

An aerial photograph of a large, irregularly shaped lake with several smaller ponds connected to it. The surrounding area includes a residential neighborhood with many houses, a golf course with green fairways and brown trees, and a road winding through the landscape. The sky is clear and blue, suggesting a bright day.

Capital Plan Investment Proposal

Sandy Pines Recreational Community

Member Ballot Proposal • 2026 Season

Our Community, Our Future

800+

Acres of
Woodland

262

Acre Private
Lake

50+

Years of
Tradition

2,100+

Member
Families

Sandy Pines is one of Michigan's largest privately owned recreational communities — an 800-acre haven of lakes, trails, pools, and gathering spaces where families build lifelong memories. This proposal outlines a comprehensive capital investment plan to protect, modernize, and enhance the community we all cherish.



Member Survey Results Summary

Sandy Pines Survey Snapshot

Community Asset Investment Priorities Survey - one-page transparency summary

Respondents	Top category	Top project	Fund support	Comments analyzed
1,271	Lake amenities	Additional lake pumps	67.4% yes	900

Top survey messages

- Lake and park amenities led the overall category priorities.
- Lake pumps were the strongest single project signal.
- Water quality / environmental management ranked highest among lake investment types.
- The Ice Cream Shop and Support Building ranked first among general building assets.
- Park decisions should first prevent deterioration and address safety.

Most common comment themes

- Lake maintenance and water quality
- Facility maintenance and repairs
- Membership dues / fee increases
- Affordability concerns
- Transparency and project prioritization

Top 10 priority signals

PRIORITY	INDEX
Lake amenities overall	83.3%
Park amenities overall	80.8%
Additional lake pumps	85.3%
Water quality and environmental management	79.0%
Ice Cream Shop and Support Building (Phase 1)	82.0%
Simple, durable, cost-efficient convenience centers	75.5%
Prevent deterioration of existing amenities	74.1%
Aquatic vegetation management equipment (Weed Harvester)	73.6%
General building assets overall	73.5%
Safety / function / sustainability first	71.3%

Read with the full report and companion dashboard workbook. Public-facing versions remove respondent IDs and exact timestamps while preserving the full aggregate results.

Executive summary

- Residents placed the strongest overall priority on lake amenities and park amenities, ahead of convenience centers and general building assets.
- The clearest project-level priority signal in the survey was the installation of additional lake pumps, followed by aquatic vegetation management equipment and lake dredging within the lake project list.
- Among general building assets, the Ice Cream Shop and Support Building ranked first, followed by the Pavilion / CC / Tot Center concept.
- For park decision-making, residents most strongly emphasized preventing deterioration of existing amenities, then safety/risk reduction, frequency of use, and benefit to the greatest number of people.
- Convenience center feedback pointed toward a practical middle path: durable structures and simple, cost-efficient facilities, with most residents preferring a mix of approaches depending on location and need.
- Support for renewing the fund with economic adjustments was 67.4% yes (621 yes, 301 no; n=922).
- Final comments most often focused on maintenance, water quality, affordability, dues, and transparency.



The Current State of Our Park

After 50+ years, many of our core facilities need attention to remain safe, functional, and welcoming for the next generation.



Aging Structures

Aging buildings over 50 years old with structural deficiencies that require renovation, rehabilitation, or replacement.



Roads, Utilities and Wells

23 miles of roads and underground utilities require ongoing replacement and upgrades.



Lake Monterey

Erosion concerns along the shoreline and the need to preserve the lake while maintaining an appropriate lake level throughout each season.

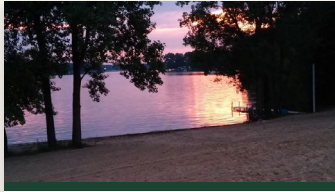


Storm Shelter Gaps

Additional FEMA-rated storm shelters needed to protect all members during severe weather.

Proposed Investment Areas –

A comprehensive plan across four key categories based on member responses to strengthen every aspect of our community.



Lake



Lake wells, lake pumps, lake amenities, lake water quality and environmental management



Amenity Improvements



Pool renovations, pickleball courts, recreation facilities, tennis, basketball and shuffleboard courts



Operational Assets



Roads, utilities, electrical systems, dam maintenance, vehicle replacement and water/drainfield improvements



Structural Improvements



Dairy Dip, Phase 1 Pavilion, CC's and buildings renovation/replacement

✓ **Lake Wells and Pumps (4)**

Add 4 new wells and pumps to maintain required lake levels and quality

✓ **Rabbit River Pump**

Current pump regularly breaks missing our window to pump into LM

✓ **Bathometric Mapping**

Secure new lake bottom mapping to engage in possible lake dredging

✓ **Lake Weed Harvester**

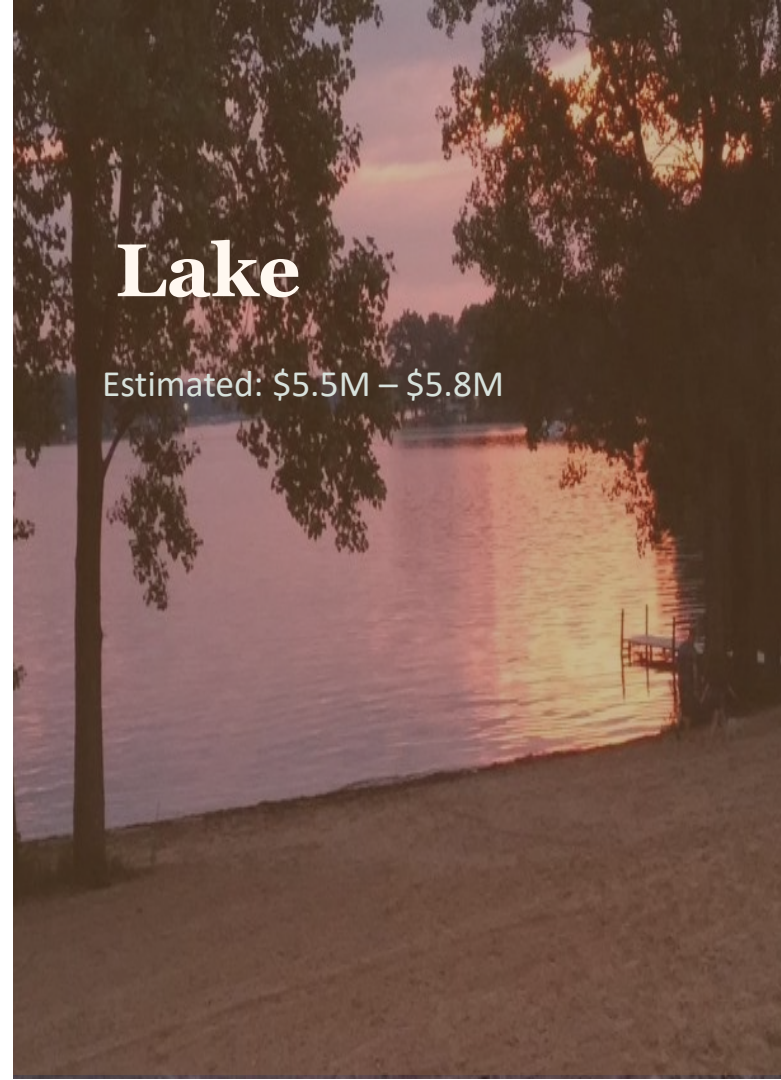
Address weed removal in the lake

✓ **Phase 2 Channel**

Prevent closure of channel

Lake

Estimated: \$5.5M – \$5.8M





Amenity Improvements

Estimated: \$15.5M – \$16M

- ✓ **Pickleball Courts Expansion**
Redesign with additional pickleball courts by the rec center (see renderings)
- ✓ **Pool & Waterpark Renovation**
Modernize Waterpark and Phase 3 pools, upgrade splash pad features
- ✓ **Recreation Center Updates**
Fitness room updates, new equipment, mini golf renovation
- ✓ **Playground Replacements**
Replace aging playground equipment with modern, accessible structures
- ✓ **Recreation Courts Updates**
Upgrade, renovate, replace tennis, basketball, shuffleboard courts

✓ Road Resurfacing

Phased repaving of 23 miles of paved roads across all phases

✓ Mechanical Replacements

Generators, water softeners, HVAC

✓ Equipment Replacement

Maintenance and PSO vehicles, lawn mowers, chippers, patrol boat, security system, cameras, hardware

✓ Water & Sewer Infrastructure

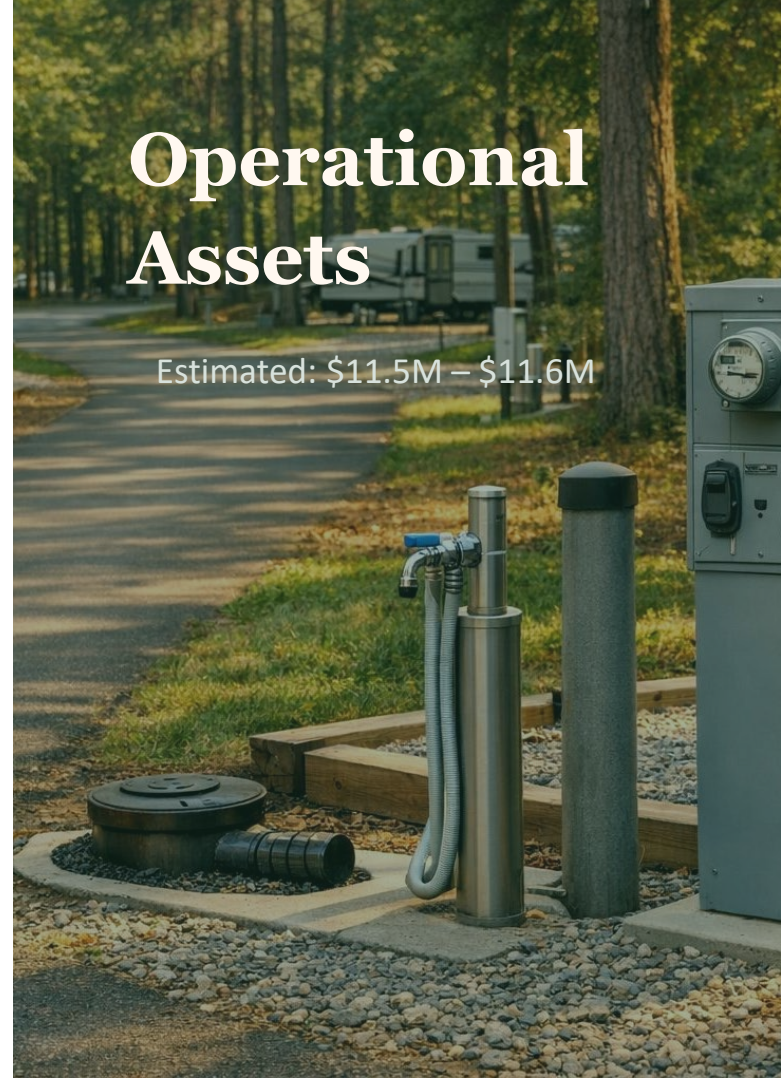
Replace aging underground lines, drainfield and pump out station upgrades,

✓ Camping and Recreation Replacements

Mini splits, trailer/cabin replacements, campsite improvements, pool chair replacements, roofing

Operational Assets

Estimated: \$11.5M – \$11.6M



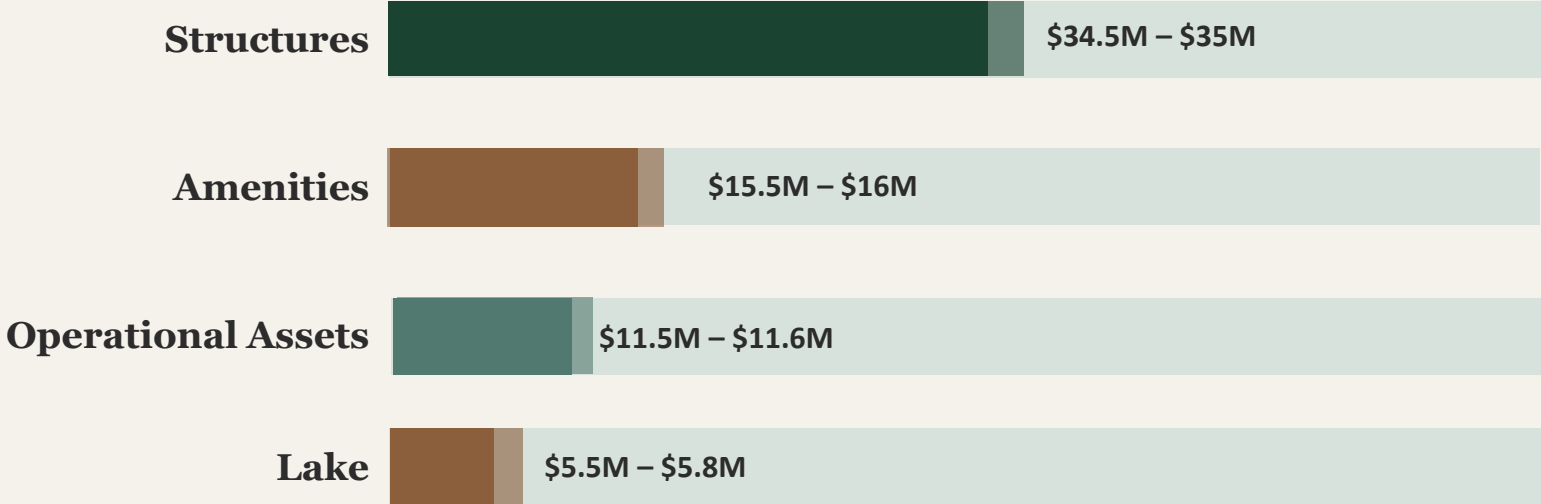


Structural Improvements

Estimated: \$34.5M – \$35M

- ✓ **Phase 1 Core Area Redesign**
One of the top member responses – replace Dairy Dip, Phase 1 Indoor pavilion, redevelop this area (see renderings)
- ✓ **Well Pumps and Houses**
Upgrade or replace aging well pumps and houses supplying water to the community
- ✓ **Convenience Centers Replace or Renovate**
Aging CC's built to improved standards for member safety and use
- ✓ **Building Replacements or Renovations**
Replace/Renovate PSO Main Gate, Mail Center, Rec Building, Maintenance Building and Admin Building

Investment Summary



Total Estimated Investment: \$67M - \$67.8M

Funding Approach

A balanced and transparent funding structure designed to minimize member impact while ensuring our community's future.



Annual Capital Dues

The original \$200 annual capital commitment with CPI adjustments, funding recurring replacements and maintenance.

~\$536K/yr



New Capital Investment Assessment

A proposed renewal of the capital reserve assessment after FY2027 expiration, supporting major project funding.

\$TBD/yr per member



Government Grants & Partnerships

Pursuing FEMA, State of Michigan, and county grants for storm shelters, dam safety, and environmental improvements.

As available



Operational Transfers

Strategic use of operational surplus to supplement capital needs where appropriate.

As available

First Five-Year Example

Year 1

Lake Wells (2), Rabbit River Pump, Bathometric Map, Pickleball Area – Wave 1, Patrol Boat, Road Resurfacing – Est. \$1.22 Million

Year 2

Well Pump Houses (4), Phase 1 Shuffleboard & BB Courts, Lake Weed Harvester, Vehicle Replacement(s), Security Equipment, HVAC(s), Water Softeners – Est. \$670K

Year 3

Well Pump Houses (2), CC# 4 Renovation, Pickleball Area – Wave 2, Vehicle Replacement(s), Security Equipment, Cabin / Trailer Replacement, Road Resurfacing - Est. \$1.98 Million

Year 4

Phase 1 Core Redevelopment, HVAC, Vehicle Replacement, Security Equipment - Est. \$4.35 Million

Year 5

CC# 9 Renovation, Well Pump Houses (5), Lake Wells (2), Road Resurfacing, Vehicle Replacement(s) - Est. \$1.22 Million

Why This Matters



Protect Site Values

Well-maintained infrastructure and modern amenities preserve and increase the value of every member's site.



Attract New Families

Updated facilities and expanded trails make Sandy Pines competitive with modern resort communities.



Ensure Safety

Storm shelters, dam repairs, and updated electrical systems protect members and their property.



Grow Member Experience

New trails, renovated pools, and gathering spaces enhance the quality of life every member enjoys.



Preserve Our Legacy

Strategic investment today ensures Sandy Pines thrives for another 50 years and beyond.



Financial Responsibility

Focus on thoughtful investments that protect, maintain, and enhance the park's infrastructure and amenities for the future.



Your Input Matters

This proposal represents an investment in our shared future — in the safety of our families, the beauty of our grounds, and the legacy we leave for the next generation of Sandy Pines members. We value your input to help ensure we make thoughtful investments that protect, maintain, and enhance the park's infrastructure and amenities for the future.

**Stay tuned for more information on the
Capital Plan Investment Proposal**