

# Appendix A

# Summary of Public Input

Grand Beach Master Plan Community Survey

## Appendix A

### Respondent Survey Results

#### Question 1. How old are you?

Answer Options	Response Frequency	Response Count
0-17	0.0%	0
18-24	0.0%	0
25-44	14.5%	40
<b>45-64</b>	<b>51.1%</b>	<b>141</b>
65-84	33.7%	93
85 and over	0.7%	2
<i>answered question</i>		<b>276</b>
<i>skipped question</i>		<b>10</b>

#### Question 2. What subdivision do you live in?

Answer Options	Response Frequency	Response Count
<b>Old Village Area</b>	<b>43.3%</b>	<b>119</b>
Holiday Hills	7.6%	21
Fifteen Acres	4.7%	13
Sun Valley Falls	5.1%	14
Hidden Valley	4.7%	13
Alpine Valley	2.2%	6
Eiffel Tower Area (Eiffel Tower Bluffs, Dunes of GB, New Park Addition)	17.8%	49
None of the Above (Identify closest intersection)	14.5%	40
Identify closest intersection		44
<i>answered question</i>		<b>275</b>
<i>skipped question</i>		<b>11</b>

Identify closest intersection:

Golfmore Estates	8	Golfview/Hesse	1
Perkins/Howard	3	Fox Trail	1
Skyhi	3	Golfmore/Station	1
Grand Beach Road/Oak	2	High Point Lane	1
Holiday Hills/Ridge Road	2	Calla	1
Grand Beach Road/Royal	2	Fairway/Royal	1
Golfview/Calla	2	Station/Ravine	1
Golfview/Perkins	2	Arnold Ave.	1
Golfview/Hicks	2	Grand Beach/Fox Trail	1
Calla/Marjeanette	1	Own a vacant lot on Station Road	1
Ravine/Crescent	1	Non-resident, but lifelong Grand Beacher	1
Perkins/Howard/Golfview/Skyhi	1	Employee- police department	1
Fairway/Station	1		

Perkins/High Point

1

**Question 3. What types of housing would you like to see in Grand Beach?**

Answer Options	Response Frequency	Response Count
<b>Single family</b>	<b>97.1%</b>	<b>267</b>
Condominium (multi-unit)	6.2%	17
Other:	1.5%	4
Other (please specify)		14
<i>answered question</i>		<b>275</b>
<i>skipped question</i>		<b>11</b>

Other:

No condos/cottages	4
Townhouse/duplexes	2
Anything	2
Senior citizen/retirement type homes	2
Vacant	1
Lakefront and golf course	1
Hotel for visitors	1

**Question 4. How often do you use the following Village amenities, weather permitting?**

Answer Options	Never 1	2	A Few Days a Month 3	4	Nearly Every Day 5	Response Count
Lakefront:	5	32	65	<b>87</b>	82	271
Golf course:	46	59	69	<b>70</b>	23	267
Tennis Courts:	<b>114</b>	79	44	17	2	256
Park:	45	<b>73</b>	72	53	14	257
For those amenities you never use, please indicate why not:	3	6	7	5	2	23
Other (please specify)						157
<i>answered question</i>						<b>278</b>
<i>skipped question</i>						<b>8</b>

Other:

Don't play tennis	68
Don't have children/grandchildren/children grown	28
Don't play golf	25
Too old	8
No interest; not a priority	9
OCCASIONAL USE: Only use park and tennis courts when family is visiting; only use the park/playground when we have guests with children; all of those we use maybe once or twice a year, usually; our guests use golf course and tennis; visiting family members use all amenities; as a summer resident I use the park when I'm in Grand Beach	7
No time; too busy with other activities	6

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PART TIME RESIDENT: Not able to be at our Grand Beach home more than a few days a month; we try to go up for a few days every six weeks and we spend about 6 weeks in GB during summer; too far away; weekend house; only there a few times a year	6
BEACH: I would like to use the beach more. But it needs to be taken care of. Sand could be graded and debris picked up our walks down to the beach could be maintained. Maybe new benches and steps (Old Village Area); our beach is kinda dirty, would use more if kept cleaner; we are part-time residents and use the named amenities while there, the beach almost daily; we enjoy staying at home and being at the beach; lakefront nearly everyday when I'm there; as a summer resident, I use the lakefront	6
Health problem	5
NOT RESIDENT CURRENTLY: Absent vacant land owner; currently do not reside or have a home built in GB. Vacant property with intent to build in next 5-10 years; have not built a home on the land I own. When home is built in approximately 6-7 years, my wife and I will become full-time residents of Grand Beach. We plan to retire there	4
Can't get out to golf or hit balls as often as we like; don't play golf on a regular basis; we don't play golf but we do use the driving range to learn	3
Stairs; all times of year use of lake is limited because stairs are difficult	2
Like the park	1
Snow and ice	1
Don't play tennis but children do	1
Belong to local private club	1
Tennis but we are out of shape, next year we'll use the park, a baby is on the way	1
Love them all	1
Would like a dog park area to run dog	1
Enjoy the lake and friends pools and our own patio	1
Just moving in- full time residents	1
Husband belongs to golf club, hoping to use tennis courts more this year and no young kids to use park	1
Village Hall should be rented to Village homeowners and their immediate family only	1
Use tennis courts less because of new surface. Prefer more standard surface; tennis courts bad surface	1
Friends and family use basketball court. It's great for kids. Nice Job!	1
Golf every Sat and Sun	1
We like our home and belong to a golf course	1
Once kids are older, we will use it more. Would love to have a campfire with the children at sunset or early evening. Would love to camp in a tent overnight. Makes no sense that it is prohibited. Maybe instead of a one time permit, you can get a full year permit for campfires and camping (\$20 each).	1
Don't know how to register for court time. No Village/GBSC tournaments, round robins, etc.	1

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Question 5. Please indicate your level of satisfaction with the following in the Village:

<b>Answer Options</b>	<b>Poor 1</b>	<b>Fair 2</b>	<b>Satisfactory 3</b>	<b>Good 4</b>	<b>Excellent 5</b>	<b>Rating Average</b>	<b>Response Count</b>
Police protection	1	4	32	106	<b>135</b>	<b>4.33</b>	278
Overall appearance	2	4	40	<b>148</b>	84	4.11	278
Public water system	3	14	44	<b>121</b>	94	4.05	276
Park and recreation	0	4	63	<b>128</b>	76	4.02	271
Golf course	0	10	63	<b>120</b>	73	3.96	266
Tennis courts	6	8	65	<b>90</b>	70	3.88	239
Garbage collection	14	22	48	<b>98</b>	91	3.84	273
Lakefront	8	20	57	<b>118</b>	75	3.83	278
Fire protection	6	16	76	<b>107</b>	62	3.76	267
Streets: maintenance, signage & condition	7	29	645	<b>109</b>	62	3.70	272
Village Council	6	17	90	<b>100</b>	53	3.67	266
Building & construction permits	15	42	<b>88</b>	66	35	3.26	246
<i>answered question</i>							<b>283</b>
<i>skipped question</i>							<b>3</b>



**Question 7. Please list some of the most positive and/or negative aspects of living in Grand Beach, and any additional comments, concerns, or suggestions you may have for the Master Plan, particularly for any paragraph to which your response was less than satisfactory.**

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Keep improving golf course. It has a chance to be a very special place, cut out of the woods.

Bldg/construction permits done w/o adherence to rules. It is a walking community, no need for street signs, except to keep auto traffic within legal & safe limits. Police protection will improve when each resident adheres to the law-no exceptions-all families accept responsibility for their own.

The village should be a place to relax, to renew, to forget the hustle and bustle of city and development. All young and old need opportunities to apply their own creativity and visit a time gone by. Any improvements should be of highest quality and craftsmanship, not cookie cutter. All dogs on leashes. Bring back the bats, frogs and snakes and eliminate mosquito fogging a highly toxic process.

There are no commercial enterprises which create an atmosphere of getting away from it. The upkeep of trees and grounds which keep it looking beautiful. Definitely prefer no multiple housing be allowed to be built. My only complain last summer was the dog barking allowed for a length of time.

#6g: I would rather pay higher village taxes to maintain this than have the income to the village come from commercial development.

#5f: Seems to be A LOT of variances issued for "re-building" in the Old Village area. I would not call it "remodeling" an existing home.

I am a new resident, only part time. Grand Beach has been a positive experience so far. No complaints.

Zoning is good, but some of the ordinances that have passed concerning pools and set backs seem somewhat restrictive--as though now people have to pay for the sins of those before them. I hope people/residents realize that bigger =better and cottages are preserved.

I wish that the beauty of Grand Beach not be infringed upon by the building of condos. They would also likely ruin the ambience and beauty of the community. In addition the traffic could be awful. Please do not change G.B. Thank you.

Maintain the essential summer home, single family, simple low traffic wooded, and low density character of the Village as it has been for the last 30 years. I encourage to let "progress" pass us by in Grand Beach.

Wonderful community! We love being a part of it!

The taxes are exceptionally high and the beach isn't always the best. Sometimes there is almost no beach in the Eiffel Tower subdivision or it is very rocky! I think that because this is a "beach/lake" community more \$ needs to be spent on beach/lake improvement!

Housing development is bound to proceed in poor coordination with surrounding homes/environment. No architectural standards, no landscape common, no protection of natural environments. We're putting lawns natural where there was natural dune grass and we are putting dune grass where there was natural forest. Who's at the wheel???

Biggest fear - condos/multi-unit dwellings. Do not want resulting traffic, noise, loss of trees, too many people in one area. Positives - trees/nature, golf, friendly people, lakefront. Please do not overbuild-let the Village remain a Village, not a city. Enforce zoning so there is space between houses. PS swimming pools are very noisy - should be on large lots only, so not disruptive to neighbors.

Construction trucks speeding around and ruining the roads, construction debris. For a coalition with other beachfront communities to build a peninsula/split out in Lake Michigan that blocks the steel mill/steam generator. I love Grand Beach. Preserve its character. Try to clean up Route 12. Office staff is very nice.

Great environment and employees.

I love Grand Beach but rules should be enforced. No dogs on beach, people with dogs are defiant. In the summer recyclables should be picked up once a week, rather than at roadside to look messy for two weeks and they do!

Garbage--greater flexibility to dispose of large items.

Positive aspects of living in Grand Beach is the feeling of family and I'd like it to stay that way. We really need to bring back garbage collection on Mondays and Fridays even if it's just between Memorial Day and Labor Day. It's only 12-14 extra days - not all year. New houses in the Old Section are almost 3 times the size they should be--dislike!!

We love Grand Beach's beautiful wooded setting. Please maintain that and keep population density down. It would be ideal to maintain the preserve--or make a golf course 18 holes, rather than adding more homes. We are totally against multi units or high rises. We love 4th of July and other family activities. Would be nice if there was 1 less hour of golf restricted to each league. Please think about weekly recycle.

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Grand Beach is a very family oriented village with a great amount of caring volunteer participation. What makes it special and unique is the lack of commercial development. We are very concerned about the bulk and height of some of the new buildings (tear downs) and new additions, especially along the lake front. We don't want to lose the very thing that makes it desirable and valuable.

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Publish issues before the Village Council. Outside public access (from developments) to Grand Beach beaches. Better maintain to north beaches in Grand Beach. Natural environment and open space must be kept. Add Bocce Ball court to park if possible fun for all ages!

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Quiet and safe community; while we don't participate (usually a timing issue) with any of Village - homeowners Assoc. sponsored activities, we appreciate that there's sense of community among the residents.

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Would like to see a Master Plan to continually upgrade and improve something each year. Stay up with times. Stay vibrant and fresh.

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Maintaining clean beaches - equipment is needed to do on-going clean up, i.e. raking debris away from areas for residents to beach.

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I came to live in G.B. during the summer of 1932. I am now 82 - I have lived through the years in 8 houses (rent/own). I love the old village even more--it is unique, charming. That is why the houses sell for a steep price even though most of them are made of cardboard and don't change the old village!!!!

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The roads were poorly maintained during the Christmas holidays. The posts need to be moved or paths provided on the other side for bicycles and walkers. The beach needs to be raked and debris removed - not buried. The next storm uncovers it. We love Grand Beach.

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Never received info on council meeting, minutes, what's happening in village, etc. Need more communication! Snowplowing is always very good. Please mail survey results!

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Many amenities to attract people to area either as full time or part time residents. These amenities need to be preserved for this very reason.

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The 10' wide drainage easement including 7 drains on either side close to the entrance to Anna Livia Way is very seldom maintained or the drains cleared out despite numerous requests by local residents every year. This results in flooding in this area as well as additional constant sump pump usage. The standing water creates a health hazard as a breeding ground for mosquitoes. The lakefront easements should be handicapped accessible for seniors as well as for young mothers with strollers.

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The building inspector was rude and not responsive to requests at the time we built. Construction vehicles cut corners too close and damage dune grass. We have been pleased with the snow removal. The police are friendly and visible. Resurfacing roads in Eiffel Towers is needed.

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Water too expensive

Too much police

Golf course is much improved

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Able Disposal has done a poor job w/recycling collection. Our recycling has been missed 6 times in past 12 months (26 collection dates). A new vendor or renegotiated contract w/ penalties for missed collection is in order.

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Police spend too much time stopping people in a malicious way--hiding behind bushes and around corners. They should concentrate on protecting houses and helping people.

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No signs - the signs for Golfmore & Eiffel Tower should go - immediately.

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Please consider putting street lighting at the intersection of Calla & Perkins and also along Golfview between Hesse and Calla in the sharp curve. Both places are very dark and a little dangerous without much light. Thanks.

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Positives - lakefront, park (basketball, tennis, golf course), community social aspect, safety for young kids, house patrolling in off season. Newspapers available in summer - great addition.

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Would like community pool.

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Need street lights for security and safety. Taxes for New buffalo are far too high for the services received.

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Garbage collection is unsatisfactory - cans thrown about - won't take larger items

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Ridiculous for police to cite adults for having a beer on their own beach - use some common sense and discretion.

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Lakefront needs more regular trash cleaning in summer. Also needs sand replenishment (I know the village is working on this). People use the beach for private storage (boats, chairs, etc.) - these should be removed. The public access stairs should be marked on the "beach" end so they can be identified easily, so people won't use private stairs by mistake. The beach and conservation areas are our biggest asset (especially beach). These should be carefully maintained. Finally, the village should do a special assessment and build and maintain a community pool (like Forest Beach). That would be a significant asset/improvement. Also the Village should ensure that private stairs are not on public beach property.

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Beach should be cleaned and groomed on a regular basis. Either current owners need to store their toys by the beach or there should be a place for everybody to keep their items.

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Grand Beach is a great place to live with few exceptions. The garbage pick up people are surly, side streets should have equal snow removal and all over refuge pick up on roads --- pls. pick up road side trash.

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Really would like easier access to the beach and maintain the character of the Village.

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Limit height of lakeshore home building - cuts off lake breeze and destroys character of lake shore residence. Beach at night needs better supervision, garbage collection once a week in June, July, Aug, Sept totally inadequate - recycle 2x a month is laughable--I won't keep garbage in my garage. Kids driving golf carts now enforced.

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Generally very happy with the condition of the village properties and the environment.

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I enjoy everything about Grand Beach but I wish they would do something about the drainage at the beginning of Anna Livia. It looks like swampland when it rains and it draws mosquitoes.

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Positive - private lake front.

Positive - no condos

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I live in 15 acres and I feel we do not get the attention re leaf pick up in streets. Keeping roads clear from one side to the other and keeping the entrance attractive and clean. I think the Village should have a "community pool". This is very important to the desirability of buying in Gr. Beach—we certainly could use some of the free land by golf course.

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We chose to move to Grand Beach because of the proximity to the lake and the social character of the community.

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Would like very much to see a sewer system to do away with septic system.

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Steps down to beach need to be improved down at beach level; Pine Street access especially. Anyway to reduce rocks on beach? Need to constantly maintain irrigation system on golf course. Do not allow commercial or multi-family development.

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G.B. is single family (feel it should remain so, love that G.B. has preserved nature's environment. Love that G.B. is private feeling because I use the beach a lot--think there should be garbage cans accessible on or near the beach and beach needs to be kept a little cleaner—overall. Do not want condos.

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Sewer system important. Water drain off from streets very important.

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Don't let it get too large.

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Positive - ability to maintain the character of the village & small town, caring attitude.

Negative - influx of new residents uninformed and/or unconcerned re: rules, policies and regulations.

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Need to concentrate on keeping costs and taxes low as most are second homes. Items to attract second home owners (such as golf course) should be given a high priority.

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Village council acted inappropriately when they placed a large sign immediately adjacent to our beach property prior to July 4 without any notice to us. This obtrusive sign could have been placed nearby without losing its effectiveness.

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Winter garbage collection could be every 2 weeks with the proper size containers.

Police protection is great. The cost of 24/7 patrolling should be reviewed. Staggering the hours in the day time could save substantial funds. The village superintendent and his crew are wonderful and doing a great job.

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Since we have an aging population, a landing half-way up the 37 stairs at ELY St would be much appreciated by everyone who lives on Ely and Wildwood, too. The maintenance of the golf course has been excellent and we hope it continues. The park is perfect for our grand children and we thank you all for the good work. Garbage and leaf pick up also excellent as well as the beautification of the clubhouse and landscaping around it. We love Grand Beach and appreciate all you do to keep it up. Thank you.

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Do not think the character of village can be maintained with commercial or multi-family development. Either would make me consider selling.

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We have a good council who try to make the village as nice as possible. Village probably needs more money for improvements.

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Noise from construction can be irritating. Noise control after July. Garbage cans accessible on beach please. Life guards should not read, get up and walk your post.

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I think we need to address water supply. The water pressure is very low in the summer especially. I also think that you could charge more to golf to help for pay for maintenance.

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An attached Master Plan Input was added to this survey.

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Grand Beach is a great village with many wonderful amenities. The only problem is that in the summer, parties are getting a little long and loud, and there is too much horsing around on golf carts by teens. Everything else is great!

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Modernize and improve but maintain "old world" charm.

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We enjoy the golf course, beach and ability to drive our golf carts on village streets. However, we would like to see the area around the public works building as well as the area between holes 3 and 7 on the golf course kept neater and not as cluttered. We feel snow removal could be improved as streets are often icy and dangerous. WE do not think snowmobiling should be allowed in any residential areas or on the golf course.

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Don't allow multi-unit housing in G.B. it would destroy the village don't let people lawyer their way around the building code--enforce the code better. Keep commercial development out of G.B. Don't allow use of village hall for commercial purposes, like concerts. I'd pay a lot for a sewer system.

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The Alpine Valley access is the worst in G.B. - my 80 yr. old mother cannot negotiate the hill--there's ample space to add stairs and still keep access open for construction equipment. The garbage dump or driving range should be cleaned up--what an eyesore.

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In Golfmore Estates we get little attention from the village; especially snow plowing. We are charged taxes. I think we should get the same and equal attention as old G.B. and other sections, it is grossly unfair. I would love to have someone to talk to about this but you cannot get a list of contact people at the Village.

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It costs a lot of money to maintain our golf course - perhaps it would be a good idea if we raised golf fees to help cover the cost--too much tax money spent there - sewer system throughout G.B. would be great, better for environment. Maintaining character of our village - a must - no commercial.

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Water service good, but too expensive. Roads in Eiffel area should have better maintenance. Beach access is erratic--should be improved.

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Priorities: Lakefront

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Maintaining residential character (w/o commercial development); Preserving natural environment.

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Keep travelers out, restrict parking for people who don't live in Village. People who work for village are outstanding.

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Owners of rental property have no idea how disrespectful renters are of their neighbors. Doors slamming and loud music late into the night, stuffing bottles, cans and overflow garbage into neighbor's cans, sharing the house with additional renters, day guests--all who have cars. I have lost 3 ft. of lawn to cars, often 15 parking on the street in front of my house blocking driveway, walkway. They park on the street, hills, causing traffic hazards, so you can't see oncoming cars. I have seen people changing clothes behind their car doors. I live next door to a "Motel 6" from June - Sept. Trash thrown in my yard, towels, underwear, and sheets hanging from their railings no less!

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Also like: everyone has access to beach, golf carts, friendliness of small town.

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We enjoy the small community feel. WE wouldn't mind seeing some townhouse's for retiree's or older people in G.B. in the summer months. WE also would like to see planned growth without crazy restrictions.

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There is a great need for stop signs, yield signs and speed limits. The beach accesses are poorly maintained and must be improved. Our streets are in poor condition and need repair.

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G.B. area is a beautiful and peaceful place to live. This is why more and more people want to build here. If the natural open spaces are not preserved or considered important--then all we will see are buildings on a beach.

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I am concerned about the ease of which property owners can get variances of existing zoning rules from the village council. Examples are setbacks, variance of 30 feet and house dimensions. These zoning rules are making it more difficult to enjoy a less crowded neighborhood.

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Would like a larger beach.

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Fewer visible garbage cans.

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G.B. is a lovely, wonderful place as is. Please don't screw it up with some grandiose plan. There is a nice balance to recreation facilities vs. infrastructure. I do feel guilty that we are on top of our recreation and water resource and we remain on a very old septic system. P.S. Whatever became of the \$150 plan we contributed to long ago???

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Living here in G.B. is wonderful. My family loves it and so do we.

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Dogs should not be allowed to run unleashed. The ordinance should be enforced.

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I would like to see G.B. restore the posts and chains along the roads. Especially replacing them (at owner's expense) where they have been removed for construction. Also residents need to be more aware of parking when they have visitors. Arrangements should be made to shuttle visitors from another parking location.

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The roads are too narrow. Why is Pine no longer one way in the summer????

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We have lived in G.B. since 1970. Loved every minute of it. We would be very opposed to any commercial or condo building coming into our community. Also, we would like to see recycling of our garbage every week instead of once every few weeks.

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We hope that future zoning promotes "cottages" versus the cottages that look like they are right out of the suburbs.

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We enjoy having the golf course and using the park. We like the old fashioned look of the clubhouse and village hall. I think the lakefront needs improvement. Beach has too many rocks and the 2 steel trailers going into the water are unsightly. Our beach is adequate but could look better.

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More attention to beach.

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Keep dogs off beach.

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Please don't rake sand as part of lake front improvement

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I would like to see security station at front and back entrance with person hired to let people in and out. I would like to see a community pool. I would like to see the clubhouse remodeled. I would like to see all the residents assessed for these projects.

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Sewer system would be a huge improvement.

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After Christmas recycle not picked up yet.

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Our home borders the golf course. It would be great if the village would collect leaves from the edge of the golf course, near where the drainage ditch used to be. It is very difficult to get these leaves to the street.

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We are mostly seasonal but love to visit during all seasons. Everything needs to be maintained over the next 20 years. The area will be changing during that time for more younger families.

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Improving access to the lakefront in the Eiffel Tower Area.

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Would love to see a bike/walking path down Royal-especially from the entrance ARCH to the area past the park-very dangerous. Move white posts over and widen road a bit. Would love to see city sewer. IF anyway possible to add some water features on the golf course (small man made ponds on the long holes).

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Flowers that bloom during the seasons. Leaf collection could be better. People should be told when collection is going to happen.

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Very negative is unreasonably high taxes for non-Michigan residents, particularly in view of declining housing values.

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We need cell phone access. I adore G.B. I've lived there 71 summers. Police & fire protection are absolute necessities-around the clock now but could be even better. Building permits need improving. Ban commercial development. Consider senior citizen condo. Many women have told me they would love it.

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I think Grand Beach is wonderful

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Some access ways to beach are better than others. I wish there could be amore uniformity but overall well done.

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Please let dogs stay off beach.

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The village always looks great. There's plenty of access to the beach. Sidewalks would be nice but there's really no room for them. Sewer system would be great-if not too many dollars.

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Great place - important to stay true to non-commercial, single family, friendly place.

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The lakefront is beautiful and needs to be maintained as well as the golf course, parks and the natural environment. It would be nice to see some of the homes repaired and taken care of. This is a beautiful community so let's keep it that way. We love being in the old section - it has lots of character.

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I would like the Village of Grand Beach to remain single family residences and to retain its small town/country feeling. This is the reason most residents purchased homes in G.B. Village ordinances and zoning codes should be updated on a regular basis. All commercial signage should be eliminated--no one "grandfathered".

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We enjoy the atmosphere and the characteristics of the "Old Village". It is warm, homey and quaint. We are very satisfied.

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Pleasant, low key atmosphere make this a great place to live. My main concern is over building and the creation of "compounds" in areas that were neighborhoods.

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Dogs don't belong on the beach, because owners rarely follow rules: time, leash, clean-up, etc. Also some children are allergic to dogs. Dogs urine and feces are unsanitary on the beach. All the easements to the beach should be posted.

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Current rules are overly structured relative to boaters who live in Grand Beach but can't approach shore.

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The charm of Grand Beach is that it is NOT commercially developed. It's an extraordinary escape to another time and place where neighbors greet and enjoy family time in a relaxed environment. It would be a mistake to alter the "feel" with sidewalks or artifice. Access to the lakefront could be improved - stairs and landings with benches and sunset lookout. Cell phone access needs improvement throughout Harbor Country.

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Excellent police force! It would be great to have a uniform sea-wall appearance on the lake. Currently it is a real hodge-podge and looks unkempt in areas.

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Although police do overall "Great" job I think they can be a bit over zealous in actions. Let's use some judgment and leave some room for parenting instead of tickets and arrest.

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It is very important for myself, my children, grand children and great grandchildren to strongly maintain the unique, non-commercial, single residence village that we have treasured for almost 80 years. There is plenty of other kinds (condos, shopping, the Casino, etc.) within 4 miles - Grand Beach really does not need today's buzzword of CHANGE. Some things are best left as they are!

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RELAXING and pleasant surroundings. Thank you for taking this survey.

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We have to protect lakefront and limited open and recreational areas left in the village. They are wonderful assets for our community. Consideration should be given to parks in the Eiffel Tower and Golfmore Estates areas.

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Golf course is in great shape, as is the park area. Seems that the beach could be cleaner.

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Status quo is good for me. Village improvements have been great so far. I would like to see further growth closely watched to maintain village flavor.

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Assist in providing better cell phone and wifi service-work with some company to improve towers.

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Cell phone and wifi access.

---

A retirement/assisted living village could be a desirable addition to Grand Beach.

---

Permit process was real hassle in our experience. Grand Beach is 2nd home for us, so we would like it to be relaxing environment; don't think it's useful to spend a lot of time/energy telling residents what they can't do. Better to seek compromise/consensus. Golf course would require a lot of work to make it attractive to serious players (but that may not be the goal).

---

With the land available a few more golf greens would be wonderful.

---

I'm very happy with the maintenance guys, but I'm not crazy about the roads & beach access @ Eiffel and Dunes subs. We finally got some stop signs.

---

Overall appearance of Village very important. It seems times have changed for need of good police enforcement and protection in village. Residential character of village very important. Be careful not to put too many building/construction rules that restrict expansion; at same time maintain character of village. So far you seem to be in control.

---

Board members represent the residents of this community. Their names are shown on the G.B. web site. Include their phone numbers and/or email addresses to improve communication, as many other communities have done.

---

Register snowmobiles and charge a fee equal to golf cart fee. A sticker is required if used in G.B. This provides revenue and better regulations for control and safety.

---

No high density housing for master plan. Nicer landscaping (shrubs/Flowers) at circle at clubhouse & entrance. Enforce village resident parking on streets in summer. Restrictions on occupancy level for recitals; too many people, too much noise. Unsightly clutter & junk on my neighbors' front porch. Serious number of increase in deer population. Safety issues, driving in Village and damage to property. Better maintenance of beach stops, also litter on beach; trans & chairs/umbrellas.

---

It is necessary to do something to help those of us who live in an area where we suffer from damage, etc. from non-resident snowmobilers. Why can't snowmobiles have village stickers, purchased or free?

---

Snowmobilers do not have to be abundant to damage plants, sprinkler heads, and disturb the peace. We feel that this topic is always ignored because all neighborhoods are not affected as ours. These are not village residents but those who live nearby.

---

Residential character in a natural setting is important to maintain. Take more responsibility for garbage collection (recycling pick up does not occur on Skyhi Rd., yet. Provide additional holes for the golf course.

---

Garbage - recycling truck will not come up Skyhi.

---

Attaching equal importance to all areas of GB with attention to street maintenance and beautification of entrance ways. 15 acres never receives any of the attention that the main gate area of the Village receives. Road maintenance on GB Road is poor more often than not. We love the woods, golf course and lakefront access. We would like to see access areas improved and beautified. It is the most spectacular asset to our wonderful community.

---

If some of the items listed means spending more money (raising taxes), I'm not sure its worthwhile. The Village council has been fiscally responsible and should continue to be checking how much money is available.

---

Over the years the beach has gone from a fairly pristine place to a storage point for all manner of beach equipment. Quite frankly it's not pleasant to walk any longer. People should clear the beach at night as our ordinance requires!!!

- 
1. We are permanent residents and this winter the snow removal is totally inept and needs to be improved.
  2. Why are we not informed about council meetings & elections?
-

---

Reduce hostility of village police.  
 Improve appearance of village hall.  
 Enforce access into Eiffel Tower.  
 Create building code to ensure some continuity for community.  
 Improve nature conservancy upkeep.  
 Focus on taxes for real estate for non-resident homeowners.

---

Very happy living in G.B. The only negative that I have is how much garbage (plastic) there is on the beach. Last summer we collected many bags of debris and yet there is more large debris in the stream which was too big to remove.

---

Many positives, will list negatives. Need to keep the beaches CLEANER. Maybe a community clean-up once a month? Would love to have a beach cleaning machine to pick up the rocks. At the same time, we should allow campfires and camping on the beach for families. No permitting, just follow clean-up rules. CLEAN, CLEAN, CLEAN the beach and keep the water clean. Campfires at sunset would be great - tell cops to lay off families. Possibly have more commercial aspect to the clubhouse...newspapers, coffee, breakfast????  
 Other than that, things are good.

---

Positive - I feel our house is secure due to police protection.  
 Negative: too many people from neighboring subdivisions driving golf carts into Eiffel Tower Bluff causing "constant" traffic in the summer months.

---

I see steady improvement in all areas. Keep it up.

---

No snowmobiles.

---

We hope the Village will continue to maintain its peaceful, family friendly atmosphere which is the #1 reason we have a home in Grand Beach. Please do not expand anything. Thank you and good luck.

---

The street I live on is riddled with patchwork and potholes. We would love to have sewers. Police response, attitude, service is excellent. Grand Beach is superior to the other beach towns we have lived in.

---

Sanitary sewer system would tear this village apart.  
 Do not add more beach access. Will only make more inviting to outsiders to visit our public beach. They will bus them in. North end needs "entrance markers," "Grand Beach". We pay taxes too.

---

The taxpayers of GB should be charged a lesser fee for golf than non paying tax payers. This includes Michiana, Michigan Shores, other communities and out of state. Same should be applied to golf cart users. Their fees now are too low. Village hall requires improvements, including kitchen up date, lighting and air conditioning.

---

No snowmobiles on golf course.

---

One of the most important things Village could do is set up a better retirement program.

---

Housing too expensive to live in Grand Beach, no sidewalks, narrow roads, light poles are only in old section, not newer section. Lighting needs to be added to beach access areas for night time and stairway lights.

---

Positive - social club, police dep., golf course, community events, beach, golf carts, no commercial.  
 Negative: none

---

Efficient leaf collection - stop wasting fuel and man hours driving around looking for leaves.

---

Quiet, family oriented.  
 Rules prohibiting dogs on beach should be relaxed in terms of hours.

---

Building construction and zoning rules do not seem to be consistent. Zoning permits in particular seem to change at the whim of the committee.

---

Quality of life in GB is important-maintaining a safe, friendly environment.  
 Important to control level of noise and gas fumes at beach. The jet skis are out of control (realize this is probably not something you can control?)

---

Garbage s/b collected 2 times per week in summer months, at least on 3 day holidays. Garbage in front of houses over the weekends was very unsightly.  
 Beaches need more clean-up, less police surveillance.

---

Looking forward to living in Grand Beach because it is a quiet community. Could use lighting on the roads. The area is much too dark at night. Plan on getting involved in issues relating to development of the area once I become a full-time resident.

---

Maintenance/clean-up attention should be paid to trash and recycling pick-up, leaf pick up and road maintenance and painting of entrance arch and chains. Improve beach access areas and beach maintenance/clearly a Grand Beach jewel. Continue to enforce dog rules on beach. G.B. is a beautiful community. If additional funding is needed to maintain services or make improvement, it should be considered.

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## Appendix A

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One of the negatives is the building of very large homes on the lakeshore limiting lake views--this has changed the character of the community. Another negative is the lack of concern for cleanliness on our beach after some residential usage.

---

Some streets are breaking up with little maintenance and large potholes, i.e. Fairway. Many items above are wish list items but inappropriate in current fiscal crisis. Don't spend us into tax nightmare. Grand Beach is a great, friendly environment with natural beauty that we must maintain along with maintenance of housing. Don't make us a suburban development - no sidewalks, no expanded park, keep natural beauty.

---

To start off I am personally SHOCKED and sorry that the millage didn't pass. I do like the quaintness of Grand Beach and would like it to stay that way as much as possible. I'm not at all in favor of high rises and condos, the police would have less control over who is coming and going, besides crowding our beaches. I would like the changes to be of necessity as to keep the village up to date with progress.

---

I've lived in Grand Beach since the mid 1940's and am saddened to see the immense homes built in the village where charming cottages once stood. But it's done now. My subdivision - Eiffel Tower is more suitable. I'm against putting in curbs or sidewalks. Maintain what is there, but don't add. Let's try to hold onto the charm and coziness that still exists in Grand Beach.

---

#1 Wish we had a sewer system instead of septic systems. #2 Wish we had garbage pick-up 2x in summer even if it cost a little more. #3 Pete Carroll has done a great job improving the parks.

---

No condos please!! We have enough of them in New Buffalo, which have really destroyed the character of that community. Let's not wreck Grand Beach too.

---

Better street lighting in the newer areas so people can walk at night. BAN snowmobiles or charge a fee/license (This is liability that I don't think the Village should assume). Improve beach access off of Calla. Keep Village single-family, no apts. no condos, charge user fee for services to pay for expense of maintaining tennis as you do for golf. Better cleaning and maintenance of beach in all areas, not just the old town. Water is fine but expensive - maybe a well. Street maintenance is good.

---

We don't need sidewalks and where would we put them. Garbage collection is fine. People would still walk and ride the streets. Enforce rules for kids driving golf carts on streets.

---

Decisions and rulings on important issues should be put to the homeowners and council members need to be objective. Let's maintain what we have, yes, patch, repair. Control new building - we need to protect open spaces to assure "all" the beauty of nature. On top of the water tower, affix an antenna to allow the residents cell phone access. Think GREEN! Support windmill development on Lake Michigan to capture gusts of wind. The coming generation will thank us. Landfills - what is being done about contaminated coal ash/heavy metals (Pinter, IN) affecting Lake Michigan? Has the council looked into regulations? Topic threats.

---

Beach front needs attention. Unsightly sea walls, open pipes from lake front homes draining onto beach should be removed or camouflaged with plantings. Ugly cement blocks that have been displaced should be removed. Wooden stairs need to be more maintained in a timely way.

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It would be nice to have some flowers at our road entrance. Also, water on the golf course (to drink). I have a large cooler to donate, but needs to be on a frame.

---

Garbage collection is poor on dead end streets. Over zealous police force at times, should emphasize safety and security but not harassment. Need better balance. We love Grand Beach.

---

Garbage collection is absolutely horrible in summer, especially on dead end roads. Recycling bins never get picked up because truck refuses to come down dead end roads. Every summer it requires several calls and driveways are often blocked and with poor turning radius because of cars parked on street. Parking issues in peak season. Dead end roads, Greenwood, Ely and Wildwood, should be through streets.

---

The best part of living in Grand Beach is the community feel and access to the park, beach, and golf course. The lack of sanitary sewer, especially in Old Grand Beach is a problem given the age and density of the homes. Rental activity is probably necessary, but takes away from some of the positive aspects of the Village.

---

A full fence needs to be constructed on the breakwall to prevent kids from setting off fireworks during the weeks leading up to and following Independence Day. Grand Beach and Michigan State police should put in extra beach patrols and fine them for all the mess they leave from their spent fireworks.

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Would like weekly pick-up of recyclables in July and August.

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Courtesy and helpfulness of all your employees.

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The Village needs to do a better job of maintaining road right-of-ways, even if no road exists. They need to keep debris and limbs off utility lines.

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Need a sidewalk on Royal from Perkins to Frontage Rd. to keep pedestrian and bikes off of too narrow Royal Ave. Perhaps widening of Royal would work. Removal of white concrete markers and chain on west side of Royal. Keep on golf course side. Never allow any commercial use anywhere. Never increase height of buildings allowed. 3 and 4 are essential to maintain character of Village.

---

Most positive single-family community, where families return year after year, easy transportation in golf carts around Village, beaches, well-maintained. Negatives: Few sidewalks, makes me hesitant to allow kids to bike/walk alone to golf course, park, friend's houses, particularly in hilly area near clubhouse.

---

Easements belonging to the Village should be better maintained. Just because they aren't used to access the beach doesn't mean maintenance isn't needed. They should have aesthetic value and not detract from lake views. The trail of garbage in the streets is also unsightly.

---

The lakefront is our most important asset. The erosion, access and cleanliness have suffered the past few years. I also like the golf course. It certainly can be improved, but I am not sure what that cost might be. The roads appear to be well maintained. Our Village Hall could also use some updating. We have very high taxes. I hope you are spending or saving them wisely.

---

I think we have enough police, but I think they should worry about more serious crimes such as burglaries and not stuff like genuflecting through stop signs. The way Grand Beach has grown its going to be hard to protect from fire, but I don't see any improvement in the last 30 years or so. I think we should quit expanding and concentrate on what we have.

---

Recycle pick up should be done weekly June thru Sept., large containers provided. Beach easement area should use garbage cans on beach.

---

The service in Grand Beach has been excellent. Police services could be reduced. We should have single family units only in Grand Beach. NO apartments.

---

Garbage cans everywhere everyday. With garbage collection once a week, to leave receptacles out in front looks terrible. Everything blows around, it is disgusting. My visitors laugh and call it "garbage town". Garbage cans should be put out in front on Sunday night and returned to back of house on Monday afternoon.

---

Planning a Master Plan for Grand Beach is excellent idea. My family has lived in the Old Village Area for over 50 years. My specific complaint- garbage containers! Every house keeps one to 4 containers out in front, constantly, every day of the week. Garbage is collected only once a week. As it accumulates, it all blows around – diapers, liquor cartons, food containers – unclean and unattractive. Why can't garbage be put out on Sunday evening and containers be put at the back of the house on Monday afternoon?

I have no complaint about the garbage service itself, although I prefer 2 times per week pick-up. Nice that they will pick-up 1 large item a week, and that the leaves are all collected in the fall – that may be Grand Beach. Several years ago, I was very concerned about the overall look of Grand Beach. I created a large folder, and spent a great deal of time analyzing the problems as I saw them. I photographed the public Grand Beach areas, and then compared them to other Villages and their public buildings. I would hope that the Village has that info in their files.

Subjects that were mentioned – the look of the Village Hall signs, the golf shop (service is okay), but the look it is inside is primitive. Fire department/police looks like a jail, and there is no sign identifying it. The steps to the beach at Pine St. were falling apart – they did build new ones. Last summer the sand was lower than bottom steps, so there needs to be an extension of them. Zoning- is there any control at all about size of homes, how high and how close to lot lines? Is there a design and review board to decide if the house style is appropriate or ridiculous for Grand Beach?

Other- services are good, please NO condominiums, keep improving the park and lakefront, golf course seems to get better each year, new tennis surface is good.

Re: Heavy, Noisy Construction and Delivery Trucks- Why can't they go into other entrance of Grand Beach? Most of the building is at that end anyway. The main entrance and Perkins Blvd. are very dense areas. Those trucks are hard on the roads, and the noise is extremely irritating, and a negative to the Village – they bomb by the tennis courts, golf course, homes on Perkins at all hours. Grand Beach is supposed to be quiet, a refuge from hectic city life, but those trucks destroy all of that. They are also dangerous to walkers, bikers, and children. Put a sign just beyond railroad tracks, saying "all trucks and service vehicles must use other entrance to Grand Beach." All in all, a community survey is a great idea, and needed, we think.

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Garbage collection needs to be improved.

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Single family homes only.

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## Appendix A

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Positive, closed community and safe for young people and need to improve maintenance and care of beach and lakefront. It is the most valuable part of Grand Beach! You can't build lakefront.

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The master plan's goal should be to keep the Village the way it is and make it better.

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The old area of Grand Beach should keep the look and feel that it has had for the last hundred years. It is important that we keep a cottage feel and recreate suburban sprawl. I am against any type of clustered housing.

---

Cut all wages (staff and committee) by 50%!

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Grand Beach is becoming overbuilt with too many variances granted to build mega-homes on small plots. Preserving the natural beauty (what remains) should be the top priority.

---

Grand Beach is fantastic. Adding any commercial development would take away from the beauty of why Grand Beach is so special. Garbage pick ups should occur 2 times per week. One time a week creates a mess and problems with raccoons and other critters. Recycling pick-up once a week in the summer would also be a huge help in this green world.

---

Update streetlights to lessen light pollution. Maintain single family homes. Keep character of Village. Grand Beach should be a family friendly place.

---

Snowmobiles- The board suddenly allowed snowmobiles a few years ago without introduction to residents or discussion. The policy was poorly conceived and executed and has been mismanaged. It is unacceptable that there are registrations/fees/stickers for golf carts but not for snowmobiles. It is unacceptable that golf cart usage is restricted between sunset/sunrise but snowmobiles are used at all hours and often late at night. Grand Beach does not or cannot enforce the Village Resident Only Policy. There is heavy and frequent snowmobile traffic coming in from Michiana. Michiana snowmobile traffic has been observed entering at 10 pm. Michiana vehicles enter from GB Road (just past Fox Trail and the gate) to the driving range. This is obvious to anyone driving in over the railroad – there are constant snowmobile tracks leading out of/into Michiana – and should be vigorously addressed by the board and police. The greater Harbor Country area is aware of this situation and it is not good for real estate values/resale opportunities. Snowmobiles should be banned because GB does not or cannot enforce policies. If they are not banned for the above reason:

- Efforts should be made to identify, restrict and fine Michiana snowmobilers. The trail(s) off Grand Beach Road used by Michiana snowmobiles should be closed off. Anna Livia Way should be posted "Resident Snowmobiles Only". Residents/taxpayers should be kept apprised of this situation.

- Snowmobiles should be registered by GB and pay a GB fee. Minimally, fees should be as much as golf carts but snowmobile fees should be sufficient to cover all costs so expenses are not passed on to other taxpayers.

- Because policies are being abused, snowmobilers should be required to check in/out at the Village office/police station, display a PROMINENT GB vehicle number that is easy to read day/night and keep the same hours as golf carts.

- Residents/taxpayers should be provided the following information and allowed to vote on the use of snowmobiles: (1) All costs associated with snowmobiles (time, maintenance, repair, and insurance plus liability issues/implications); (2) Advised that snowmobiles, unlike golf carts, are not stickered or charged a fee; (3) Advised about the amount of traffic coming in from Michiana (including night traffic) and informed that GB doesn't have the means or resources to block traffic from outsiders or enforce policies.

Cost Management- All communities are cutting costs in this economy and GB should look for ways to be more productive and efficient in an effort to reduce costs and cut taxes. At this time GB should not embark on programs/plans that increase taxes.

Wetland Management & Mosquito Control- The wetlands bordering GB Road have been flooded for two years. The seven drains and two culverts in the Fifteen Acres areas are not maintained/kept open and this should be managed on a regular basis. In addition, GB should explore options for better drainage of the wetlands. More proactive mosquito control is necessary throughout GB.

Village Area- The area between the maintenance shop and the golf course is unsightly and should be cleaned up. The woods between the driving range and golf course are also messy. The chain links are rusty.

Lakefront- Better clean-up of debris, especially garbage near/under the stairs leading to/from the lake. Have they considered placing garbage cans near some of the stairs?

Homes- Unoccupied homes should be reasonably maintained. Homeowners should be required to replace dilapidated mailboxes.

Pedestrian and Bike Paths- It is not worth the cost to build paths; the roads are fine as is.

Boats, Etc.- Boats, ski-doo's, etc. should not be stored on driveways.

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I have been a resident in Grand Beach for nearly five years since retiring in 2004. I could not have selected a better place to retire. I love living here full time except for occasional vacations. I am appalled by the danger and nuisance posed by snowmobiles.

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During the summer, garbage pick up needs to be at least 2 times a week.

Friendly community. Fear of people not allowing space for water runoff and septic fields with increased number of homes and bathrooms.

Have been waiting 6 months for recycling bin promised in July. When speaking on the phone requesting recycling bin I was greeted with how you join and a promise. 6 months later, still no action. Enforce building codes the same for all residents.

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1. The golf course needs to be improved for the modern game.

2. Another suggestion would be to add lockers at the beach access areas for families to rent for the summer, allowing people the chance to leave chairs, rafts, etc. at the beach.

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1. The Staff and Board do an exceptional job making Grand Beach a wonderful place to live. It's easy to miss the coordinated efforts that result in a well cared for community when you visit on weekends only. Mary (with limited resources) fields a myriad of activities that ensure coordination and execution while also focusing on budget requirements; Bob Dabbs and his team are on top of even the small details that make the Village inviting and well kept; Chief Schroeder thoughtfully manages a peaceful, safe community with perfect pitch. The Board has a focus on future as well as present needs of residents and community while maintaining open lines of communication. This is better than well done.

2. We believe that the lakefront/dune are critical community assets and demand special focus (zoning, on-going management, natural resources expertise, etc.) for current and future families to enjoy. Inasmuch as part of the Grand Beach dune and lakefront are not covered by the DEQ, special care rests with the Village.

3. Regarding undeveloped land (associated with the golf course driving range?) - we think some form of appropriately priced, architecturally sympathetic multi-family might be an asset to the Village. The Board and Bill Owens do a thoughtful excellent job in considering development topics and we feel it's in their good hands. We don't think the addition of commercial/retail would add value.

4. Regarding garbage collection - the current vendor does a fine job collecting garbage. The current recycling service, while typical, does not really fit the nature of the Grand Beach Community. Is there a better fit at a better price?

5. We'd like to suggest:

- a. A new construction fee to fund road repairs:
- b. Letter of credit for new construction to ensure code compliance.

6. We believe that the social, community aspects of Grand Beach are critical. Generations of families and wonderful sense of history are distinctive and important.

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I've always been upset that we tore down Sky High and Sugar Loaf, and gave up the "dinger" community center. I don't want to see any more construction going on in Grand Beach unless it's renovation of existing structures or tear down/rebuilds of properties that are so deteriorated that they can't be redone. The tear down of the Frank Lloyd Wright house next to Dan Moriarty's house on the beach was very disturbing.

I'd love to walk or bike to New Buffalo without having to use the highway. I do it all the time now, but I have to walk my bike through fifty yards of undeveloped land that separates Grand Beach from Forest Beach; then I have to do a similar walk-through to get to the condominium project between Forest Beach and New Buffalo. So all you would need is a total of about a hundred yards of bike path to give us paved access from Grand Beach to New Buffalo. I guess that can only be done through the two other community associations. I love to take the dogs to play at the beach, but I always go to Michiana because they don't require that the dogs be leashed. There is a group of people who meet there on weekend mornings to let their dogs play together while we, the owners, enjoy conversation with each other. It's one of my favorite things. So, I hope you can get all of this accomplished. Good luck and thank you for your endeavors.

---

I think everything on question 4 makes a good community. These are all unique amenities to our community. I do think Grand Beach can look a little unkempt at times. However, love the quaintness and wouldn't want it too polished! The beach can be a disaster at times too- even unsafe with rusty beams sticking up through the sand. Police should enforce "quieting down" after 2 AM!

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## Appendix A

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As I have stated, I was appalled by the decision by the Council to allow snowmobiles on the Golf Course and this year has been my worst nightmare. At all hours of the day and night snowmobiles have sped by my house. They have gone down the cart path by the hole two tee box which is only feet from my deck and house. They have plowed through the stakes which are erected to protect the tee box and hold number one green. I have seen young kids driving the vehicles and towing other young kids in sled or on boards behind the snowmobiles. I have seen people trying to cross country ski across the fairway on number one be accosted by others who have no regard for their safety or right of way. In addition the noise from the vehicles is at times deafening as I attempt to watch television in the comfort of my living room.

I feel that the snowmobiles are not only a pervasive nuisance but a danger. I not only fear for those who are attempting to sled, cross country ski and/or snow shoe but also for the kids who are driving these vehicles. If you examine the data on snowmobiles, you will note the high number of injuries and deaths due to these vehicles. I think that when parents make the decision to allow them to go out on the golf course, they think they are safe because they are only on the Grand Beach Golf Course. However, I don't feel that anyone is safe out there.

I have called the Grand Beach Police Department and feel that they are truly handcuffed in regards to enforcing the law which is posted on our GB website. They do not have the equipment, personnel or respect of the snowmobilers. On one occasion, a snowmobiler sped through my side yard while a police woman stood with me and watched them. She pursued the person down to Michiana but the speed and agility of the snowmobiler elude her. Recently, I called the Chief of Police over to observe the areas into which the vehicles are venturing. He shared with me the frustration which he and his officers are facing in attempting to enforce the law.

The final thing I would like to draw your attention to is the fact that in the four summers which I have had the pleasure to live in Grand Beach, last summer the golf course has never looked better. The new people we have taking care of the course have done an incredible job. I cannot believe that we are allowing people to rampage on it in snowmobiles in the winter. I also was told by the Chief that only Grand Beach residents are allowed to bring snowmobiles on to the course. However, I can guarantee you that many of the offenders are not residents here and have no respect for our community or our precious facility. I would offer anyone from the Council an invitation to join me on my deck during a busy Saturday or Sunday afternoon in the winter and experience exactly what I am describing. In the interim, I am attaching some recent pictures I took to demonstrate what I am attempting to help you envision. Thank you!!

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The community has a wonderful feel to it and we hope that it won't be lost over the years with so called improvements. High-rise condos would be horrible. Please don't allow it. We would also love to see a better tennis court surface at some point. Thank you.

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Building is too difficult.

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### Summary of Tallied Comments

Beach / Lake / Access	67	Sewer	13
Housing Types / Development	42	Parks / Recreation / Amenities	12
Police / Enforcement / Rules	39	People / Family	10
Traffic / Trucks / Roads / Maintenance / Streetlights	36	Pets / Dogs	10
Garbage / Recycling / Leaves	32	Generally Positive	9
Golf Course	27	Snowmobiling	9
Staff / Office / Village Council	26	Rentals / Visitors	9
Vision / Character	22	Pools	6
Zoning / Teardowns	20	Seawalls / Lake Construction / Public-Private	6
Natural Features / Environment	18	Cell Phone Service	6
Commercial	18	Drainage / Flooding	4
Beauty / Aesthetics	16	Noise	4
Taxes / Water Costs	16	No Complaints / No Change	3
Paths / Walks	13	Activities	3

