



Swiss Village East Property Owners Association
P. O. Box 793
Bellaire, MI 49615

December 1, 2022

Dear SVE property owners,

As part of our tradition, this end of year letter is a summary of the year at SVE plus an outlook for the coming year.

The annual meeting was held in October where we conducted the elections for the board of directors. Elected to the board for 2-year terms expiring in early 2025 are: Nicole Sherman, Brad Whalley, Rick McCarren, Lisa Perkins, and Chris Perron. We would like to welcome Chris as a new board member this year. Aleta Berghoef decided not to run for a new term on the board. Aleta has been active on the board for the past 8 years, managing our website, communications, and organizing picnics, etc. We would like to thank Aleta for her time and contributions to improving our SVE community. Officers and roles for the board members will be decided at the January 14 board meeting.

We are continuing to see an increase in property turnover and construction in SVE. Rick McCarren leads the architectural community working closely with property owners, the committee, and the board to ensure the new construction meets the requirements in our restrictions and regulations while also respecting the rights of property owners. We are working on updating the Restrictions and Regulations. If adopted by the property owners, this will provide more clarity around our construction requirements.

Each year, the board tries to implement improvements in the community. This year a couple of the most notable changes are:

Installation of split rail fencing to protect the common areas from erosion. We have seen an increase in 4 x 4 traffic in the area over the years. These more powerful vehicles have been damaging the slopes causing erosion during heavy rain. In May, we installed the fence to eliminate 4 x 4 access and allow the grass to return. The slopes are healing nicely. There are gaps in the fencing for hiking access. We also plan to remove sections in the winter after the ground is frozen to allow snowmobile access.

Improved Mailbox stands. Our mailboxes were running at capacity plus some of the stands were in disrepair. A group of volunteers worked to add stands plus repair the damage. This is a bit more complicated since everything we do needs to be approved by the postal service in Grand Rapids. I think you will agree that the improvements look very nice.

This coming year, we plan to finalize our work updating our Restrictions and Regulations. The second part of the 2-step process of updating our governing documents which have been unchanged since the early 1970s. In October of 2021, the property owners approved the Restated Articles of Incorporation which are now registered with the State of Michigan. The board has been working with our legal group to finalize wording for the Restrictions and Regulations. We plan to bring this to the property owners

for input and vote later this year. If adopted, we will modernize the documents, eliminate unneeded restrictions, be more explicit, and improve the governing process. This has been a major undertaking that we hope to drive to conclusion later this year.

The annual dues for this coming year will remain unchanged. The dues have been the same since the late 1990's. Like everything else, we are seeing inflationary pressure on our expenses. The board will look at this closely this coming year to determine if increases may be needed for the 2024 year.

On behalf of the SVE board of directors, I would like to wish all of you a happy holiday season.

Sincerely,

Mark Berghoef