

# Sandscribes

Heidelberg Beach  
Vermilion, Ohio

August 10<sup>th</sup>, 2012



## Blue and Green

Mark your Calendars:

- **August 18<sup>th</sup>**: Board of Trustees Meeting
- **August 31<sup>st</sup>**: 2<sup>nd</sup> full moon in month (**Blue Moon**)
- **September 2<sup>nd</sup>**: Final Pavilion Service
- **October 20<sup>th</sup>**: Fall Work Day (tentative date)

The back issues of the *Sandscribes* (since 2004) have been posted on the Web site. If any of you are willing to help us **Go Green** and read it online (saving the printing costs and resources), please let us know.

*Jane & John*

## New Membership Directories

The new Membership Directories will be printed and ready to distribute by Labor Day weekend—if not sooner.

The updated information is already available on the Web site. Remember there is a “quick access” button on the left side of the screen to bring up the online Directory (password is **beach**).

## Condolences

- Sympathies to Tom Eshelman (73 Indiana) on the loss of his father H. Glenn Eshelman.
- Sympathies to Roger Nehls (76 Indiana) on the loss of his mother Alice E. Nehls.
- Sympathies to the Richardson family on the loss of Neil Richardson (Lot 1).

## Thanks to David Rohrbaugh, Dan Warder

Many thanks to David Rohrbaugh who has done more repairs around the beach. He fixed a few places in the Pavilion and at the Sunset Bench.

Dan Warder sealed the pier benches for us. The sealant has changed them to a darker color, but they are well sealed against the elements. Thanks to Dan for all of the painting tasks he does!

## Thanks to Mark Hayman

On July 2<sup>nd</sup>, Mark Hayman (16 Pennsylvania), his father, and a welder friend of theirs spent the day repairing our west pier. We cannot thank all of them enough for their time, energy, expertise, and generosity in doing this for us without charge. We are so grateful for their kindness. Thank you!

## Cards for Bob Koester's Birthday

(Uncle) Bob will be celebrating his 84<sup>th</sup> Birthday on August 26<sup>th</sup>. Jan Peer and Jack Kramer (niece and nephew) are going down to help him celebrate since he cannot be here with us at Heidelberg Beach. He would love to receive cards and letters from us anytime, and specifically it would cheer him to receive wishes for this upcoming birthday.

Robert Koester  
1416 Country Club Blvd.  
Cape Coral, FL 33990

## Knee Replacement for Dawn Dumke

Best wishes, thoughts, and prayers to Dawn Dumke (70 Indiana) who is having knee replacement surgery in mid-August—we expect to see her running around Heidelberg Beach next summer!

It was wonderful to see her father, Rev. Paul Deppen, here recently. He is 90 years young and still lives in Elmore, Ohio.

## Lake Shore Electric (Interurban Railroad)

Author Drew Penfield has a Web Site ([www.lakeshorerailmaps.com](http://www.lakeshorerailmaps.com)) dedicated to this historic electric railway that used to have a stop at our beach entrance on Route 6 in the early 1900's. He has done extensive research of the railway and our area providing fun, historic information. Specifically you'll see Heidelberg Beach referenced under his “Vacationland” section.

**Minutes from the Heidelberg Beach  
Annual Membership Meeting  
July 21<sup>st</sup>, 2012**

**Opening:** The meeting was called to order at 10:05 AM. Rev. Richard Henderson opened with a prayer.

**Membership Roll Call and Distribution of**

**Ballots:** Secretary Jane Chidester called the roll of leaseholders by lot numbers. Ballots for the election of the Board of Trustees for 2012-2015 were distributed.

Association members representing 58 lots were present and proxies were turned in for an additional 19 lots. Hence, a total of 77 lots were represented. 50 lots are required for a quorum and 52 lots (2/3+1 of 77) are required for a By-Laws change.

**Minutes:** John Macko (Georgia Newman) made a motion to dispense with the reading of the minutes from the 2011 Annual Meeting and approve them as written. The motion was approved unanimously.

**Treasurer's Report:** Dick Castele presented the summary of the finances as of the end of the fiscal year (June 30<sup>th</sup>, 2012). Of the \$95,530 total cash assets, \$74,649 are reserved for specific uses and \$20,881 are unencumbered.

In the fall of 2011 the Board of Trustees approved a budget of \$45,995. In an effort to minimize the assessment increase from the prior year, assessments to the community were limited to \$43,500. Surplus funds from prior years were to be used to cover the difference.

Actual expenses ended under budget by \$1,868. This was due principally to the limited amount of snow plowing required this last winter and to the apparent water bill savings after having the water main fixed last year.

Craig Peer (Harry Bratton) made a motion to accept the Treasurer's report. The motion was approved unanimously.

**Report of the Nominating Committee:** Roger Nehls, Chair of the Nominating Committee, presented the slate of nominees for the Board of Trustees for 2012-2015. They were Dick Castele, Nancy Lukens, David Rohrbaugh (incumbent), and Barbara Weber. There were no additional

nominations from the floor and nominations were closed.

Roger Nehls (Harry Bratton) moved to accept the slate of nominees and elect them via acclamation. The motion was approved unanimously.

Jack Kramer thanked the current Board Members for their service.

**Committee Reports:**

**Beach & Bank Committee Report (Tom Lukens):**

Tom Lukens thanked Herb Foote for his weekly grooming of the beach sand; it has made a wonderful difference in the enjoyment of the beach. Tom also noted that he was going to submit a request for the purchase of new swimming area buoys.

**Coastal Legislation Committee Report (Carol**

**Dunkle):** On September 14th, 2011 the Ohio Lakefront Group won the Supreme Court Decision upholding the property rights of private property owners. Further lawsuits are being filed now to recover attorney's fees.

However, the fight with the state and the ODNR lingers on.

The state still thinks that we own the property to the ordinary high water mark and not the natural water line and is requesting that the Ohio Lakefront Group must prove further that we own to the natural waterline even though based on the Appeals Court and Supreme Court decision, the description of the boundary should be changed to read: "The natural shoreline is a moving boundary located at the line where the water would be on any given day, between the ordinary high and low water marks, except for natural disturbances such as storm surges, wind tides, seiches and harbor resonance. The natural shoreline is not an "ordinary" water line or a fixed line of elevation. The line moves throughout the year based on seasonal variations in lake levels. The line also moves based on long term changes to the land caused by erosion and accretion and long term changes to water levels caused by submergence and reliction. In other words, the natural shoreline is the line between what is usually non-submerged land and what is usually submerged land on any given day."

### Communications Committee Report (John Macko):

The Communications Committee maintains the Heidelberg Beach Web site (<http://www.HeidelbergBeach.org>), publishes and distributes the Sandscribes newsletter, and publishes and maintains the Membership Directory. Any suggestions for improvement for any of these are most welcome.

All Heidelberg Beach members are encouraged to share news items—just contact Jane Chidester or John Macko. We are a “family community” and very much share in each other’s happiness and sorrows.

As promised, with the sale of the last of the cottages that had been on the market, we will be printing a new Membership Directory. The Board approved a budget of two directories per cottage. If anyone would like additional directories at their own cost (\$3/each), please contact Jane Chidester.

Please verify and update your Membership Directory entry before August 1<sup>st</sup>. A draft hardcopy will be available at the annual meeting on which to mark any last minute changes.

New on the Web site is a “quick access button” for the Directory in the navigation pane on the left of all pages (remember the password is **beach**).

### CCWW 2012 Annual Report (Joan Margard):

**Membership:** Current members of the Council are: Jack Corrigan, Jane Eshelman, Rev. Dick Henderson, Shelia Henderson, Joan Margard, Vern Margard, and Bill Richardson.

**Officers:** Jane Eshelman and Joan Margard are co-chairs of the Council.

**Meetings:** The Council is to have two meetings a year (Annual Meeting and Spring Meeting) and as many other meetings as it deems necessary. The Annual Meeting was convened on September 3, 2011, and the Spring Meeting was held on May 26, 2012.

### **Worship:**

Music Rosalie Nehls coordinated the music for Sunday morning worship services. Claudia Springer played the keyboard during the month of July. Rosalie, Gale

Kramer, and Laura Weber served as organists during the rest of the season.

Ministers Jane Eshelman recruited ministers/worship leaders to fill the pulpit for the 2012 season. Joan Margard sent reminders and thank-you’s to the ministers. Each minister was asked to submit his sermon title, scriptures, and hymn selections to Vern Margard for printing in the weekly bulletin.

Communion Dick Henderson will be the minister for the Labor Day weekend service when communion will be served.

Bulletins and Greeters Vern Margard is preparing bulletins for each week and will send them electronically to Jan Peer and/or Claudia Springer for printing. Bill Richardson will arrange for Greeters and Announcers for the season.

**Funds:** Dick Castele will manage the Council funds in a separate account. Roger Nehls will continue to make the deposits for Dick.

**Title:** Our tithes for 2011, which included one returned honorarium, was \$310.00 and was donated to the Vermilion Food Pantry at the UCC Church.

Grounds & Creek Committee Report (Bill Hertz): Bill Hertz thanked Harvey and Joyce Foote for all of their work around Heidelberg Beach above and beyond their paid work for lawn mowing and snow plowing. Thank you to everyone who has helped with brush clean-up and bed maintenance.

Insurance (Craig Peer): Craig Peer reported that we still maintain our Insurance coverage for the Association through Erie Insurance. Premiums and coverage have remained steady.

Real Estate Report (Mary Chidester): This year there were 4 lease transfers. The Seibenhar cottage sold to Katie & Scott Welch. The Glavianos added their son Matt to their lease. The Pioneer transferred from Paul Rohrbaugh’s trust to a trust with John Rohrbaugh, Martha Vivona and Barbara Weber as trustees. And finally, the vacant lots owned by Bob Koester transferred to Jack Kramer. We would like to welcome the newest members of our community. We have one pending transfer and that is from the

trust of Lydia Foote to her daughter, Mary Border. Please remember that *any* transfer of a lease, including transfers to trusts for estate planning purposes, require the prior written approval of the Board of Trustees. If anyone needs assistance with such a transfer I am more than happy to help.

Pavilion Committee (Carol Dunkle): Everything at the pavilion seems to be OK at this time and I want to thank those of you that helped weed and clean the pavilion and the shuffle board courts.

Safety & Recreation (Joe Tereshko): One of the safety concerns during the past few years was the increase in drive through traffic being attracted by the realty signs posted along Rt. 6. With the removal of the signs our hope is for traffic through Heidelberg property to be mainly leaseholders and guests more respectful of the speed limits, especially past the playground area. The committee hopes this will be taken into consideration when future requests are made to post anything inviting unnecessary traffic onto our association property.

Harry Bratton has been instrumental over the years in removing and installing the kiddie car on the playground as well as other things. Thanks to Harry for his continued help with the playground.

One request to anyone finding water accumulating in the kiddie car, there is a floor drain that becomes clogged from leaves and other debris. Please try to clear the drain hole with a stick if you observe this.

Please let me know if you have any concerns.

Social Committee Report (Jan Peer): The Social Committee hosted five events in 2011:

- May 21, 2011 **Spring Clean-Up Day**  
Donuts and Coffee, Potluck Dinner
- July 23, 2011: Bratwurst Potluck Dinner
- August 13, 2011: Ice Cream & Games
- September 6, 2011: Movie Night *Singin' in the Rain*
- October 15, 2011 **Fall Clean-Up Day**  
Donuts and Coffee

Due to generous donations we were able to cover this year's expenses.

Tennis Club Report (Ruth Schneider): Thanks to those who helped take down the tennis net in the fall and then helped to put up the net on Work Day.

The bank account balance as of June 30, 2012 (end of Fiscal year) is \$2,090.80. \$137.93 was paid in Real Estate taxes for 2011. Please pay 2012 dues (\$25) by August 15, 2012 (checks made payable to "Heidelberg Beach Tennis Club").

Tree Committee Report (Jane Chidester): This past winter we had to take down three major trees, had limb clean-up to do from last summer's microburst storm, and a long list of other miscellaneous trimming around the beach. I continue to maintain a prioritized list of work.

In addition to our regular maintenance and tree problems that you report, we intend future projects that will improve the tree line along Rt. 6, to the south of the creek (including the creek), and along the east side of the property. We've also been making an effort to get more trees ringed with mulch to make mowing easier for Harvey.

As you saw too in the May 26<sup>th</sup>, 2012 Board Minutes, the Board reviewed the Master Tree Plan for the property.

Utilities (Harvey Foote): Septic tanks will be cleaned in the spring of 2013. Tanks will continue to be cleaned on an every other year basis.

Zoning & Building Committee Report (Bill Hertzner):

- Roger Nehls' construction is nearly complete at 76 Indiana.
- Kathy and Mark Hayman will begin construction at 16 Pennsylvania this fall.

New Business: Char Schuman asked if the Board had plans for road maintenance. She noted there were several areas that were showing a lot of wear. President Jack Kramer responded that the Board was aware of this and intended to act on road maintenance in 2015 when the road reserves had been fully replenished. At that time the issues of bringing the sewer collars to road level, water drainage over certain areas of the road (and underground pipes), berms, and general cracks and deterioration will be addressed. (*Reference Note*:

*This is discussed in the November 6, 2010 Board Minutes.)*

**Adjournment:** The meeting was adjourned at 10:25 AM.

Respectfully Submitted,  
*Jane Chidester*  
 Secretary

**Minutes from the Heidelberg Beach Board of Trustees Meeting July 21<sup>st</sup>, 2012**

**Present:** Jack Kramer (President-presiding), Bill Hertzler (Vice-President), Dick Castele (Treasurer), Barbara Weber (Secretary), Jack Corrigan, Mark Hayman, Richard Henderson, Bill Richardson.

**Absent:** Carol Dunkle, Rick Herwerden, Nancy Lukens, David Rohrbaugh.

**Opening:** The meeting was called to order at 10:40 AM.

**Minutes:** Minutes from the June 23<sup>rd</sup>, 2012 Board Meeting were approved with the addendum: The Building Committee approved the construction plans for 16 Pennsylvania on July 12<sup>th</sup>, 2012. The vote from the Board on June 23<sup>rd</sup> still stands as no changes were made to the plans between June 23<sup>rd</sup> and July 12<sup>th</sup>.

**Treasurer's Report:** Jack Corrigan will review the accounting report and budget that was prepared by Treasurer Dick Castele and approved during the Annual Membership meeting of July 21<sup>st</sup>, 2012.

**Old Business:**

Mark Hayman reported that he and David Rohrbaugh worked on the pier to remove unnecessary attachments and repair edging and benches. He is looking for volunteers to scrape and paint bare metal on the pier. Progress continues on the plans and direction for landscaping and refurbishing around the sign at the front entrance to the Beach. Mark Hayman reported that he will do additional jobs for individual Members while he has the heavy equipment on the Beach property to do work on the front entrance. Donations are being collected to fund this project.

**New Business:**

The chart below indicates new Board Members, Officers, Executive Committee, and Adjunct Trustee:

Officers	Exec. Comm.	Member	Current Term Expiration	Term (limit 2)
Pres.	*	Jack Kramer	2013	2
VP	*	Bill Hertzler	2014	1
Treas.	*	Dick Castele	2015	1
Sec.	*	Barbara Weber	2015	1
		Jack Corrigan	2013	2
	*	Carol Dunkle	2013	2
		Mark Hayman	2014	2
	*	Richard Henderson	2014	2
	*	Rick Herwerden	2013	1
		Nancy Lukens	2015	1
		Bill Richardson	2014	1
		David Rohrbaugh	2015	2

\*\* Real Estate Adjunct Trustee Mary Chidester

**Fall Work Day:** Tentatively set for October 20<sup>th</sup>, 2012.

**Next Board Meeting:** August 18<sup>th</sup>, 2012 at 10:00 AM at the Pavilion.

The meeting was adjourned at 11:15 AM.

Respectfully Submitted,  
*Barbara Weber*  
 Secretary