

FOOTPRINTS

JANUARY 2024

IN THE SAND



SANDYPINES
RECREATIONAL COMMUNITY

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 Nichole MilbockerExt. 100

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MemberService@SandyPines.com

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Park Inspector

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inspector@sandypines.com

Pumpouts-Emergency Ext. 111

Sales Office..... 616.896.8315 Ext. 118

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Department..... 616.896.8315
 Abby Greenfield.....Ext. 800
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Dave Ingles, Manager
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Laundromat Hours – Open 24 Hours

ADMINISTRATIVE TEAM

Jeff Sweitzer Park President
 Kimberly Williams Finance & Accounting
 Steve Deyarmond Emergency Services
 Ben Fifelski Maintenance
 Dave Ingles Lake Monterey
 Golf Course

MANAGEMENT TEAM

Janele Tomes Camping
 Ian Mitchell Communications
 Dale Yoder Park & Garden
 Jeff Hopkins Park Inspector
 Paul Schaaf Security Services
 Abby Greenfield Recreation

COMMITTEE CHAIRS

Finance..... Ginny Hager
 Golf Course Joe Zomerlei
 Long Range Planning..... Kevin Hager
 Rules Drew Torres
 Safety & Security Dennis King
 Technology Bob Powers
 Lake Study..... Jim Buchanan
 Library..... Valerie Troschinetz

OUR MISSION

We are dedicated to providing
 a fun and safe environment
 where families and friends
 create a lifetime of memories.



RETAIL SERVICES

Dairy Dip 616.405.5643
 Just Your Style 616.669.6788
 Park & Garden Store 616.896.9334
 Park & Garden
 Rental Office 616.896.9888

BOARD OF DIRECTORS

Ellen Carpenter, Chairperson(2025)
 Rick Day, Treasurer(2026)
 Bob Deckinga(2025)
 Pat Doezeema.....(2026)
 Kelly Johnson, Vice Chairperson.....(2024)
 Paul Peppel, Secretary.....(2025)
 Stephanie Saypanha(2024)
 Craig Van Beek.....(2026)
 Scot Wyman(2024)

BOARD OF DIRECTORS ~ MISSION STATEMENT ~

The Sandy Pines Board of Directors
 will provide positive leadership and
 management direction so as to ensure
 the long term viability and success of
 Sandy Pines Wilderness Trails, Inc.



Dear Sandy Pines,

It is time...

With the help of terrific people, I have operated the Dairy Dip for fifteen years. Every season our goal is to improve service, efficiency, and the experience of the young people who are our employees. The last few seasons have brought some big challenges. I'm proud of how our team adapted and overcame. You should be too. Many of those young people are your children and grandchildren. In the last couple of seasons, things have settled in. Changes we made have become established. We've "built back better". That doesn't mean we're satisfied. There is always a better idea, better process, a way to improve. Always.

For me, as Rafiki from Lion King would say "It Is Time". Time to move on, get out of the way, and turn the operation over to someone else. Someone who understands what the Dairy Dip means to the park, its members, and the kids who work there. It's taken a while but I found that someone, it's you.

Beginning in 2024 Sandy Pines will be operating the Dairy Dip. Dawn Doxey will stay on as manager at least through the 2024 season to assist in transition and training. Dawn has been at the Dip for 24 years. She trained me (an amazing feat) and every new employee for the last fifteen seasons. The Dairy Dip is in very, very good hands. I'll be around off and on this season. **THANK YOU** for the many memorable seasons at Sandy Pines!

JIM WARNER



Sandy Pines,

On behalf of the Board of Directors and myself, we are pleased to announce Sandy Pines will absorb the Dairy Dip operations into our Sandy Pines operations. As stated above, we have been kicking this idea around for the last couple of years. We are excited to take the excellent foundation that Jim Warner has built, keep it going with a seamless transition and work to make improvements just as Jim has over the years! Jim, Thank You for all you have done for Sandy Pines over the years! You will be missed!

God Bless,

**JEFF SWEITZER
PARK PRESIDENT**

PARK PRESIDENT NEWS

BY JEFF SWEITZER

Jeff@SandyPines.com

Wow! What just happened? 2023 went out with a blink of an eye and 2024 has arrived ready to go here at Sandy Pines. On behalf of the board of directors, staff and myself, we wish everyone a blessed 2024 as we prepare for your arrival. In another blink of an eye, the remaining three and half months until opening will be here before we know. Our off-season continues to be extremely busy. Below is an update on what is happening at our Happy Place.

December Board of Directors Meeting

Before we jump into our 2024 projects, we would like to remind our members that we held a board meeting in December. We encourage you to visit our YouTube channel to get all the details. Three resolutions were passed. The first resolution updated our rules to adjust your boat stakes to allow for the same height (18" to 24") as our new galvanized metal pole boat stake locators. The second resolution was to update permits and the items requiring permits. Patios have been added to the permit list. We are rolling out those new permits effective this month. Please see the Park Inspector section for more information on both items.

The third resolution is to transfer funds per our bylaws to purchase "certain restaurant equipment". This allows Sandy Pines to expand its operations into the food business. We have tried to find a tenant for the last 18 months at the Country Café without success. Member feedback is to bring back the Country Café with a regular restaurant menu. We agree. To do this Sandy Pines will need to operate the restaurant and purchase equipment. As you have seen from the Dairy Dip letter to the membership, Jim Warner is retiring. Sandy Pines will be taking over the Dairy Dip operations also. Sandy Pines will be purchasing the Dairy Dip equipment from Jim to maintain the operations as well as move some of the equipment to the Country Café and/or the Happy Shack. This acquisition will give the Park more flexibility in food offerings at multiple locations while allowing for economies of scale to offset rising food costs with coordinated bulk food purchases. We could not communicate the Dairy Dip announcement during our December Board Meeting due to confidentiality. We look forward to a successful launch of the Café and transition of the Dairy Dip in 2024.

Project Updates

The Phase 2 Pool continues to progress nicely. Now that the concrete for the pool has been poured, the bath houses and mechanical room walls are near completion, we will be focusing on the roofing, electrical and plumbing. The all-important color schemes are also picked and ready to go! Members can continue to monitor the Phase 2 Pool progress on our website.

Lake projects continue to be a priority focus this off-season. Phase 2 point and Phase 6 Chapel point areas will be kicked off this month. We will select a contractor, establish timelines and start these two projects in motion with the expectation

they are completed no later than May 1, 2024. In December, we heard from EGLE that our grant request for the dam project was accepted to move to the next review level. This month we will be submitting additional information to try to secure state funds to apply to this project.

Lake rule enforcement continues to take place during the off-season. How so you may ask? We continue to audit boat stakes, members assigned to boat stakes, boats assigned to boat stakes, boat registrations, quantity of boats per membership and shoreline clean up. These activities have spurred the loss of some boat stakes, removal of boats from the lake and requests for items to be removed from our shoreline.

Spectrum Charter is completing our common area upgrades on equipment this month. Many of the common areas last season were not updated due to delayed supply chain issues on components and equipment. These upgrades are to be finalized this month, which will help with improved connectivity throughout the park in common areas.

2024 Renewals

That's right, it is once again renewal time! Updates have been made to the process and the system. We will be testing real live scenarios the first week of this month. Our Go Live to release renewals to the membership is January 15, 2024. All renewal information must be submitted by the end of February 2024. Based on the above communication regarding boat information, this is a great time to ensure everything is in order on your 2024 renewals. Stay tuned for more information and announcements regarding 2024 renewals this month.

2024 Department Goals

We met with staff individually in December to discuss our 2024 focus. Department Goals for 2024 will be finalized this month with our staff. Our expectations are we have another safe and enjoyable season at Sandy Pines. We are always looking to improve in all areas. As always, we appreciate your support of our staff.

Happy New Year to all our members! Wishing everyone a blessed 2024!

God Bless

Philippians 4:4-7

Rejoice in the Lord always; again, I will say, rejoice. Let your reasonableness be known to everyone. The Lord is at hand; do not be anxious about anything, but in everything by prayer and supplication with thanksgiving let your requests be made known to God. And the peace of God, which surpasses all understanding, will guard your hearts and your minds in Christ Jesus.

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MEMBER SERVICE NEWS

BY NICOLE KLINGE & NICHOLE MILBOCKER

MemberService@SandyPines.com

Office Hours

Monday – Friday: 8:00 am to 4:00 pm
Saturday & Sunday: Closed

Contact Information

Phone: 616-896-8315 x 0
Fax: 616-896-7409
Email: MemberService@SandyPines.com

Important Dates

12/22 – 1/2 Closed for Christmas & New Year's
1/15 Annual Renewals Available
1/25 Member Account Balances & Quarterlies Due
2/10 Winterfest

Happy New Year!

It's 2024 already can you believe it! We are busy getting ready for the new season and welcoming you all back. Here are a few reminders:

Winterfest-February 10th

Come check out the fun activities the Recreation Department has in store for us for Winterfest. Join us for hot cocoa, dog sled, and hopefully some sledding...if we get some snow. Or maybe come test your stamina and go for the Plunge...the POLAR PLUNGE! Burrrrrr....They say that cold gives you thick blood. Let's jump in and see!!!!

Boats

If you have changed or made any updates to your watercrafts, please notify us at member service with the change.

All motorized boats must be registered with the state and must be in the member's name. Many members have registration expiring in the spring, be sure to get that renewed and brought in before sticker pick up.

Flea Markets

Flea Markets are now open and available to reserve for the upcoming season. Reservations can be made the same as last year by calling Member Service or by logging into your Portal and clicking the LINKS tab. All reservations must be paid via a credit card at the time of reservation.

Dues

If you're choosing to make your payments via the six-month payment plan. Here are the monthly balance allotments. All payments are due by the 25th of each month.

Monthly Payment \$420.22
(Plus 1.5% interest on the unpaid monthly balance)

Monthly Maximum Balance:
October 25: \$2,039.93
November 25: \$1,644.00
December 25: \$1,242.14
January 25: \$834.25

February 25: \$420.24

March 25 \$0.00

Again, balances must be at or below these amounts.

Payments can be made in person at Member Service or Public Safety without a credit card surcharge. Payments made over the phone or via the Portal receive a 3% surcharge.

Renewals

Watch for renewals...they are coming soon! When renewals open you will see the tab appear in your portal. At that time, you will be able to make any changes to your account for the 2024 season regarding changing pumpout plans, adding or removing boats, golf carts, mopeds etc. This is where your 2024 season stickers are generated from. Please do not make your final submissions until you are completely sure of the changes. Once they are submitted you are locked in for the season.

Again, Member Service is here year-round to assist you with any needs that may arise. Feel free to reach out to us by phone or email whichever is easiest. We love hearing from you all!

Wishing you all a GREAT 2024!

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SCAN THE QR CODE ABOVE OR HEAD
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TO SUBSCRIBE!

YOU MAY UNSUBSCRIBE AT ANY TIME

BOARD OF DIRECTORS UPDATE

BY PAUL PEPPEL BoardOfDirectors@SandyPines.com

During last month's school holiday concert season, I was introduced to *Al Shlosha D'varim*, a lyrical setting of an essential maxim from Jewish morality laws. Translated, it means, "the world is sustained by three things: by truth, by justice, and by peace." How simple, right? Just do the right thing and all is well. However, since we can't seem to agree on a common ground of what is "right", there must be a set of written instructions to keep us on the same path.

The Sandy Pines handbook is a must-read for all members, from newbies to vets. These "truths" provide us with concise guidelines to help remove the guesswork from what is right and wrong. While it would be nice to just rely on common sense as our guiding light, it's not practical as we're not all on the same moralistic page. Take some time this off-season to brush up on the Park's rules and regs. The most current update can always be found under the members' tab on the Sandy Pines website (not our Facebook page).

Though just two pages of the eighty total, "justice" is also described in the handbook in section XVII titled Rules Enforcement. Ramifications are spelled out, and one would

hope they serve more as a deterrent rather than a punishment. They're necessary, though, as the majority following the rules get frustrated by those that don't. Again, becoming familiar with the rule book can help mitigate possible penalties as some occur due to ignorance.

The final section to the puzzle is "peace", a relatively easy solution if the above suggestions are followed. Just do the right thing as printed, and all will be well. To help with this, consider the English translation of one of the lines from the song referred previously.

"There must be one thing more. Acts of kindness everyday will ensure the world won't sway."

Let's grow together as a family and abide by these guideposts in 2024. It'll improve not only your quality of life, but those around you as well. We're always anxious to hear your thoughts, drop us a line anytime at BoardOfDirectors@SandyPines.com.

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INSPECTOR NEWS

BY JEFF HOPKINS Inspector@SandyPines.com

Hopefully your Holidays were filled with Family/Friends and great food. We now have only four short months before "Our Happy Place" opens back up for the season.

With the weather forecast we had in December; we were able to get many boat stakes permanently marked. We will be putting metal caps on the top of the galvanized posts marking your boat stake locations.

They will also have a reflective number marker on them (please see example). I will be working on them throughout the winter, weather permitting.

I have noticed this off season that there is a lot of green moss and mold on many roofs and siding. We have been making notes and documenting sites that need attention. So make sure that is not overlooked during your spring clean-up. We thank you in advance.

New starting in January 2024, we redesigned our permit form by adding space for a drawing with dimensions for decks, garages, porches, etc. We have also added sections for materials, Inspector permit approval AND for members to set up a final approval review of the project with the Park Inspector to ensure it meets the permit requirements. We have also added patios to our permitting requirements to follow the board resolution passed in December. We have been using the old one for many years, which was outdated. I also want

to remind everyone getting a permit that it is only good for thirty days. If the project is off schedule for completion, please make sure you see me so that we can update your permit and get a new one.

We have a great season upon us and many great things to look forward to so let's make our park really stand out and shine!

Thank you all, God bless!

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Larry Lane/Owner
Sandy Pines Lot K360

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Our Water Softeners Have All New Resin Inside
Water Heaters - Plumbing - Electrical
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(616) 797-9998

3350 Chicago Dr SW, Grandville, MI 49418 www.crswater.com

FINANCE & ACCOUNTING NEWS

BY KIMBERLY WILLIAM

Kim@SandyPines.com

Happy New Year!

The Board of Directors and Finance Committee members met along with Administration on Monday, December 4, 2023, to review and approved the September 30, 2023 (Fiscal Year End 2023), and October 31, 2023, financial statements for both Sandy Pines Wilderness Trails, Inc. and Lake Monterey Golf Course, LLC. Please refer to the Board of Directors page on the SP website for the recording of the Board Meeting that took place on Friday, December 8, 2023. The financial statements are available on the Sandy Pines webpage under the Finance section. These are the unconsolidated financial statements prior to tax-basis adjustments and are currently in review process with SPWT's external accountants for the 2023 tax filing. Below is a summary of the financial results for both entities at FYE2023:

Sandy Pines Wilderness Trails (FYE2023)

- Days Cash in Reserve is 223 days, after the transfer of \$1.5 million for the approved capital pool project, days in reserve will be 147 days.
- Asset Replacement Cash is at \$110k going into the new FY before the addition for the FY2024 capital assessments, which will be an additional \$940,470.
- The Charles Schwab investment account is back up \$15,000 from the prior year.
- Member A/R is reasonable for the 9/30 end of year and a little higher than prior year.
- The Golf Course Note Payable was paid down \$100k and has a current balance of \$380,825
- The total value of assets capitalized in FY2023 equaled \$706,394.78. The larger projects included:
 - o The Phase 3 Lake Well Pump
 - o Phase 5 Road Resurfacing
 - o Phase 3 Tennis Court
 - o Replacement of the underground gas pump to the above gas pump, which is in service and currently being used by employees.
 - o Continued enhancement features and development of the Dynamics 365 site.
 - o Replacement of a security vehicle as part of the rotating phase out plan for vehicles.
 - o A mower for maintenance
 - o A generator for the waterpark
 - o Renovation to the Retail Center including a wall unit walk in cooler.
 - o A train station/maintenance storage barn as directed from a recent review completed by the Fire Marshall.
 - o A rebuild of the Phase 3 Security Building
 - o Replacement to the water park floor, which had significant damage.
 - o ...and other minor requiring capital improvements as completed annually.
- o Total capital expenditures for the season covering the projects just mentioned equaled \$706,000.
- The FY2023 Net Loss for Sandy Pines equaled (\$2,012) for the year.
- Administration had a decent year overall without any significant notations.
- Maintenance had a successful year with a Net Loss under the budget set, showing overall savings of \$25k. You will notice a timing discrepancy with the Maintenance Income which relates to the recording of Winterizations and better tracking of the revenue recognition in the system based on those completed prior to Oct 15 and after Oct 15 ensures the selection matched the revenue posting. This will true itself up in the next fiscal year.
- Public Safety overall had a successful year with a Net Loss under budget and savings of \$38k.
- Recreation has had a very good year and stuck close to budget with the many activities they host and had an overall net income savings of \$19k for the fiscal year.
- Resort Services shows the impacted changes of the 8.6% dues increase from the prior year, one of the highest increases which is used to help offset the increase

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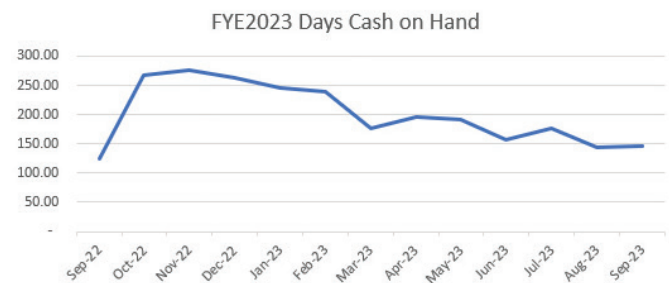
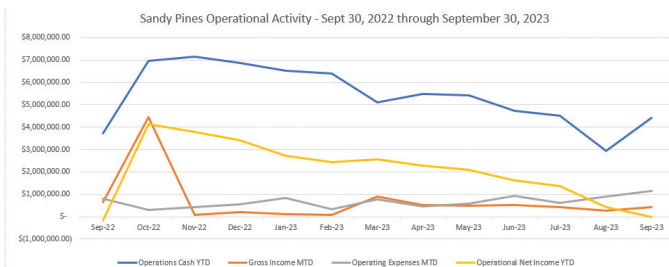
on YouTube @SandyPinesWT



on Twitter @SandyPinesWT

inflation costs recognized across the park.

- Lease Operations includes activity from the Hair Salon, Ice Cream shop and new Blessed Massage Lease.
- Park and Garden had a good year, especially with the newest activity of the Retail Store and Café operations.
- The Golf Cart Rental operations were successful with margins \$20k over budget.
- The Retail Center operations had a slower year with the hold of the gas pump. We will be looking forward to the opening of next season with the new above ground gas pump installed.
- Last, the sales operations had a great year with a significant increase in Sales throughout the park and an increase in commission income. Site Rental was slightly lower but along with Seasonal Sales was reasonable to budget. Overall, The Sales and Hospitality Operations were \$115k over budget for the fiscal year.



Lake Monterey Golf Course (FYE2023)

- Operations cash has an increase of \$72k for the fiscal year.
- Accounts Receivable from Sandy Pines membership was paid down through the year with a payment from Sandy Pines.
- The Asset Reserve account for the golf course has a year-end balance of \$20,156 and will have an additional \$54,075 added in the 2025 season.
- The total value of assets capitalized in FY2023 equaled \$41,280. The larger projects included the rebuilding of the bridge at tee # 13 and the purchase of a stump grinder.
- Payment of \$100k on the Note Payable to Sandy Pines.
- Total Income for the fiscal year end was \$143,118 and was \$10k higher than the prior year and \$59k over the budgeted margin.
 - o LMGC had increased gross revenue across the board, specifically with the increase in member

golf play, power cart rentals, food sales, beer and wine sales and merchandise sales.

- o The most impacted increased expenses included salaries, repair/maintenance to building, golf cart lease rentals, and fertilizer, chemicals, and seed.

Annual Dues Payment Schedule

For your reference and information, below is the payment plan schedule if you have elected to make monthly installments to pay for your Annual Dues and Assessments. Your monthly payment this year is \$420.22, and is payable on the 25th of each month, from Oct 2023 through March 2024. This payment plan is allowed for dues and assessments only. To stay current within the payment plan, your balance owed at the end of each month for 2023-2024 must equal the following on each date listed below:

October 25	\$2,039.93
November 25	\$1,644.00
December 25	\$1,242.14
January 25	\$ 834.25
February 25	\$420.24
March 25	\$0.00– All dues and assessments paid.

As a reminder: All other member fees and charges billed to your account (outside of the annual dues and assessments) are due by the 25th of the subsequent month after being billed. You must add all other charges for services, electric, state unit tax, etc. to the monthly installment amount to stay within the balance plan displayed above.

Payments can be made the following ways:

- In office with Member Service Mon-Fri 8am-4pm or Public Safety 24/7 – (live payment posting)
- Directly with your bank through online bill pay (your 4-digit site number and last name are your account number; Sandy Pines is the vendor, mailing address is the address on your statement) – (no additional fee) – (includes processing time)
- Through USPS mail by mailing a check (no additional fee) – (includes processing time)
- Online through our website (includes 3% fee) – (live payment posting)
- Over the phone with Member Service or Public Safety (includes 3% fee) – (live payment posting)

Please note a 3% convenience fee is charged for credit card payments made online or over the phone.

We are looking forward to a great 2024 and wish you all blessings into the new year!

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RECREATION NEWS

BY ABBY GREENFIELD Abby@SandyPines.com

Winterfest

Winterfest is going to be February 10th this year. While the event is still in the works of being planned, the main events – polar plunge, dog sled demonstrations, and hot chocolate bar – will be there. If anyone has any ideas of activities or games, please reach out, we are always open for suggestions. Additionally, we will need volunteers for this event. If you are interested, please visit the Winterfest Event page on the website to sign up.

Weight Room

Just a reminder that mini golf and the weight room are open year-round. To access the building, you will need your member card. We ask that you clean up after yourself, for there will not be always someone there to clean.

Game Room

A scan card entrance has been added to the game room located at the waterpark. It will still be a place for all ages but will require adult supervision. No one under the age of

18 is permitted unless they are accompanied by an adult. By scanning into the room, there will be a record of the groups entering, in case damage is done. Equipment, such as ping pong balls, air hockey pucks, etc. will be available to rent in the Rec Office. Like other rentals from the Rec Office, you will need your member card and a \$1 per sport.

Activities for Next Summer

Please make sure to check out the online calendar and the 2024 event overview under the activities tab on the website. You will find the big dates for the summer.

Adult Activities

There are a ton of card games, board games, and lessons already organized for adults only. While we are also creating some events for adults, we are always looking for ideas. We need volunteers to lead or help with adult events, since our staff is already stretched thin with everything else planned. If you are interested in helping or have ideas for events, please reach out.

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SALES NEWS

BY KENT LIVINGSTON Kent@SandyPines.com

I hope everyone had a wonderful Christmas and New Year. Our staff is privileged to have different seasons within our work schedule. It provides a unique work experience. I am blessed to spend more time with my wife and children during this time of year as I try to give my best effort during the peak of our season in the summer. Although listings and sales aren't as abundant this time of year, we are still completing both. Typically, March is the time of year when we see increased interest. Please see the testimony below from a selling member. Our sales team is dedicated to taking care of all sellers and buyers throughout the whole year and not just "the season". We encourage you if you are interested in making a purchase to contact us to schedule an appointment to take a look. We take offers and present them on a first come first serve basis to work through a sale as efficient as possible. During the main season, sellers are needing to

pull the trigger on their decision to purchase because of the possibility of missing out, as opposed to having more time to process a purchase of this caliber. This makes the off season a great time to purchase.

If you are considering selling your Sandy Pines "Happy Place" we would encourage you to contact Kent Livingston. Kent took a look at our property and shared his thoughts regarding a fair price. After we signed off on the paperwork, his parting words to us were; "Don't expect to hear from me until March when sales usually pick up." We were pleasantly surprised to get a call 10 days later with a wonderful offer. The process was fast and easy!

~Mandy T.

.....



VACATIONLAND SALES

616-896-8371 | Sales@VacationlandSales.com

**OUR OFFICE WILL BE CLOSED FROM DECEMBER – FEBRUARY
AND WILL REOPEN ON MARCH 1ST!**

ALL QUESTIONS & CONCERNS WILL BE ANSWERED VIA OUR E-MAIL WHILE AWAY!



SECURITY NEWS

BY PAUL SCHAAF Paul@SandyPines.com

Office Hours

Emergency Security Staff is onsite 24 hours/day.

CALLS FOR SERVICE

CALLS FOR SERVICE

Public Safety responded to 26 calls for service in November 2023. The breakdown of calls is:

Alarm	5
Assist	2
B & E	1
Found Property	1
Illegal Burning	1
Illegal Dumping	1

Leaf Disposal	3
Open door	6
Property Damage	2
Suspicious	1
Traffic	2
Trespass	1

HAPPY NEW YEAR

2024 is here. I hope everyone had a great Christmas and Happy New Year. We are looking forward to a great 2024 season at Sandy Pines.

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SAFETY NEWS

BY STEVE DEYARMOND Steve@SandyPines.com

Winter Parking & Snowplowing

This season has been warm and very little snowfall this season. Michigan however can change, and snow accumulations can quickly happen with lake effect snow. Once the snow accumulates the park can be hard to traverse, access to the parking space on your site may be impossible and roadways narrow, and snowbanks accumulate along the roadways. The park maintains and plows the roadways but does not send in crews to clean roadways on weekends or holidays. If the weather is bad outside the park, it is just as bad inside the park. Please adhere to local weather advisories.

Shoveling snow is strenuous work especially for persons with health issues and persons with a normal day of low physical activity. People succumb to heart attacks each year from shoveling snow.

Please do not park on the roadway and block traffic or prevent the park from plowing the roadways. You may have to park at a convenience center or parking lot. If your health prevents you from walking distances, it would be advisable to

stay home until the weather improves.

Storm Shelter Update CC#1

The State of Michigan Hazard Mitigation team has advised that FEMA is in the final steps of approving a Storm Shelter in Phase 1 to replace CC#1. Once approved it is anticipated that construction will start in the fall of 2024 and be completed in Spring of 2025. The design will be nearly the same as C#5 in phase 3.

Grant applications have also been submitted for CC#2 and CC#11. The State of Michigan is reviewing these and the final submission to FEMA will be in January of 2025. If awarded in 2025 or 2026 these projects would anticipate occurring in 2026, 2027 or 2028.

Risk Reduction Dam Grant

Sandy Pines submitted a pre-proposal for a Dam Reduction grant. The proposal requested funds to make repairs to the Dam. The Dam upstream embankment has eroded under the cement in the past 50+ years. Dams with upstream cement

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HAPPY CAMPER TEXT ALERT

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UPDATED ON PARK EVENTS INCLUDING ALERTS,
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embankments have this eroding issue. This creates an issue of how eroded the upstream embankment under the cement. Next time you travel across the dam look at the embankment on the lakeside. You will notice that the cement is concave for collapsing due to erosion underneath. I can recall this cement back in the 90's as a flat steep incline not the depressed pieces of cement presently. In February of 2023 the park had a company do a ground radar geotechnical survey to determine voids under the upstream embankment. A couple of areas were found to have voids and unconsolidated soil. My understanding of unconsolidated soil is soil that is not packed and possibly liquified in areas. The Dam has a clay core. Clay is impervious to water flow. What are the engineers' recommendations? In very basic terms – Remove the concrete upstream slabs, inspect for voids, fill with approved material, regrade, and pack to an approved slope, lay down a membrane and place riprap on the embankment. Do this with the approval of the local drain commission and the State Dam Safety unit. In addition to correcting the upstream embankment the Corrugated pipe under the dam has a life expectancy of 25-50 years. The Dam is now 52 years plus. The Lake Monterey Dam is a high hazard Dam. High hazard has nothing to do with its structure stability but the potential of harm to what is downstream. Should the dam fail the inundation maps indicate that the flooding will affect persons and property 12.7 miles or to Hamilton as the result of failure. As a Dam owner we have liabilities. The median home listing in Allegan County is \$324,000. In the 12.7-mile

flood range are many homes. In this same range are forests, timber, crops, and livestock. All have a price associated with loss. FEMA also has a statistical value of life which is presently around \$11.7 million. And upstream losses of property values. Lake front sites values. Watercraft lost or damaged and docks. Upstream membership value loss would be over \$100,000,000.

The lake is an asset as a recreational amenity. Regardless of whether the grant proposal is successful with the State the Dam needs some repairs. As a member of the park, the lake adds value to your membership. Maintaining this asset will also maintain the value of your membership.

Update- A recent park inspection and observation found that the corrugated pipe (CMP) that leads from the overflow spillway to the outlet on the downstream side has piping along the outside of the corrugated pipe. Sand boils were found under the riprap on each side of the outlet pipe and under the base of the outlet. The issue is a priority concern. With piping the issue can go from a small problem to become a major issue.



Piping means that water is flowing outside the pipe and as a result carries soil causing erosion. Erosion causes voids, increases water flow, and can remove more soil, causing a dam failure. Piping is a cause of 50% of dam failures. 25% of the piping is a result of following a conduit. In our case it may be following the Corrugated pipe.

Sandy Pines has taken steps and communicated with State and local officials. The Engineers have been on site and developing a plan. Observations for the past couple of days has indicated no major changes in water flow. This is an immediate concern and the intent is to resolve this quickly.

Continued on Page 12



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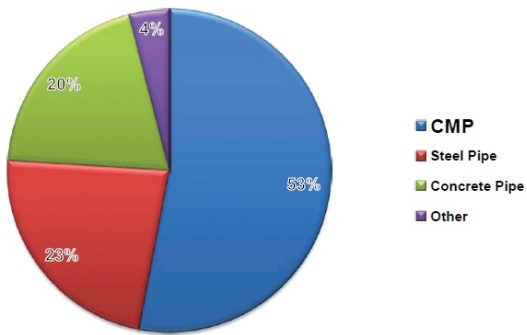
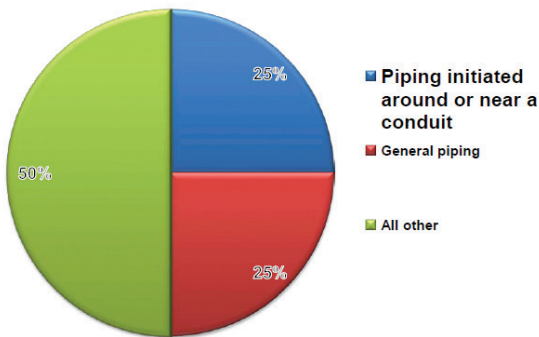


Figure 6: Composition of conduits in embankment dams needing repair from 1998 study (FEMA 2005).

In observed failures of large embankment dams, it has been determined that about one-half are attributable to some form of piping. Approximately half of these piping failures are known to have initiated around or near a conduit.



October 2022 photos of the CMP pipe Deterioration



CAMPING NEWS

BY JANELE TOMES

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I hope you all had a blessed holiday and Happy New Year. The 2024 season is right around the corner and we have been receiving several phone calls and seeing many reservations come through. If your friends and family are looking for specific dates to camp please do not have them wait, as dates are starting to fill in. Please help us spread the word by sharing your love of Sandy Pines to others! We want others to see what we are all about and have Sandy Pines become their special place also! We are so excited about our newest feature at Sandy Pines, a new pool overlooking Lake Monterey in Phase 2; currently being built and will be ready at the beginning of the season! We have many planned activities including garage sales, two weekends to enjoy Christmas in August, fireworks in July and September, Halloween in July, and many more. Please check out our online calendar! Sandy Pines offers camping in two-week blocks with a week off in between for those campers looking for a lengthier stay. We do offer a 10% associate discount for our associate members, and we also offer a 10% military discount for anyone who has served or is serving in the military. Thank you for your service! You will need to contact

the camping department to have the discount applied, which you can do after you make your reservation online. Your refunded amount will go back onto the card you used at the time of purchase. Reservations can be made directly from our website at www.SandyPines.com. If you have any questions or would like me to book a reservation for you, please give me a call at 616- 896-8315 ext. 103. I would love to help and look forward to hearing from you. Stay warm!

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COMMUNICATIONS NEWS

BY IAN MITCHELL

ian@SandyPines.com

Advertising

If you own a business and are looking for a prime opportunity to showcase your products or services to the community of Sandy Pines Members during the 2024 season, we invite you to get in touch with us. At Sandy Pines, we value and support local businesses, and we offer advertising opportunities that can help you reach our engaged and active membership base. To discuss how you can promote your business within our community, please reach out to us at Communications@SandyPines.com. We look forward to exploring how we can collaborate and make the upcoming season a memorable one for our members and your business alike. You can find our 2024 advertising packet here: <https://sandypines.com/wp-content/uploads/media-kit-partnerships.pdf>

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