3</td>
<td>Dick Henderson</td>
<td>Linda &amp; David Lackey&lt;br&gt;Ken Stone&lt;br&gt;Aaron Hamilton, Angela Chidester&lt;br&gt;Kessler Cottage&lt;br&gt;Kara &amp; Brice Chidester</td>
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</table>
The Annual Meeting for the leaseholders in the Heidelberg Beach Association is scheduled for **Saturday, July 15th, at the Pavilion at 10:00 AM.** There are 3 Ballot Issues this year.

**If you are unable to attend and wish to designate your vote, please fill out the Proxy Form at the bottom of this page. Business cannot be transacted without a quorum. You may (e)mail the Proxy to the Secretary: tomeshelman@outlook.com or Tom Eshelman, 7510 Maxtown Road, Westerville, OH 43082.**

**Ballot Issue #1: Election to Board of Trustees**

*Four* positions on the Board of Trustees need to be filled. The 2017-2020 nominees are:

- Jane Chidester (incumbent)
- Carol Dunkle
- Valerie Murray
- Scott Welch (incumbent)
- Aaron Hamilton

**Ballot Issue #2: Proposed change to Building Rule #12**

The Board of Trustees unanimously voted to approve this rule, and asks for the membership’s approval.

**Current Rule:**

All new buildings must be placed on at least two lots and must be constructed for the use of one family. Duplexes and multi-family dwellings are not permitted.

**Proposed Rule (with new text highlighted):**

All new buildings must be placed on at least two lots and must be constructed for the use of one family. Duplexes and multi-family dwellings are not permitted. The *leaseholder* must remit a “tap in” fee equal to the cost that each existing cottage leaseholder paid for the new infrastructure (starting with the collection of money for the new Infrastructure Reserve Fund in 2017). Building Committee approval of the new building plan is contingent on the up-front payment of this fee.

**Ballot Issue #3: Approval to Replace the Water Line**

The Board of Trustees has unanimously voted to focus on replacing the water line as our first infrastructure project. We ask the community for your approval as well.

**Note:** The Board is refining a plan to collect the money for this project in a way that provides a path forward for everyone to pay their share, without creating undue hardship. A draft of this proposal will be shared, and will be open for discussion and feedback at the Annual Meeting. At the fall budget meeting, the assessment will be voted on by the Board.

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**Heidelberg Beach Association Proxy**

*To be valid, proxies must be received by the Secretary before the meeting begins.*

We hereby appoint: __________________________________________________________
as our lawful attorney and proxy for the 2017 Annual Meeting of the Heidelberg Beach Association to vote for us in our name(s) as we would do if we were personally present.

Signed: ____________________________________________

Lot #’s: ____________________ Number of votes: _______
Assessment Method Review & Summary

As a reminder, the Board spent last summer gathering your feedback, and reviewing the assessment method for our operating expenses—as well as deciding what assessment method should be used for Infrastructure projects.

As a refresher, 8 years ago, the Board modified the assessment formula because the lakefront land values had increased at a dramatically disproportionate rate to the rest of the property. Land valuations were removed from the assessment formula. Cottage tax valuations had been left in as a method moderating between smaller cottages and larger ones. The expectation was that it would roughly mirror market value proportions.

Last summer, as the Board was reviewing the cottage tax valuations to make sure that this premise held true, it became clear as it did with the land values, the cottage values were skewing dramatically. When appraisers come into the neighborhood, they do not do a whole scale, sorted, evaluation. They generally focus on the cottages that have had some work done. They have never adjusted the neighborhood as a whole, for inflation or other factors. We are left with little correspondence to a logical ranking system in our neighborhood, and therefore the Board voted to remove that component of the formula as well.

The Board also agreed it was still important to maintain some charges for empty lots in our operational expenses.

The assessment method for Operating Expenses is:

\[
\begin{align*}
& \frac{1}{3} \text{ divided by 98 lots} \\
& \frac{2}{3} \text{ divided by 48 cottages}
\end{align*}
\]

After hearing feedback from the community, and much discussion and debate, the Board agreed the financial burden for any future maintenance on our existing lines, or future replacement of water or storm lines, or any addition of a new sanitary line, should be shared equally by each cottage.

The assessment method for the Infrastructure Reserve is:

*Equal division by the 48 cottages*

The Board also felt it was better to impose a fee on the “buildable” lots only in the case that they are ever used to build upon. We did not want to penalize anyone for holding on to their greenspace and skew the assessment collection for a capital improvement we all share.

The Board has submitted a change to the Building Rules and Regulations that would institute a “tap-in fee” for any new construction.

To make it clear how any money collected for our Infrastructure projects will be used, the Board voted in the following binding resolution.

**October 2016 Board Resolution**

**Resolved,** in 2017, the Board shall impose an assessment of $25,000 for an “Infrastructure Reserve.” By making this assessment, the Board of Trustees is affirming that we are beginning to collect funds with an eye towards replacing our 86-year-old (1930) infrastructure.

**Further Resolved,** this “Infrastructure Reserve” shall be collected equally from each of the 48 cottage leaseholders. The “Infrastructure Reserve” may only be used for any or all the following purposes: repair of existing water and storm sewer lines; replacement of existing water and storm sewer lines; addition of sanitary sewer lines and a pump station; or fees for professional services, such as engineers, consultants, or attorneys.

**Further Resolved,** that over the next year, the Board shall continue to gather information, get input from the community, and look for outside funding sources. At the 2017 budget meeting of the Board, we plan to set a target date for the next phase of this project. Using that target date, the Board will determine the amount needed to be assessed annually for our “Infrastructure Reserve” for 2018, and the years until the target is achieved.

**Further Resolved,** the Board will propose an amendment to the Building Rules and Regulations to be voted on at the 2017 Annual Membership Meeting to institute a “tap-in fee” for any new construction on the Heidelberg Beach property.
Draft Water Line Assessment Proposal

In trying to find a path forward together, as a community, the Board is considering the following assessment proposal. The plan depends on the good faith of the whole community to pay their full share, and the kindness of those members that can pay at a faster rate.

Using the current water line replacement estimate of $720,000, and an individual cottage liability of $15,000, we may be able to get the water lines replaced within 3-5 years. After the bidding process takes place, we’ll have a more accurate cost figure, and will adjust the assessment accordingly.

Put simply:

- We’d set $3,000/year, for 5 years, as the water line assessment.
- We’d ask anyone that could pay at a higher rate than $3,000/year, or the full cost up front, to help “front load” the collection.
- For those that need more time, we’ll allow a 10-year payback period, with a minimum annual installment of $1,000/year. $15,000 would still be required by the end of the 10-year period. Assuming you paid $1,000/year for the first 5 years, the second 5 years would have to be paid at a $2,000/year rate. Or, you could pay $1,500/year, for 10 years.

  The Board is hoping this longer term will give those on a tight budget more time to plan, or get a personal loan, or get help from other family members.

The table shows an example of how this could work. The numbers of cottages indicated at each level of commitment is just for the use of illustrating this example—and loosely based on the survey results.

The Board will look forward to everyone’s feedback—or further ideas—at the Annual Meeting.
## Estimated Cost of Water Line: **$720,000**

Each Cottage Owes: **$15,000**

### Phases of Project

<table>
<thead>
<tr>
<th>Phases</th>
<th>Start Designing</th>
<th>Bidding</th>
<th>Implementation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Annual</strong></td>
<td><strong>Year 1</strong></td>
<td><strong>Year 2</strong></td>
<td><strong>Year 3</strong></td>
</tr>
<tr>
<td>Assessment</td>
<td># cottages</td>
<td># cottages</td>
<td># cottages</td>
</tr>
<tr>
<td>$1,000</td>
<td>12</td>
<td>$12,000</td>
<td>12</td>
</tr>
<tr>
<td><strong>$2,000</strong></td>
<td><strong>For 10-year plan cottages where first 5 years is at $1,000/year</strong></td>
<td>12</td>
<td>$120,000</td>
</tr>
<tr>
<td>$3,000</td>
<td>20</td>
<td>$60,000</td>
<td>20</td>
</tr>
<tr>
<td>$7,500</td>
<td>10</td>
<td>$75,000</td>
<td>10</td>
</tr>
<tr>
<td>$15,000</td>
<td>6</td>
<td>$90,000</td>
<td></td>
</tr>
</tbody>
</table>

**Annual Totals**

- $237,000
- $147,000
- $72,000
- $72,000
- $72,000
- $120,000
- **$720,000**

**Current Reserve**

- $100,000

**Running Totals**

- $337,000
- $484,000
- $556,000
- $628,000
- $700,000
- $820,000

**Future Reserve (Repairs & Maintenance)**

- $100,000-120,000
### HEIDELBERG BEACH ASSOCIATION
### TREASURER'S REPORT FOR ANNUAL MEETING
### For the year ended June 30, 2017

<table>
<thead>
<tr>
<th>Cash:</th>
<th>Actual 06/30/17</th>
<th>Actual 06/30/16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reserved for Specific Use</td>
<td>108,542</td>
<td>85,707</td>
</tr>
<tr>
<td>Unencumbered</td>
<td>26,827</td>
<td>24,560</td>
</tr>
<tr>
<td>Construction deposits</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Cash</strong></td>
<td><strong>135,369</strong></td>
<td><strong>110,267</strong></td>
</tr>
</tbody>
</table>

### Summary of Cash Activity for the Year:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Balance at 06/30/16</td>
<td>110,267</td>
</tr>
<tr>
<td>General assessment receipts</td>
<td>49,219</td>
</tr>
<tr>
<td>Infrastructure assessment receipts</td>
<td>25,000</td>
</tr>
<tr>
<td>Expenses applied to the budget</td>
<td>(47,266)</td>
</tr>
<tr>
<td>Expenses applied to reserves</td>
<td>(5,719)</td>
</tr>
<tr>
<td>Miscellaneous receipts</td>
<td>368</td>
</tr>
<tr>
<td>Transfer of reserve cash to CD's</td>
<td>3,500</td>
</tr>
<tr>
<td><strong>Balance at 06/30/17</strong></td>
<td><strong>135,369</strong></td>
</tr>
</tbody>
</table>
