



P.O. Box 46, Bellaire, Mi. 49615

Summit Village Association (SVA) has an active website that includes important information such as a list of volunteer members of the SVA Board of Directors, Chairpersons of the various committees, and calendar of events. SVA holds an annual owner meeting each fall, generally held on a Saturday. You will be notified of the Annual Meeting date, and it is posted on the website and in the newsletters. Many members attend to see old friends and meet new ones. Please plan to attend if you are available. The SVA Board is planning to implement a video conference option in the Fall of 2026 for those who cannot attend in person.

As a reminder to all property owners, your new property is deed-restricted by covenant and/or master deed. Many of the properties are governed by the site condominium association that manages the real estate development your property is located in or the condominium association that manages the complex your condominium unit is in.

While the general SVA bylaws are on the website, it is important for you to verify if your property/unit has a separate association that has its' own dues, bylaws, master deed, architectural regulations and/or rental restrictions. Your property purchase/closing documents should verify if you are a member of a separate association. We can assist you if you have questions about this important issue.

The chart below gives you a snapshot of important information for your review.

SVA Website information	SVA website address is: www.svashantycreek.org To login as property owner and review useful information please use the REQUEST LOGIN BUTTON and fill out the required information and submit online.
Summit Villager E-newsletter	Once you have logged into the SVA website, you will automatically be added to the email list for the Summit Villager, our E-newsletter. If you want early access, please email Mickey MacWilliams at mickeymacwilliams@outlook.com
The SVA website includes important information including SVA Bylaws, Board of Directors names/assignments/contact	Within these documents, you'll find information about SVA's history, our by-laws, architectural restrictions, and

info, Board Meeting Minutes, Beach Club information and regulations and procedures for approval of property improvements (Architectural) Please take the time to familiarize yourself with these documents.	procedures for requesting approval for any changes to your property. Property Owner Renter information guidelines are also found there.
Gated Community remote controls available	Need a remote control for the gates? Remotes can be obtained by contacting Devin Pringle (517-528-3258), emailing svabeachclub@gmail.com or visiting the staff at the Beach Club. There is a refundable fee of \$35.00 required for each remote (limit of 2 per property). You can also borrow a remote to program the code into your vehicle's system if it allows.
*SVA Rules and Regulations regarding Code of Conduct and Short-Term Rental *This is a "Must Read" before you decide on the option of renting your property. Also check with your individual HOA group to see if other restrictions are in place.	SVA has rental regulations that require annual registration of the property on the SVA website. A Code of Conduct that needs to be shared with all renters is also available on the website. *Please note that some of the associations WITHIN SVA have their own rental regulations or they prohibit rentals completely. It is your responsibility to obtain that information from your property's association. *Please note that if you rent your property, you will not be eligible for an SVA beach club dock lease.
Waste & Trash Removal Trash removal is NOT a service provided by Summit Village Association so review the information to the right.	It is the SVA homeowner's responsibility to remove all trash from their property. If you own a condominium, please check with your association for instructions. If your home or site condo is in Custer Twp, you will need to call Custer township office at 231-587-5118 about their services. If your home or site condo is in Kearney Township (231-587-5118), you need to contact and hire a local private company for trash removal. GFL (231-258-9030)

	and Revolution Waste (231-342-4142) are a few of the local companies that serve Kearney twp. Trash cans should be put out at the curb no earlier than the evening before pickup day and brought back in on the day of pickup. Animals often get into the trash so please use secure receptacles.
SVA Dues	SVA annual dues for home and lot owners are sent out in November and are due by December 31st. If you have questions, please email Matt Howell, Treasurer, at mjhowell@compuserve.com

Amenities for SVA property owners

SVA Private Beach Club on Lake Bellaire	• Beach Club address is 5597 Northlakes Rd, Bellaire, MI 49615 • Beautiful property with large sandy beach, swimming area, play structure, basketball and pickleball court and plenty of loungers, chairs and picnic tables. • Clubhouse equipped with restrooms/changing facilities, kitchen with large food prep area and some limited refrigerator/freezer space available. • Six gas grills on the grounds along with cooking utensils to borrow • Pickleball court with walk-on availability and owners can reserve courts through the beach club staff. • Plenty of recreational equipment, games and beach toys are available for use. • Clubhouse and pavilion can be reserved by owners for private parties (\$200 refundable deposit). Reservations are restricted to club house OR pavilion, not both. Live music is not allowed at private parties. Multiple table and chairs available at no charge. Requests can be made through the SVA website.
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Boat Dock Lease Program	• 20 boat docks are available for lease by the SVA each season for power or pontoon boats (size restrictions apply) to SVA member home or condominium owners (vacant lot owners are not eligible). • Home and condominium owners who rent their property are not eligible to for boat dock leases but can request to be placed on the waiting list (must be willing to forgo renting during lease period if a slip becomes available and you choose to take it) • Lessees are required to purchase, and maintain, their own boat hoist. • For a \$200 refundable deposit, owners (not corporations or LLCs) can be placed on the waiting list (see SVA website) • Currently, there are 15 “lifetime” and 5 “five-year” slips available for lease (once granted the lessee can re-lease each year for that term as long as they remain eligible). This is subject to change. • The current lease fee is \$1500 fee per season, and it includes spring installation, fall removal and winter outdoor storage of <u>boat hoist</u> (not boat itself). Fee is subject to change annually.
Day Bouy Rental	• Five SVA buoys to are available for SVA member OWNERS to moor boats. This amenity is never available for renters. Buoys are available for daily or weekly rental at \$15/day. Owners can moor ONLY their own personal boat or a boat <u>rented in your name. Documentation of rental agreement or boat registration must be provided to secure the reservation.</u> • Reservations can be made in early spring through the SVA website. Some restrictions apply to the number of reservations that can be made in advance. ***Please note that no jet skis are EVER allowed on beach club property***
Non-motorized vessel storage	• Storage racks (near the shore) for non-motorized vessels (kayaks/canoes/paddle boards) are available for \$125/season or \$1/day for OWNERS (never renters). Reservations can be made through the SVA website in early spring.
Boat/trailer storage	• Free storage of OWNER’S boat/trailer is available on the SVA lot adjacent to beach club property (between beach club and M-88). Renters cannot use this amenity. This is a great amenity as owners can launch their boat 2 blocks south of the beach club at the county launch and rent a day buoy for easy access over a period of days.

Pine Brook property	• M-88 (1.3 miles south of Beach Club on East side of M-88- enter at PINEBROOK condo entrance. • Small outdoor pool is open 10-10 daily for property owners (not renters). To enter, walk around the south side of the club house and enter the pool area. • Restrooms/changing rooms available on the south side of the clubhouse (no lock or passcode needed for pool/bathrooms) • The clubhouse is available for rent through Heather (231-533-3958) • Recently resurfaced tennis/pickleball court.
Boat, camper and trailer storage Parking on SVA streets	• Boats/trailers/campers/jet skis are prohibited from overnight parking in SVA driveways, streets or parking lots. on SVA property (outside of a garage) • The "overflow lot" at the corner of Shanty Creek Road/Batchelder Rd can be used for temporary overnight storage. • Parking vehicles on SVA roads is prohibited.

Shanty Creek Resort does not currently offer Summit Village Association members golf, skiing or other discounts.

Shanty Creek Resort does offer a "Mountain Creek Club" which offers several different types of memberships for purchase offering golf, skiing and other discounts. These memberships include the health club and pool usage at the Lakeview hotel. <https://www.shantycreek.com/mountain-creek-memberships/> for information

Shanty Creek Resort does offer some great annual ski pass deals and golf discounts to the public. Watch for those deals on their social media pages and website.

You can purchase access to Lakeview Pool (indoor and outdoor) from the resort. Additionally, health club memberships are available for purchase. Visit Shanty Creek website at <https://www.shantycreek.com/stay/fitness-center-wellness-spa/>

If you need assistance with anything, or have questions, feel free to reach out to Beth LaVasseur, SVA Board President, bethlavasseur@gmail.com. Our association is managed by volunteers who live in this community. If you have skills and/or time to share, please let us know! We need you!

Best Regards,

Your Summit Village Association Board