



The Mount Royaler

neighborhood news

Mount Royaler Summer edition 2010

Presidents Report

Summer is upon us; school will be out; children will be much more visible so let's be alert and give them some room.

The beach is now open to enjoy. Once again thanks to the residents who attended the beach opening. Just remember if you haven't paid your dues and purchased your beach keys then do so as soon as possible. Part of the dues goes toward maintaining the beach area. Until you have your beach key, please remind your children to refrain from climbing the fence. This can cause injuries as well as damage to the property.

The annual Steak roast will be held at the beach on Saturday July 31, 2010 at 6:00 P.M. This is a great opportunity to meet your Mt Royal neighbors and have a great time. Family Fun Day will be held at the beach this year on September 12, 2010. This is another event which provides fun for the entire family. Hope to see you at both of these events.

The Jack and Jill Mixed bowling league is looking for either couples or singles for their fall league. They bowl at Wonderland every Thursday at 6:30 P.M. If you are interested, contact Craig Kilmer at 313-909-0719 or myself at 248-363-0591.

Enjoy your Summer!

Charlie Lodge

President

In This Issue
Presidents Report
Letter From George
My Two Sense
Mount Royal on Facebook
Message from the Commerce Fire Department
Mt Royal Association Board members
Contact Information
Fireworks 2010
Steak Roast 2010
Family Fun Day 2010
Mt Royal General Membership Meeting
Roads Report
Beach Report
Membership Report
Scheduled Board Meetings
Baby Sitter services
Mt Royal Website
Beach Rules formal and Common Sense

Letter from George Maitland

Neighbors

From the family of Ruth Maitland who passed away August 18 2009:

Thank you for all of your kindness, thoughtfulness and contributions in memory of Ruth. We have had and will continue to have many fond and cherished memories of all the wonderful people in the neighborhood. The past and present friendships that we made over the last thirty eight years made our sixty one years of togetherness richer and fun filled, Thanks for the memories.

George Maitland and family

My Two Sense

This is kind of a public service announcement of sorts. For new residents just moving into lower Mt Royal I want to make a request that you register your children for Glengary Elementary ASAP. We were informed that few great teachers are on the chopping block because they don't quite have enough students to justify their employment. Because houses are turning over fast and new families are moving in all the time, the need for teachers might be different in September then it is now. So if you haven't registered please do so. All three of my kids have attended Glengary, and I want to see it thrive for ears to come.

Enjoy your summer.

Chris

Golf Cart Safety

As the weather gets warmer, the golf carts roll out of the garages. This makes me sound so old, but why does it seem that golf cart drivers get younger and younger every season. With private

roads, I know kids are itching to get behind the wheel. Mine are at that age as well. As a parent I have taken to give them driving lessons. I let them drive with me next to them. I make sure to point out challenges like blind spots or heavy traffic areas. Eventually I will allow them to do a few small trips alone, and at some point I will have to cut the apron strings. But the fact is, driving a golf cart can be fun, but its an incredible responsibility. People, including kids can and do get hurt. So I urge you to make sure they are safe. Residents have complained about speeding, and about overcrowding of golf carts. Lets just make sure we have a safe happy summer on the roads.

Mount Royal on Facebook!

We have a Facebook account! I don't know why I didn't think of this sooner, but what better way to bring the neighborhood together then with a social networking website! Facebook is a great way for us to come together as a community. We can share pictures and post our thoughts and comments. It allows us to communicate with a forum that many of us use every day! So become a friend of The Mount Royal Home Owners Association Facebook page! Now we can keep tabs on each other 24 hours a day!

If you are reading this online...sign up now!
☺

Lets get this started on the right foot...I want pictures to post as a profile picture..lets get some good summer pictures that really embrace our great community! You can sent them to mtroyal@sbcglobal.net

A word from the Commerce Twp. Fire Department

On August 3rd, Commerce Township and Wolverine Lake residents will be asked to

vote on a Special Assessment District for Fire Operations (S.A.D.). Here is some important information you should know:

Why does Commerce Township need a S.A.D.?

With reduced economic activity the following has impacted the Township:

- Taxable values have decreased almost 20% in the past two years with a projected decrease over the next two years of another 20%.
- The reduction of taxable values has caused a decrease in revenue to the Township.
- S.A.D. will compensate for the projected decreased property values.
- There has been reduction in revenues but not in the need for Fire and Rescue services.
- S.A.D. will protect the residents of Commerce Township and Wolverine Lake by allowing Fire and Rescue services to remain in affect.
- There is a millage for fire protection expiring next year. This S.A.D. would include the revenue from that expiring millage.

What will happen if the S.A.D. does not pass?

- There will be fewer fire fighters to respond to your emergency call.
- Response times will increase well beyond the 4 minute recognized national standard.
- Your level of service will decrease.
- Funding for essential Fire Rescue services will not be available.

- The full-time firefighters that respond in the apparatus will be virtually eliminated.
- The number of trained emergency responders responding to your emergency will decrease.
- Homeowners insurance rates may increase significantly

How much will the S.A.D. cost me?

- For a residence with a market value of \$200,000 in 2009, the increase will cost a maximum of \$12.00 per month.
- The figure listed above represents a maximum amount a resident would pay with a YES vote for the Fire Operations S.A.D.

For additional information, please visit our website at www.supportcommercefire.com. Please vote YES on AUGUST 3rd!

Mt Royal Board Member Contact Information

President: Charlie Lodge 363-0591 4920 Whitlow Court
Vice President Kenin Smith 734-891-6934 4620 Alban
Treasurer: Bob Husak 363-9454 4690 Camelina
Secretary: Daniela Federico 248 563- 9771 4609 Alban
Membership: Susan Holden 363-6974 4293 Creedmoor.
Road Chairman: Brian Moore 505-3680
Beach Co-Chair: Todd Martin 363-4465 4650 Achilla
Mt Royaler: Chris Whitlock 248 770-9971

4675 Vandalia
Beach Co-Chair: Chuck Sansom 360-2598 265 Polvadera

Steak Roast 2010

July 31st

Fireworks June 26th

They were a blast! Literally! The weather reports threatened to rain on our parade, but no doing! The skies were clear, the temperatures were high, and we relaxed to the sounds of Groove Therapy, who once again made the night one to remember. Once again we would like to thank Groove Therapy for making an awesome night even better. There is nothing like a party at the beach to kick off summer, and Groove Therapy is becoming the official sound of Mt Royal!

As always the Fireworks were beyond comparison. Jack and Susan Holden work tirelessly to put on a fireworks display that seems to get better every year. I'm not sure how much credit they get for all their hard work, but if you see them this summer I think a thank you is in order. They do a great job, and the 4th of July celebration wouldn't be the same without their hard work!

Incidentally, if you liked what you saw, please know that Jack is accepting donations for the 2011 Fireworks. Fundraising for this event is a year round venture, so lets get next years bash going

To Donate

Check- made out to/sent to North Commerce Lake Fireworks 4293 Creedmoor, Commerce Twp. Mi.
Pay by PayPal. Go to www.paypal.com user ID= nclf@ameritech.net

Welcome to Club Mt Royal...population you- If you are over 21 that is! The steak roast is an adults only fun for the grownups in the neighborhood. There is drinking (BYO-whatever), dancing, and as you might imagine steak! It's a party at the beach and you are invited!

The evening starts with fresh cut steak or chicken grilled by neighborhood professionals, complete with all the trimming. There is salad and corn, and friends to break bread with! Then as the sun goes down the lights go on, and the music starts thumpin! It's a rockin night on the beach!

If you are new to the neighborhood, the Steak Roast is a great way to meet new neighbors. If you are not new, then you always come anyway, so this isn't news to you.

Tickets for this event are only \$20.00 a person or \$40.00 a couple- not bad for a night out if I do say so myself! Also if you just want to come for the after party, admission is \$5 per person at the gate! So what are you waiting for, buy your tickets now! Oh wait, you don't know how...

To buy tickets contact your local neighborhood board member (phone numbers provided in this issue- convenient huh?) or, you can call

- Sherry Chevrier 248-363-1769
- Linda Strong 248-363-0040

These two ladies put on the party every year, and we thank them for their time, and for throwing the party of the summer!

Keep in mind that we will have to cut off ticket sales by July 20th in order to order stakes, so call now... like right now... seriously what are you waiting for?

THIS IS AN ADULTS ONLY PARTY

The Steak Roast is a party sponsored by the Mt royal subdivision. It is the only night out of the entire season that we ask that there be NO KIDS ALLOWED. We usually start setting up around 5 PM for dinner. At that point children are asked to leave the beach. No one under age is permitted at the party. Thank you for your understanding.

Upcoming Board Meetings

The Mount Royal board meets on the 4th Wednesday of the month AT 7:30 p.m. The 2009 meeting schedule is as follows.

June 23 At the Beach
July 28 At the beach
August 25 At the beach
September 22 At the beach- or The Richardson Community Center
October 27 Richardson Community Center

Family Fun Day 2010

Sunday September 12

Family Fun Day is Mt Royal’s way of saying good bye to a great summer vacation! It’s a day filled with prizes, food, music, and good clean neighborhood fun for all ages.

Do not believe the rumors! I have been going to Family Fun Day for 8 seasons. Its always on opening day of Foot Ball season, and every year the Lions have been lousy! However, these are

mutually exclusive occurrences, so don’t boycott family fun day hoping that it will help the boys in Honolulu Blue fare better. It’s not going ot happen!

Ok, back on topic. ☺

The Family Fun Day festivities (say that 5 times fast!) start at noon at the corner of Polvadera and Sleeth. There is usually something there to mark the beginning of the parade...you cant miss it, it’s a FIRE TRUCK! Kids dress up their bikes scooters, mini bikes, quads, or whatever and all wait for the horn to sound and the lights to flash leading them to the beach! For the grown ups who want to participate, you are free to dress up your golf carts as well. Its all in the spirit of good family fun.

Upon arrival, the beach is transformed into a midway, with games, food prizes, and even that great big lake to play in! There is music and bounce houses, making it the biggest party of the year...Mt Royal style! So don’t miss out. We do this in celebration of our great neighborhood. This party is celebrates us!

Volunteers Needed!

A party like this of course doesn’t happen without the hard work and dedication of neighborhood volunteers. Before the party people order prizes, as well as plan and purchase food. The night before the event, and even the morning of, people set up the beach and get the games ready. Then there are people needed to cook the food and run the games for an hour or so, that way everyone can enjoy Family Fun Day. If you can volunteer please do. Calling in advance and offering to help takes a lot of stress off the people who set this up, and it makes things run much smoother. If you are interested in pitching in please call:

Heidi Hoven: 248 705 5813

Becky Smith: 248-363-4744

Mt Royal General Membership Meeting re-cap

This year's general membership meeting was well attended! The roads were a hot topic, and everyone wanted to get in on the conversation.

As many of you had probably realized our roads are deteriorating. They were installed back in 1988, and are long over due for an overhaul. Jack Holden and Rusty Rossman worked with Commerce Twp. And the Engineering Firm Giffels and Webster to determine what course of action we needed to take to repair the roads. There were three options presented

1. Repave the roads entirely
2. Do major renovations to the drainage system in areas that are causing the most damage to the roads
3. Take it upon ourselves to fund and fix the areas as we saw fit as a way of preserving the roads with the idea we do the repairs during better economic times

We voted and decided to go with option #3. Option Three also included a \$60 yearly increase in dues for Lower Mt Royal residents. This is to cover needed repairs. As those new road dues accumulate, we will see targeted areas being improved at the boards digression. Also Todd Martin and I (Chris Whitlock) were re elected to the board. And () are two new members that we should all welcome with open arms!

Roads Report

As you might imagine there will be a lot going on with the roads in the coming months.

Patchwork for the potholes that emerged over the winter has been completed. Plans are

in the works to paint the speed humps so we can see them again. The roads are going to be swept as well.

With the infusion of money from the increased dues, ditching will begin along Polvadera. We are bidding out work as I write this. Our current plan is to do road repairs according to the schedule provided by Giffels and Webster. The engineering report details the work, and we are starting with the locations that cause the most damage.

Beach Report

You have probably noticed that the beach is open for business. As always we have provided a list of beach rules, as well as common sense rules to follow at the beach. As always we ask that your respect the beach. It is truly our most valuable asset (aside from our residents) and we want to preserve the beach. From time to time s we have issues with people misbehaving at the beach. Often times these individual are not beach members, and they are not Mt. Royal residents. In order to curb that problem, the Mt. Royal Board has agreed to hire an individual to do random key checks throughout the week. This person will ensure people are not sneaking into the beach, as well as verify that the people at the beach when he arrives actually entered the premises with a key. Anyone who is at the beach illegally will be asked to leave. There is a phone at the beach with a direct line to Oakland County police who can assist in clearing trespassers if need be. Residents pay good money for their beach privileges. We need to protect the beach, and ensure that the people using the beach are dues paying members.

Finally we are getting bids to repair the concrete around the stations that support the

pavilion. The concrete has begun to heave and can cause a trip hazard. So be cautious under the pavilion until these repairs are completed.

MEMBERSHIP REPORT

By Susan Holden

A beach key will be mailed to the homeowner when payment is received by mail. During the summer we have many "urgent" requests for beach keys. Please make your dues payments early to avoid the anxiety of not having your key when the weather is great out. Keys may also be acquired at monthly board meetings. There are monthly meetings, the 4th Wednesday of each month, at 7:30, at the Richardson Center or at the beach during the summer months. **We encourage you to attend and participate.**

Selling your home soon? Please have your real estate agent contact me as soon as your home is listed. During the closing the title companies require a status letter showing no dues in arrears. Many times I get calls for this information the same day of the closing!

Paid membership for this year now stands at 58.79%. Thank you!

Susan Holden
Mt. Royal Membership

The Maintenance of the private roads, signs and the beach is directly dependent on the payment of your dues. Initiation fee of \$100.00 is required for new residents or residents whose dues are in arrears. The Mount Royal Subdivision Improvement Association

Mount Royal Website:

The e-MtRoyal is up and running. If you want to visit the Mt. Royaler it is available 24-7 at www.mtroyal.org

Also I keep adding people to the Mt. Royal e-mail list. You can be added to the list by sending me an e-mail to the following address: mtroyal@sbcglobal.net By adding your name to the list, we e-mail you when the latest Mt. Royaler has been issued and posted online, and terminate your mailed copy. This saves the subdivision money, and lets you do the green thing! So its good for the neighborhood and the world (way to go you!)

However, if you are moving please contact me and let me know to unsubscribe you from the E-Mt Royaler. New residents will want a hard copy and the option to add their e-mail to my database.

Finally, you may have noticed that the Mt Royal website disappeared for a few weeks. Our claim on the domain name expired, and was held hostage in Nigeria for a little while. We have since regained control of the domain name, and the website is up and running again.

Babysitting

Sara Smith (16)	360-4538 Skittles5342@yahoo.com
Corrie Weber (18)	363-9384 corrieweber@hotmail.com
Nikki McKenzie (15)	360-8116
Taylor Buchan (14)	363-9238
Ally McKenzie (18)	360-8116
Angie Foster (14)	363-1150
Dashnae Husak (18)	363-9454
Ryeli Husak (15)	363-9454
Mackenzie Rauch (16)	366-9354
Ashley Sansom (16)	248-705-1185

BEACH RULES

Mt. Royal Subdivision Improvement Association

1. Beach is for the use of Association Members **ONLY**.
2. The beach opens at 8:00 A.M. and closes at 10:00 P.M.
3. No pets, mini bikes, bikes or motorcycles allowed on the beach.
4. No boats or fishing allowed in the swim area of the beach.
5. No pushing, shoving or running on the dock or raft. Do not throw or kick sand on the beach. No playing on swim area markers. No profane language.
6. Limit of **TEN** guests per day per key-holder unless prior arrangements are made with the Beach Chairman, **Todd Martin 363-4465, or Chuck Sansom 360-2598**
7. All homeowners or renters may purchase an optional beach key providing they have paid the mandatory Mount Royal Improvement Association dues. Beach key holders may not have Mount Royal residents as guests unless the guests have paid mandatory dues.
8. Children under 12 must be accompanied by an adult. Dependents under 21 years of age will be allowed **TWO** guests per key as long as the guests are not children of non-paying Mount Royal residents.
9. No glass containers allowed on the beach (bring the beverage but leave the bottle).
10. Use trash barrels for refuse.
11. Be sure to close and lock beach gate and boat ramp behind you. You are paying dues and the beach is not for the use of non dues-paying residents or non-Mount Royal residents.
12. Keys can not be lent out to anyone. If you let someone use your key, you may lose beach privileges for the remainder of the season and your Association membership status will be reviewed by the board for the next year.
13. Keys are given to the Oakland County Sheriff Department to help patrol during regular hours and after hours.
14. There is an **EMERGENCY** telephone located on the utility pole by the entrance gate. Your beach key will fit the lock. When you pick-up this telephone you will be directly connected to the Sheriff's Department. You cannot receive or make any other calls. This phone is for **EMERGENCY USE ONLY**.

15. The pavilion is used on a first come first served basis and cannot be reserved. There is room in the pavilion for several small groups of people.

Unwritten Beach Rules...Common Sense Rules

1. **DO NOT FEED THE DUCKS.** Ducks that are fed will stay for more food. Ducks that eat tend to "poop" on the beach, dock, and float and in the water. This type of contamination has resulted in the closure of Oakland County beaches by the health department. Children feeding chips to ducks is cute **but** it is still undesirable.
2. If you are planning to have guests at the beach please meet at your house and car-pool to the beach. Parking at the beach is limited and on prime "beach days" is quite crowded.
3. Remember that 250 families buy beach keys. On busy days don't take more table space than you really need.
4. If approached by others at the beach and requested to quiet down or "modify behavior" in some other manner please comply. Remember, the beach is for their enjoyment too.
5. If other parties are "out of control" please use the telephone near the beach gate (Your beach key will unlock the phone box). You will be directly connected to the Oakland County Sheriff's Department. Report the problem and let the Sheriff handle the situation. We all pay good tax dollars for the Sheriff Department's service.
6. Parents please take the time to review the beach rules with your children. We all know that they get out of school and don't want to hear about rules until fall **but**, the rules are designed to keep all beach users safe.

Enjoy your summer and beach.