

FOOTPRINTS

MARCH 2024

IN THE SAND



SANDYPINES
RECREATIONAL COMMUNITY

PHONE NUMBERS

Member Service 616.896.8315
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 Nichole MilbockerExt. 100

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MemberService@SandyPines.com

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Park Inspector

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 Paul Schaaf, Security Services Manager

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Park & Garden

Dale Yoder.....616.896.9334
parkgarden@sandypines.com

Recreation

Department..... 616.896.8315
 Abby Greenfield.....Ext. 800
Recreation@SandyPines.com

Lake Monterey Golf 616.896.8118

Dave Ingles, Manager
www.lakemontereygolf.com
Golf@golflmgc.com

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
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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.



PARK PRESIDENT NEWS

BY JEFF SWEITZER

Jeff@SandyPines.com

We wish all our Sandy Pines members a Happy and Blessed Easter this month. It seems so early this year to be celebrating Easter and the resurrection of our Lord Jesus. However, this is just another sign of how close we are to opening the place we are blessed to be a part of, Sandy Pines.

2024 Renewals

2024 renewals are complete. Once again, we have over 70% of the membership completing their renewals prior to the deadline by logging into their portals online. We send a huge shout out and Thank You to those members utilizing your online access. Thank you to our Member Service Team, Nicole Klinge and Nichole Milbocker, for working with our members to answer questions to help guide you through the process making your renewals as smooth as possible. As a reminder, the remaining 30% of the members who have not completed their renewals, your 2023 renewal items will be carried over to the 2024 season.

Members will need to pick up their stickers at our administration office. Members will once again be asked to provide identification, sign off that they have received their proper 2024 stickers and provide any additional information if needed. Items such as missing or incorrect boat registrations, incorrect boat lengths and more than one motorized boat assigned to membership accounts may need to be resolved as these are items that have surfaced this year through our renewal process. These items will need to be resolved prior to releasing 2024 stickers.

Dates for sticker pick up are below:

- Starting April 15th (Monday - Friday) during normal office hours 8:00am – 4:00pm
- April 20 (Saturday) - 8:00am – 12:00pm Administration Building
- May 4 (Saturday) - 8:00am – 12:00pm Administration Building
- May 11 (Saturday) – 8:00am – 12:00pm starts in season Saturday office hours

If you have any questions, please contact Member Service.

Lake Monterey Projects

We are working hard to improve our number one asset, Lake Monterey. The team continues to work alongside our township, county and state representatives to ensure our projects are approved and completed to the proper standards.

Lake Monterey dam is in need of work based on its current age as well as requirements from the township and county. Steve Deyarmond continues to take the lead on this project. Please review his section of the Footprints this month for more details on this project.

We are kicking off two other projects impacting our lake this month. Improvements to the point in Phase 6 by the

Chapel and the point in Phase 2 are taking place this month. The areas have been staked, plans have been submitted to EGLE (Environment, Great Lakes and Energy) and our selected contractor will be starting work this month. These two projects are expected to take 4 weeks to complete pending weather. Phase 6 Chapel point will be graded and reshaped to prevent additional damage from erosion. Trees will be cleared to support the smoothing and grading of the area. Those trees will be placed in the lake to be used as a natural barrier for the waves from the lake to hit to prevent additional erosion. This natural habitat will also help with fish, turtles and other natural lake life. Phase 2 point will also be graded and reshaped. Here rock rip rap will be placed to help absorb the waves to prevent additional erosion in this area.

With the season opening just around the corner, the plan is to have the two point projects completed as soon as possible. We will also schedule a Lake Town Hall in May to provide current status of our lake projects as well as to allow members to provide any feedback or ask any questions.

Dairy Dip, Café, & More

Food operations throughout the park remain a high priority prior to opening the park. Through regular reviews with the

Continued on Page 4



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team, we are narrowing down menus and operation hours to ensure our members do not go hungry while in the park.

After further review, the Dairy Dip will continue to offer their normal menu selections including food. The original thought communicated last month was to have the Dairy Dip simply focus on ice cream. However, the Dairy Dip has filled a need for many years with its food menu options and it will continue to do so. Dairy Dip operations (hours and days) will not change. They will continue to provide regular food offerings to support the park after the café closes.

The Country Café hours will be 7:00am to 2:00pm. Breakfast and lunch will be the focus of the café with the Dairy Dip continuing to offer food selections after the café closes at 2:00pm. The café will be closed one day during the week (targeting mid-week) for cleaning, receiving product and prepping.

The Happy Shack will continue to provide concession style snacks and food during pool hours. Keep an eye on this

year's food truck offerings as we continue to receive great responses regarding our food truck line-up. There will be plenty of food in the park.

Happy Easter

On behalf of the board of directors, our wonderful staff and my family to yours, we wish all our members a happy and blessed Easter. This is a month to remember the amazing words written in John Chapter 11 25-26: Jesus said to her, "I am the resurrection and the life. The one who believes in me will live, even though they die; and whoever lives by believing in me will never die. Do you believe this?"

I believe! I hope many of you do as well. This is a special time of year no matter what your religious beliefs or backgrounds are. It is the time of year to get ready for a wonderful season at our Happy Place!

God Bless! Thank you for letting my team and me serve you! We are truly blessed!

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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

3/17	St. Patrick's Day
3/25	Member Account Balances Due
3/29	Good Friday
3/29	Admin Offices Closed
3/31	Easter Sunday
4/6	Lake Monterey Golf Course Spring Clean-Up
4/15	Seasonal Gates Open & Water Turned on for the Season (Weather Permitting)

Welcome to the excitement of March at Sandy Pines! With April just around the corner, we're bustling with activity, from preparing stickers for pickup to updating boat registrations and scheduling flea markets. We're eagerly anticipating the return of everyone to our beloved community!

Renewals

A big thank you to all who accessed their portals to make necessary adjustments for the upcoming 2024 season. Your choices are now locked in for the season and will be reflected in April's statement. If you've requested the removal of your mailbox, please refer to our policy outlined in the follow-up email you should have received. Just a reminder: according

to Sandy Pines Policy, mailboxes can be removed upon return of the key to the Member Service Office. If returned before June 1st, a refund can be issued to your Member Account.

Mailbox Rental

For those expecting deliveries this year, it's essential to have a Sandy Pines Mailbox. Visit Member Service to arrange for mailbox rental. Our mailroom's address is 2741 136th Ave (Unit #), Hopkins, MI 49328. Remember to use this address for all deliveries, as Member Service cannot accept packages on behalf of members.

Flea Market Rentals

Don't forget, you can book flea market spaces through your Member Portal under the LINKS tab or by contacting Member Service. All flea market spaces must be paid for at the time of rental using a credit card.

Bullpen Rentals

Exciting news! We have bullpen spaces available for rent this season. All items in the Bullpen must be movable. Spaces are offered on a monthly, quarterly, or yearly basis and are assigned on a first-come, first-served basis. Rentals begin at the time of booking and cannot be reserved in advance. Check our website or call Member Service for pricing details.

Remember, Member Service is here to address all your concerns and queries. Feel free to reach out to us at any time. We can't wait to welcome everyone back to our Happy Place – we've missed you!

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BOARD OF DIRECTORS UPDATE

BY PAUL PEPPEL BoardOfDirectors@SandyPines.com

Despite very few members being present during the Park off-season, behind-the-scenes activity remains robust. Of particular concern is the looming dam project which, not surprisingly, has taken another turn and added yet another twist to the ongoing saga of when to repair, how to repair, and what's the final cost.

As you are probably aware, in order to keep Monterey Lake from getting too full, there is a spillway which carries excess water through/under the dam, exiting harmlessly on the west side into Pigeon Creek. During a recent inspection, it was discovered that water from the lake is actually leaking around the pipe even when not overflowing, allowing it to release a small amount of water outside the spillway (which is actually a metal corrugated pipe). Not good. But not unexpected after 50+ years of use. Local officials have been notified and, fortunately, the situation has not worsened.

It was recommended that the Park retain a highly respected engineering firm with dam building and repair expertise to further evaluate. It was discovered that, while small amounts of water are being released, there is neither soil nor other material present, and there is no eddying (small whirlpools that might indicate a larger leak). This is actually good news as it appears the leak is stable. For now. That said, further

assessments are still needed including, but not limited to, geothermal testing, boring samples, borescopes, etc. Regardless, repairing or replacement of the tube will be required. This is in addition to our original plan to remove the concrete slab while adding a membrane and rip rap for dam reinforcement.

To facilitate this project, cooperation between various agencies is desperately needed. Recent meetings have included representatives from the State Dam Safety Unit, State Environmental Water Resources Unit, Allegan County Drain Commissioner, Allegan County Emergency Management, Salem Township, as well as the Spicer Group, our retained engineering firm. All are in agreement that something must be done. Timing remains a sticking point as the State is more ambivalent about severity, adding that they won't be responsible should the unthinkable occur. And repairs to the dam with lake levels high are also more daunting.

With more repairs comes more cost and Sandy Pines is already ahead of the game. Park Safety Director Steve Deyarmond has submitted a proposal to the State for a Dam Reduction grant. In the past, Steve has successfully lobbied for FEMA assistance with the North Shore and CC replacement so we feel confident in his abilities to secure available funds. The Park has also agreed to participate in the overall cost, increasing our chance of the project cost being supplemented. We should hear back with news by the middle of April.

Dealing with all these outside agencies must be like trying to herd cats. The Board truly appreciates the efforts being taken by all personnel to stay abreast, and even be proactive in order to protect our most valuable resource. You should too. We'll do our best to keep you informed as plans formulate. Please don't rely on the rumor mill. Stay with trusted sources for your information. Or you can drop us a line anytime at BoardOfDirectors@SandyPines.com. Get the facts you need from people who know. Have a happy March!

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INSPECTOR NEWS

BY JEFF HOPKINS Inspector@SandyPines.com

The countdown to April 15th is underway, and I hope this message finds you all in good spirits and ready for an exciting 2024 season. With several updates and improvements completed during the off-season, including enhancements to the restaurant and laundry mat alongside exciting additions like the new pool, there's plenty to anticipate. Allow me to touch on some new procedures and updates from my office for this season:

Revised Permit Process

During the off-season, we've revamped our permit system to ensure thoroughness and compliance. The new permit application is more detailed and requires complete information before any work can commence.

New construction projects must include a detailed drawing with specifications such as size, dimensions, and materials to be used. These projects will undergo rigorous inspection upon completion before being signed off as finished. For seepage pit permits, an approximate location in relation to the trailer must be indicated on the permit.

Upon submission of the completed application, you'll receive a permit placard to be prominently displayed at the site. The permit is valid for thirty days from approval, and work must be completed within this timeframe to avoid additional charges. Once the project is finished, return the permit placard to my office for a final inspection to close out the project. These changes are crucial to maintaining our Happy Place to the highest standards for years to come.

Annual Contractor Meeting

I'll be hosting the annual Sandy Pines contractor meeting on Tuesday, March 19th at 10 am at the North Shore Center. Contractors are strongly encouraged to attend for an opportunity to ask questions and discuss any rule changes. Please note that the yearly contractors fee has increased by \$25 this year, now totaling \$225 for the season, which includes contractor cards for park entry. Spread the word to any contractors who may be interested in working within the park.

Site Clean-up Reminder

As the our June deadline for site clean-up approaches, let's remember that all sites must be tidied up by Monday, June 10th. We've been surveying the park and noting areas that require attention. Letters will be sent out for sites that don't meet Sandy Pines standards, particularly focusing on cluttered yards and the removal of debris such as wood, branches, and leaves. Let's work together to maintain our park's beauty and make it better than ever for our guests. You can view the Site Clean-Up Violation Checklist here: <https://sandypines.com/wp-content/uploads/Site-Violation-Checklist.pdf>

We all share the responsibility of ensuring our park shines and remains a place we're proud to call our own. Implementing these changes will ensure we're all on the same page. I look forward to a safe return for everyone and another fantastic season ahead. If we haven't met yet, please don't hesitate to stop by and say hello. Here's to a wonderful season ahead!

God Bless.

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FINANCE & ACCOUNTING NEWS

BY KIMBERLY WILLIAMS Kim@SandyPines.com

The Administration office has been very busy this off-season preparing for the new 2024 season! We have been working through various projects to enhance and update the newest Dynamics system and implement many new features to help guide and streamline the process and provide more capabilities for members to manage their accounts. We encourage members to stay in tune with the frequent updates and member news communication as we continue to work through the new system. We are already noticing great improvement with the member response in the processing of renewals this year.

Renewals

The Renewal reviews and approvals by members were due by Thursday, February 29th. Administration and Accounting will be finalizing the final processing, reconciling, and posting the March 31st billing of renewal charges on the April 2024 statement. Stickers will be available in the office by April 15th.

Financial Review

The Finance Committee and Board of Directors will be having a joint committee meeting to review the independently reviewed Financial Statements and Tax Filing for the 2023 season during the month of May and working on the scheduling of an additional off-season joint meeting in March or April 2024. The specific dates are to be determined. The financial statements reviewed and approved up to October 2023 are posted and available on the Sandy Pines website under Finance.

The Finance Team and Administration is committed to the financial stewardship of the organization and ensuring the financial stability and success of Sandy Pines into the next season and years to come.

The May Board of Directors meeting will include a full review of financial statements from November 2023 through April 2024, in addition to the first draft consideration for the FY2025

Continued on Page 7

Finance & Accounting News / Continued From Page 6

Budget. The financial statements for November 2023 through April 2024 will be available online for members after the conclusion of the approval at the May Board meeting. As we continue to budget and plan for upcoming projects, we will keep the membership informed with regular updates.

Member Accounts

If you have followed the monthly payment plan for dues and assessments for the 2024 season, the final payment must be

paid in full as of March 25, 2024. The April 2024 statement will include the billing of annual renewals specific to each site. If you have any questions or concerns at any time regarding your member statement, we are happy to assist and may be reached at 616-896-8315.

Blessings to each of you as we continue to prepare for your arrival in the 2024 season.

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RECREATION NEWS

BY ABBY GREENFIELD Abby@SandyPines.com

Summer Employment

Applications are available on the website under the Career tab. If you know of anyone looking for summer employment, keep us in mind.

With the new pool, we will need more staff that is lifeguard certified. Anyone over the age of 16 is welcome to apply. We require a valid lifeguard certification. Sandy Pines covers the cost of the certification after the employee completes a full season with us, since they are valid for two years. As the beginning of the season, we require an additional in water certification that is performed on site. If you have any questions about certification needs, please reach out.

We also will have a limited number of spots for General Recreation Staff. This application is open to anyone 15 or older. General Recreation Staff often work in the Happy Shack, weekly activities, and weekend events.

Lastly, we need Ropes Course Operators. Operators must be 17 or older. Training is done on site.

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 damages are 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 this Upcoming Summer

There is a lot planned for the upcoming summer. We added a lot to the schedule, so be sure to check it out. A few highlights, there are activities every evening during the week for all ages to join. This will give the kids something to do while fostering new friendships. Mondays will be gaga ball at the Rec pit. Tuesdays and Wednesdays will vary, so be sure to check out the calendar and the weekend flyer during season. Thursdays will be 9-square at the Rec Center, near the basketball courts.

As always, there will be swim lessons, tennis lessons, golf lessons, kids club and pre-teen club. For lessons, children under the age of 12 must be accompanied by an adult. This is for the duration of the lessons. For swim lessons, one adult must be within the fenced area.

Volunteers

We have created a volunteer page on the website. It has all the information about events and activities, as well as a link to the sign-up pages for these. If you are interested and able, we would love to see familiar and new faces volunteering. If you have questions about the events and volunteer opportunities, please reach out to Abby@SandyPines.com.

Continued on Page 8



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!





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Recreation News / Continued From Page 7

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 of events, please reach out.

There will still be lessons and organized classes for line dancing, Zumba, cardio drumming, splash drumming, tennis, and aquacise. Additionally, there will be fused glass classes (open to teens as well), euchre, poker, cribbage, hand and foot, knitting group, and more. Make sure to check the online calendar and weekend flyers for all the information.

We are also in need of volunteers to help with getting water to the summer series bands. This will consist of picking up a cooler of water from the Rec Office at 6pm on the Saturdays of the concert. Additionally, bringing the cooler back to the Rec Office after the concert. If you are interested in helping for one or all concerts, please reach out.

Additionally, there will be adult cornhole every Sunday from 1-3pm. If anyone is interested in helping set up and run the tournaments, please reach out. Rec Employees will be responsible for set up and clean up.

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SALES NEWS

BY KENT LIVINGSTON Kent@SandyPines.com

2024 Season

We are getting closer to that time of year when sales are starting to rise. The phones are becoming a little more active. There is an exciting new events calendar out for the year. We would love the opportunity to help your friends or family get plugged into our community with a purchase of their own. As you may have seen last month, we launched a new opportunity for potential buyer to stay connected with Sandy Pines Listing Lookout. You can go to the sales tab on our website to sign up today.

Golf Cart License Plates

Our sales team also wants to remind our selling members and current members that maybe selling their golf cart(s) separately to make sure you remove your plates prior to the dispersal of your old cart. If you are replacing that cart, make sure you stop into Public Safety to register and update your golf cart information. If the cart is not going to be replaced, please relinquish your plates back to the PSO office. As a friendly reminder, per our handbook, the current member is responsible for the plates once issued. If lost or stolen, replacement plates are \$200.

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SECURITY NEWS

BY PAUL SCHAAF Paul@SandyPines.com

Office Hours

Emergency Security Staff is onsite 24 hours/day.

Call Stats for December 2023

Public Safety responded to 39 calls for service in January 2024. The breakdown of calls is:

Assist.....	10
Hazardous Condition.....	1
Larceny.....	1
Open Door.....	9
Power Outage.....	2
Property Damage.....	10
Suspicious Situation.....	4
Tree Down.....	2

Overflow Parking

With another season right around the corner, I wanted to remind members of the overflow parking areas. We ask that your guests park in these areas when there isn't room on your site to park. Public Safety will be paying closer attention to parking this summer to help keep vehicles where they are supposed to be. Please notice the overflow parking in your phase.

Overflow Parking

- Overflow parking is provided for members to park vehicles
- Overflow parking is not intended for storage or sale of vehicles or equipment.
- Boats and trailers may not be stored overnight in overflow parking areas.
- The Park reserves the right to permit parking in areas when needed.

Phase I

- Area north of the Phase 1 ball field in front of the horseshoe pit area.
- Southeast corner of Tee Pee (outdoor shelter) area next to drive.
- Tree Haven Circle
- Beechnut Circle
- Sunset Circle
- Monterey Lake Circle

Phase II

- Site 951 (behind Convenience Center #4)
- Bay Breeze Circle

Phase III

- Area at the end of Monterey Bay Trail northeast of outdoor picnic shelter.
- From Site 1000 to playground.
- From CC#5 to Site 1006

Phase IV

- Area across the street from the boat launch area.
- Area north of the Dam on the east side of the road.
- East of CC#10 - along Chippewa Trail on the East side and North of Iroquois Trail.
- The inner curve between Cove Drive and Iroquois Trail across from (N-484 - K-16).
- Pontiac Court
- Island View court
- Back side of CC#8 between parking lot and row of pines.
- Circle areas from Site N-47 & N-44

Phase V

- The inner curve between Cove Drive and Iroquois Trail (N-484 - K-16).
- Across from CC#11 between K-84 & K-88
- Under the Power lines
- Shawnee Circle
- Saulk Circle
- Cherokee Circle
- Fox Circle
- Fox Circle from site K-267 to well house.

Phase VI

- Perimeter areas across from site D-049 to D-121 and D-161 to D-167 not to exceed farther than 30 feet from the Park roadway.

Convenience Center Parking

(Amended 8/18/2017) No overflow/overnight parking at the CCs. A \$100 fine will apply if you are in violation.

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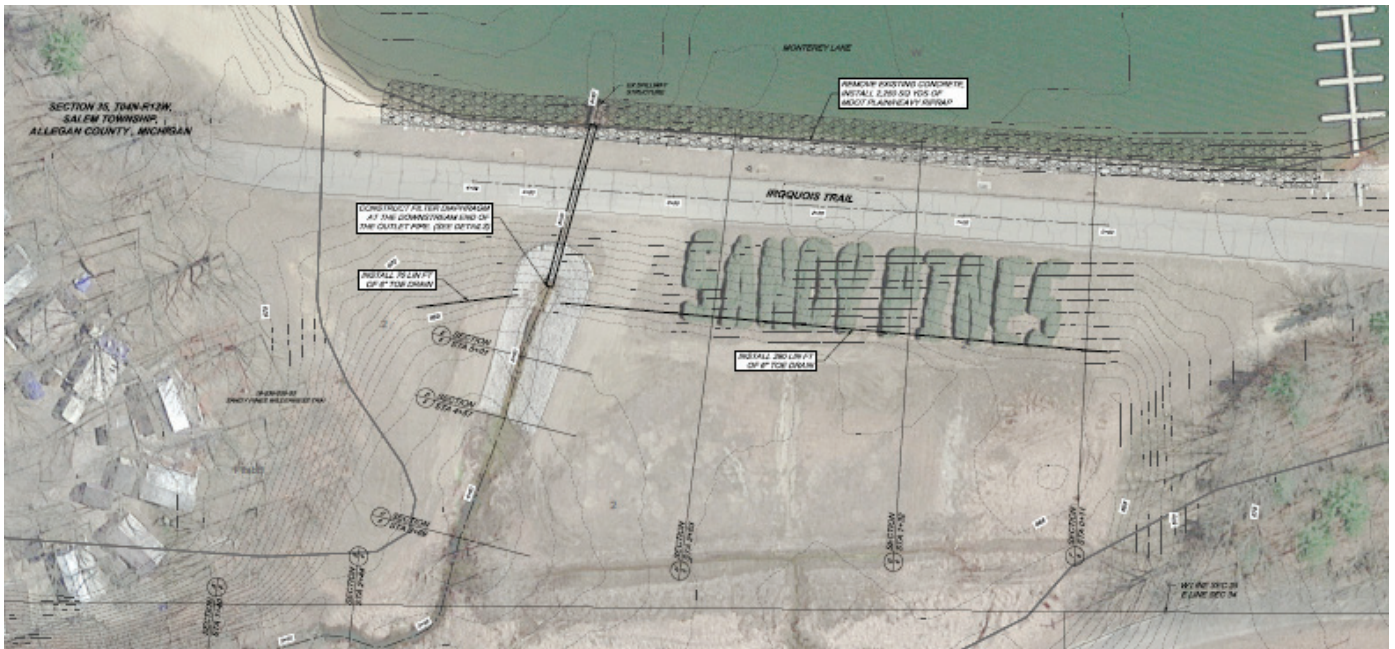


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SAFETY NEWS

BY STEVE DEYARMOND Steve@SandyPines.com



Lake Monterey Dam

The Lake Monterey Dam is an earthen Dam and is a high hazard dam. High hazard means that should the dam fail the risk of loss of life downstream is high. High hazard is not reflected in the condition of a dam.

Last month the issue of piping occurring along the 53+ year old corrugated pipe was presented. Piping is a very serious issue. The Park has been discussing the dam for several years and the age of its components. Dam components are not infinite in their longevity. Dam components all have a finite predetermined life span.

At present the engineer has presented preliminary drawings. These drawings include removing the old, corrugated pipe, replacing with reinforced concrete pipe, replacing with backfill of clay and sand. The concrete slabs on upstream embankment will be removed, the area inspected for voids and unconsolidated soils, backfilled with engineers specified

soil, riprap applied at a specified slope and areas seeded with grass. A toe drain will be installed to the north and south of the outlet pipe.

In early February a geotechnical survey was conducted on the dam. The purpose of the geotechnical survey is to determine the present structure of the dam. This will provide the engineer a better understanding of the soils used in creating the dam, water flow/seepage, unconsolidated soils, and voids. Once the engineers' drawings are finalized the State Dam Safety Unit will need up to 60 days to review and a public comment period of 20 days will need to occur. Both are statutory requirements.

Once the engineer has finalized the drawings the engineer will develop a bid package and invite contractors to bid on the project. The Allegan County Drain Commission is the delegating authority by statutory legislation Part 307 and will

Continued on Page 11

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Safety News / Continued From Page 10

accept the bids. The bids will be reviewed, and a contractor selected.

By the time we accomplish and comply with statutory requirements we will be near the camping season. If the

dam continues to have piping without carrying soil it would be the best approach to do these repairs in the off season. If done during the summer this would greatly affect the ability to travel in the park and use amenities. Attached is a suggested estimated schedule for construction.

Project Start Date 01-Aug-24

Project Name: Lake Monterey Dam #472

#	Activity	Start Date	End Date	Working Days
		Aug-01-24	Nov-29-24	
1	Kick Off Project	Aug-01-24	Aug-01-24	1
2	Review Design with Engineer, Drain Commision, Awarded Contractor,	Aug-01-24	Aug-01-24	1
3	Procureand order materials	Aug-01-24	Sep-06-24	27
4	Contact Miss Dig	Aug-10-24	Aug-20-24	7
5	Mobilize Equipment	Sep-05-24	Sep-09-24	3
6	Construct Mat lay laydown for staging to protect Asphalt	Sep-05-24	Sep-05-24	1
7	Lower lake level (if permitted)	Aug-01-24	Sep-09-24	28
8	Remove concrete slabs on upstream embankment	Sep-09-24	Oct-09-24	23
9	Inspect for slogging, erosion, settling, animal burrowing or other types of defects	Sep-09-24	Oct-09-24	23
10	Install Cofferdam	Sep-06-24	Sep-12-24	5
11	Excavate and remove old 54" Corrugated pipe	Sep-12-24	Sep-23-24	8
12	Replace Corrugated Pipe with 54"Reinforced Cement pipe	Sep-23-24	Oct-02-24	8
13	Backfill RCP with clay and sand	Oct-02-24	Oct-12-24	8
14	Inspection by engineer and Drain Commision (weekly inspections or more as needed)	Sep-09-24	Nov-25-24	56
15	Address defects - additional fill, regrading, filling with gravel or engineers specified material	Sep-09-24	Oct-09-24	23
16	Reshape the front face of the earthen embankment to a uniform profile using a excavator, bulldozer or skidsteer to provide a consistent surface for riprap	Oct-09-24	Oct-20-24	8
17	Place heavy duty, non-woven geotextile fabric along th length and depth as indicated on permit. Minimum 7 oz weight . Toe in each side a minimum of 12"	Oct-21-24	Oct-27-24	5
18	Place heavy Duty (16-24") angular riprap over geotextile fabric a the toe of the slope and below the normal water level as shown on the applicants permit. A excavator vcan be used to place the rock in conjunction with hand placement to ensure uniform alignment.	Oct-28-24	Nov-10-24	10
19	PLace Riprap, 18-24" deep. Infill with small diameter angular rocks. The plain riprap should extend at a minimum to the current outer limit of the concrete slabs. Alternately, crush the concrete slabs and mix/infill with rinran	Nov-11-24	Nov-21-24	9
20	Road buid and pavement	Nov-22-24	Nov-26-24	3
21	Finish grade topsoil - Place Top soil, seed and mulch blanket on all disturbed surfaces.	Nov-27-24	Nov-29-24	3
Total Project working days)		Aug-01-24	Nov-29-24	

Continued on Page 12

Sandy Pines had submitted a pre-proposal for a dam safety grant in late 2023. As a result, Sandy Pines was invited to submit a grant application to the State Dam Safety Unit for the Michigan Dam Risk Reduction grant program. The application was submitted Jan. 31, 2024. Applications will be reviewed, and grant awards are expected to be made April 15, 2024. A successful award would mean significant savings on this project.

Infrastructure

I have written before regarding the park infrastructure and how little thought, or discussion occurs regarding the park's aging base. The park's infrastructure should be a predominant discussion as it relates to the value of your property and value as to others see Sandy Pines. Memberships have been sold for some amazing sale prices in the last year. Credit must be given to the owners of sites in their development and the upkeep as well as Sandy Pines in maintaining the property. A relationship exists between members, funding, staff, and projects. I would encourage you to look at some of the projects that have taken place in the park in the past couple of years. You may not realize it, but you have some talented maintenance staff. I would suggest that you look at CC#12 and the transformation in the recent remodel. The RC climbing station in phase 4. The Phase 1 Tee Pee area pavilion, the Phase 3 pavilion, the train, and train station. The Retail store and the Café was left in a mess after the last tenant and was put back together. Just daily operations

and care to maintain in the summer with an exceptional appearance is a task in itself. The Park, its facilities and amenities reflect upon its quality and value. Not to mention the value of sharing experiences, creating memories while using amenities available for you, your family and invited friends.

I have compared infrastructure to comparison to rust or a form of oxidation previously. Rust is a very slow process of oxidation that goes unnoticed until it crumbles. Unlike rust, there is another form of oxidation that is very fast, noticeable and gets immediate attention - Fire. Fire has the "oh my gosh factor" – rust has the "I didn't know it was going on" factor. We should all be aware of the finite or slow oxidation of park infrastructure. We should not ignore the fact that equipment, buildings, utilities, drain fields and other infrastructure eventually must be maintained or replaced. Acceptance of items aging, deteriorating, and needing replacement is sometimes a hard item for people to accept. All of these have costs attached. Some may remember the Golden Onion with the indoor pool. Years before it was taken down the foundation was failing and the concern of risk to people was expressed when engineers reviewed and indicated the building was not stable. The decision at the time was very difficult and for some not a very acceptable decision. People miss the building and the indoor pool. Prior to the foundation issue the roof had issues of leaking. Membership votes were conducted to replace the roof and were not successful. Eventually the top of the building caught fire from an electrical issue and insurance replaced the roof. Every structure, building and piece of equipment that we have has a finite or predictable service life. Without future planning, projected scheduling, and appropriating funding things will go in disrepair. Some items will eventually have to be dismantled because the service life of the infrastructure has ended. If we fail to accept that infrastructure is aging and think it can last forever, we will eventually have many of the "Oh my gosh" experiences.

We celebrated the 50th anniversary of Sandy Pines a few years ago. Sandy Pines has had many struggles in the past. Commonly the underlying issue has been a financial struggle, and trust. Having worked for Sandy Pines for the past 39 years I have seen both financial stability and trust improve. During Gene VanKoevering's time as Park President the ten-year Capital Reserve was developed. Many projects and improvements occurred as a result. Debate and conversation of proposals is healthy for Sandy Pines. Systems have modernized over the years and has provided the means to better inform the membership. The ability to provide facts and information assists in the membership making decisions that improve the park.

On the horizon of the park are some projects. Last year I wrote about the dam being satisfactory and needing some updates. I have talked about the Lake Monterey Dam and the corrugated pipe being past its service life for the past few years. This past fall/winter during a Dam inspection by the

Continued on Page 13

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park we noticed waterflow on the outside of the corrugated pipe. This is called piping and I explained in last month's newsletter. This issue was not really expected. Since then, we have had an engineer and the people from the Michigan Dam safety unit out to look at the Dam. Prior to this event we had sent in a preproposal for a Dam Risk Reduction grant to assist in the repair of the upstream embankment of the dam. This is the area in which the upstream embankment concrete has erosion and a survey in February of 2023 indicated voids and unconsolidated soil. The State had about 60 organizations apply with a preproposal for a grant last year and 25 were selected to submit an application. This year Sandy Pines was selected to submit an application for a Dam Risk Reduction Grant. Since the original pre-proposal application, the scope of work or project has increased from just an embankment issue to the addition of replacing the 54" corrugated outlet pipe. The State Dam Safety Unit indicated that the Park could increase the amount of the grant regarding the change of scope of work. What does this mean to you as a member? It means that if the grant is successful part of the repairs to the dam will be covered by the Risk Reduction Grant. It also means that the funding not provided will be an unanticipated expense to the park and you as a member. This project is not a want or a wish. The dam will have to be repaired regardless of an award of a grant. The issue with the dam is a risk to people and property both downstream and upstream. The State, The County and the Township will require the Dam to be repaired.

The FEMA Hazard Mitigation grant to replace CC#1 with a dual-purpose storm shelter/bathroom is in the final days of approval. As I write this article people at the State level are stating that a package is being signed by command and will be forwarded to the Township and Sandy Pines for its approval. Once awarded Sandy Pines will have three years to complete the project.

Hazard Mitigation grants were also submitted to replace CC#2 and CC#11. These submissions will be reviewed and scored by FEMA in competition with other projects nationwide. If awarded it would most likely be projects in 2026, 2027 or 2028.

In review of building past FEMA buildings that have a 75% FEMA and 25% match (Sandy Pines) for hardening costs

the actual cost of the building has been about 40-50% of the total building cost. FEMA will pay 75% for parts of the building that protects the occupants(hardening costs). Paint, tile, flooring, more than a couple of toilets and other items are paid for by the recipient (Sandy Pines). Still the cost savings are significant to the park and membership. Many entities are partnered in these FEMA projects in addition to Sandy Pines. The State of Michigan Hazard Mitigations Team, Salem Township and Allegan County Emergency Management.

The alternative submitting grants or being awarded grants to replace infrastructure/facilities is ensuring 100% membership funding. As indicated earlier all pieces of infrastructure have a finite service life. Many of the buildings that we have now are past 50 years.

Sandy Pines will be submitting to the membership a plan for the 10-year capital reserve renewal in the future. Please take the time to review, discuss and ask questions. Please understand the importance and relationship of funding projects and the value of your membership and the quality of you and your family's recreational experience.

Infrastructure continues to age. Oxidation is constantly happening. When you see proposals and projects within the park, when you see improvements made, additional amenities added, when you see staff maintaining, updating, and repairing remember these all have direct value associated to your membership. If allowed to oxidize/rust and crumble your value will also slowly deteriorate.

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CAMPING NEWS

BY JANELE TOMES Janele@SandyPines.com

Contact Information

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Email: Janele@SandyPines.com

Hello from the Camping department! We are very ready for the return of spring this month as it brings us one month closer to opening day. Our phones have been busy with eager campers and dates are really filling in. If your family and friends are looking for specific dates to camp please do not have them wait. We offer campsites, rustic cabins, and rental trailers, and campers can camp for up to two weeks at a time with a week off in between. The cabins all have newer mattresses, and the trailers have had items such as couches and cooling units replaced where needed, and kitchenware upgraded. These rustic cabins and trailers are a great option for those that do not have a travel trailer. The trailers have all of the comforts of home including internet and WIFI. Campers have access to all of our wonderful amenities, receive a discount on golfing and apparel, fish our beautiful lake, and enjoy our many activities. We do offer a 10% 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. Reservations can be made directly from our website at www.SandyPines.com, or please give me a call at 616- 896-8315 ext. 103. I would love to help and answer any questions you may have!

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2024

CAMPING RESERVATIONS



NOW OPEN!



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 www.SandyPines.com/Make-Your-Reservation/

LAKE MONTEREY GOLF NEWS

BY DAVID INGLES

David@GolfLMGC.com

Believe it or not, it is almost spring! The weather has been great and allowed us to actually allow play during the month of February. We are hoping Mother Nature will continue to cooperate all the way to summer and we can continue to let golfers enjoy our course.

2024 LMGC Golf Prices

The cost of golf for park members will be \$7 and associate members will be \$10 per 9 holes.

The new membership prices are posted at the golf course and at the administration office.

Course Improvements

We continue working on tree removal and course improvements as weather permits. The main reason for tree removal and pruning is safety. If a tree is diseased, dying, or dead, we remove it as it's simply unsafe. We're also removing and pruning trees that adversely impact turf conditions and course playability. Too much shade in any one area impedes turf growth. Proactive pruning can also improve course playability which can increase the speed of play for a more enjoyable experience.

Spring Cleanup

Join us for the Lake Monterey Golf Course Spring Clean-Up on Saturday, April 6! As we gear up for the new season, we're calling on volunteers to lend a hand with tree cleanup and raking the course. Bring along any spare rakes or shovels you have, and be ready to make a difference in beautifying our beloved golf course. Plus, there will be fantastic prizes up for grabs, including a golf membership! Lunch will be provided for all helpers. Let's come together to spruce up Lake Monterey and kick off the spring season in style. See you there!

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Sincere Sympathy

Sympathy is extended to:

Michael Booker, site **K113**, on the passing of his wife **Rhae Ann Booker** on February 3, 2024.

Linda Hogue, site **307**, on the passing of her husband **Robert Hogue** on February 6, 2024.

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>

Wall Calendars

2024 wall calendars are now available for purchase at Member Service and Public Safety! Wall calendars are \$12 when picked up in person, or \$15 for delivery (charged to your account). We have heard your feedback about previous wall calendars and made the background on the dates white! This improvement makes it even easier for you to write down and manage your events and deadlines. Don't miss out – grab your calendar today and make 2024 your most organized year yet!

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2024 Calendars!

Contact Member Service to purchase
your calendars today!

616-896-8315 x 0

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