

East Bay Township

1965 N Three Mile Road, Traverse City, MI 49696

947-8647

Winter 2013

Outstanding Development Award

On November 7, 2013 The Grand Traverse Band of Ottawa and Chippewa Indians received an Outstanding Development Award, from the Grand Traverse County Planning Commission, for Cooperation, Collaboration and Leadership in the construction of the new and improved Holiday Hills Road:

A road is a thoroughfare, route, or way on land between two places, which has been paved or otherwise improved to allow travel by some conveyance.

It's also something you don't think about until it is no longer safe

The residents of both Acme and East Bay Townships had struggled for several years on how

to fund the replacement of Holiday Road, with less than one hundred properties fronting Holiday Road and over 1200 residents off of Holiday Road using it daily, as well as Mt. Holiday Ski Lodge, we were unable to come to a fair and equitable way to fund, with the residents support.

The Grand Traverse Band of Ottawa and Chippewa Indians saw a real need for the community and they were able to find a way to secure the funds to replace Holiday Road.

Saying thank you to the Grand Traverse Band of Ottawa & Chippewa Indians seems trifling for the extraordinary transformation of Holiday

Road. In just a matter of weeks the unsightly and unsafe road was rebuilt into a safe and beautiful road that is now clearly enjoyed by the residents and visitors that travel it daily. Without the remarkable generosity of the Grand Traverse Band the overhaul of the road would not have been realized.

Each time we drive on the new road we say a silent thank you, and we trust that you realize that your magnanimousness act has altered the daily travels of many people who are indebted to the Grand Traverse Band for years to come. Thank you for this Outstanding Development in our community.

Supervisor Glen Lile glile@eastbaytwp.org (231) 947-8719

Greetings: I cannot believe that winter is just around the corner, it has been a busy year for your Township.

Holiday Road was completed with very little disruptions to the residents of that area, and we went from one of the worst roads in the County to one of the best.

Construction has again returned, we have been very busy issuing permits for new single family homes. We are on target to

equal 2006. This leads to our next project, and the need for an additional water tower. We are in the process of finalizing the information that will allow us to proceed with the water system improvement project. This will include an additional water tower and the installations of water mains in the east side of the Township, this will take about two years to complete.

I would like to wish everyone a Merry Christmas and safe and Happy New Year.

TOWNSHIP HOURS

Monday-Thursday

7:00 am to 5:30 pm

CLOSED FRIDAYS

Holiday Closings

- Christmas: Dec. 24 & 25
- New Years Dec 31 & Jan 1
- MLK Jan 20
- Presidents Day Feb 17

ELECTED OFFICIALS

GLEN LILE.....SUPERVISOR
TRACEY BARTLETT....TREASURER
SUE COURTADE.....CLERK
MATT COURTADE.....TRUSTEE
BETH FRIEND.....TRUSTEE
CRAIG GOODRICH.....TRUSTEE
BRYAN MARROW.....TRUSTEE

STAFF

VAL HENDGES.....RECEPTIONIST
LESLIE COUTURIER.....ZONING
JO MOLOCI.....DEP TREASURER
HELEN MACARTHUR...DEP CLERK
BOB BURNS..BLDG & GROUNDS
SUSAN KARAKOS.....ASSESSOR
RUSS CASSELMAN.....ASSESSOR
BOB PERRY.....INSPECTOR

For more detailed information on uncapping's and transfers of ownership please review the state's guidelines at:
www.michigan.gov/documents/treasury/TransferOwnershipGuidelines_423898_7.pdf

Property Transfer Affidavits are available on line at the state's website:

www.michigan.gov/documents/14260f_2688_7.pdf

For more information, call Susan or Russ at 922-4759

The Senior Center Network now has 5 locations throughout the County. All Seniors of the County are encouraged to visit any or all of the locations for social events, classes, meals, etc. Stop by or call us for a newsletter or visit us online at www.tcseniorcenter.com

FACTS

The leading cause of fires in the kitchen is unattended cooking.

Most cooking fires in the home involve the stovetop.

Assessing News Do you know the "property tax" ramifications of putting property in a trust?

As you may know there are several ways to hold title and one of these is to put your property into a trust. One of the many reasons is to avoid probate and the resulting tax consequences. But, do you know the "property tax" ramifications of putting your property into a trust? Most trusts are set up so that the original owners (husband and wife) are the initial trustees and beneficiaries of the trust with the children as contingent or secondary beneficiaries after they both pass away.

This is where the problem starts. Michigan Law says that when there is a change in the beneficiary of the trust it is a transfer of ownership. Even though the "trust" is still the owner, once the property goes to the secondary beneficiaries, the state considers this a transfer or ownership/beneficial use, and is considered an uncapping event. The taxable value must uncap to the state equalized value in the year following the transfer.

The "trust" is required to notify the assessor whenever there is a change in the beneficiaries of the trust. To notify the assessor a Prop-

erty Transfer Affidavit must be completed and given to the assessor within 45 days of the transfer.

What happens if the children don't notify the assessor that their parents have passed away? The Assessing office may not become aware of the their deaths until several years later. Once they are aware that the property should have uncapped, they MUST go back and uncap the taxable value and calculate the new values for each year. The treasurer MUST collect the back taxes plus penalties and interest for all of those years. As you can imagine, this can be a very expensive and unexpected burden on your beneficiaries.

Please save your family the additional expense by making them aware of the obligation to file the Property Transfer Affidavit once they have beneficial use of the property. We recommend you put a blank copy of this affidavit with your trust papers with a note to make sure it is filed.

Commission on Aging Baskets of Bounty

922-4688

The Commission on Aging will again be offering Baskets of Bounty to low income Grand Traverse County seniors citizens (sixty years and older) who are alone for the holidays. Seniors receive a bounty of paper products, toiletry items, and non-perishable food from Commission on Aging board members, staff, and volunteers in the early part of December. The baskets are

delivered with a cheerful hello and best wishes for a healthy season! If you would like to contribute to Baskets of Bounty please contact **Marsha** at 922-4688. Donations of paper products, toiletry items, unexpired non-perishable foods, and monetary contributions are warmly accepted! In addition, if you know someone who could benefit from

a holiday gift remembrance, please contact our office. For more information about the Commission on Aging, call 922-4688, or visit our webpage (Google: Grand Traverse Commission on Aging).

The Commission on Aging is funded by local millage dollars. We thank the taxpayers of Grand Traverse County for your support.

Metro Fire Department "Cooking Safety"

Cook with Caution...

Be on alert! If you are sleepy or have consumed alcohol, don't use the stove.

Stay in the kitchen while you are frying, grilling or broiling food.. If you leave the kitchen for even a short period of time, turn off the stove.

If you are cooking, check it regularly, remain in the home while cooking and use a timer to remind you that you are cooking

Keep anything that can catch fire-oven mitts, food packaging, wooden utensils, towels or curtains-away from stove.

If you have a cooking fire...

Just get out!! When you leave, close the door behind you to help contain the fire.

Call 9-1-1 after you leave

If you try to fight the fire, be sure others are getting out and you have a clear way out.

Keep a lid nearby when you're cooking to smother small grease fires. Smother the fire by sliding the lid over the pan and turn off the stove. Leave pan uncovered until cool.

For an oven fire, turn off the heat and keep the door closed.

On July 6, 2012, the U.S. Congress passed the Biggert Waters Flood Insurance Reform Act of 2012 (Act). The Act calls on the Federal Emergency Management Agency (FEMA) and other agencies to make a number of changes to the way the National Flood Insurance Program (NFIP) is run. Some of these changes have already been put in place, and others will be implemented in the coming months. Key provisions of the legislation will require the NFIP to raise rates to reflect true flood risk, make the program more financially stable, and change how Flood Insurance Rate Map (FIRM) updates impact policyholders. The changes will mean premium rate increase for some policyholders over time.

The new law encourages program financial stability by eliminating some artificially low rates and discounts. Most flood insurance rates will now move to reflect full risk, and flood insurance rates will rise on some policies. Actions such as buying a property, allowing a policy to lapse, or purchasing a new

policy can trigger rate changes. Fortunately, there are some actions you can take to minimize the effect of these increases.

Whether or not your rates increase, it may be possible to lower your flood insurance costs. You should talk to your insurance agent about specific insurance options available to you. Make sure you discuss deductibles, content coverage and structural coverage, and ask for an estimate for all of the options.

The elevation of the structure may be an important factor in premium and an elevation certificate can be helpful to determine the correct rating for your structure. Elevating, rebuilding or altering your structure can lower flood risk and may reduce premiums. This includes building or rebuilding structures to higher elevations, adding flood vents, or filling in lower levels of a structure. Projects such as these require local permits, but may result in lower insurance premiums, or possibly removal from the floodplain.

Treasurer Where can I pay my bill?

We are accepting payments on winter tax bills starting December 1, 2013. They are due **February 14, 2014**. We will accept payments at the Township Office through February 28, 2014; postmarks are NOT accepted for February 28, 2014. Starting March 1, 2014 any unpaid taxes for real property will be turned over to the County for collection.

We offer several ways to pay your taxes: in person,

by mail, by internet or phone using a debit/credit card or, we can set up an automatic bill payment option for you. For added convenience we have a drop box at the office to be used outside of regular business hours as well. For more detailed information see our website at www.eastbaytwp.org or the back of your bill. You can always call us directly if you have any questions.

We would also like to re-

mind any snowbirds to come in and change your address before you leave for the winter and when you return in the spring. The post office does not forward bulk mailings. This can cause extra costs for the Township for duplicate mailings. Remember, failure to receive your tax bill does not waive interest or penalty.

Have a wonderful winter!

Tracey Bartlett & Jo Moloci

East Bay Ambulance News Prepare for an emergency

As the weather turns to snow and ice, please remember to help us help you. Keep the entrances and paths to your home as clear from snow and ice as you can. Due to the shortened day light, it also helps to put on a porch light or other light to help us find your house in the dark. Also, the biggest problem for us is the inability to find the numbers of the addresses! Please make your address easily seen from the roadway.

During inclement weather or power outages, we are available at all fire stations to help you charge your electronics, provide water etc. In case of a major incident, all stations will be staffed 24 hours as needed. There is a full crew at station 9 during the day time and on call crew during the night time.

We continue with our monthly in service train-

ing for our staff. We also work very closely with our township Sheriff Community Police Officers, Deputies Shea and Metdepennigan.

We have the "File for Life" forms available at station 9 on High Lake Rd. Fill out the form and hang on your refrigerator. The form allows us medical information or contacts that you would like EMS to have in case of emergencies.

Please feel free to stop by and say hi, get your blood pressure checked, or bring the kids in for a visit! Office hours: 7 days/week 7am-7pm. On call night time staff 7 days/week 7pm- 6am

Mikie Parker, Medical Director-East Bay 9A's

Available at the Township Office is a Fact Sheet, "Important Questions for Your Insurance Agent", as well as "Homeowner's Guide to Elevation Certificates". Both could be useful when you meet with your agent.

For more information on the Biggert Waters Flood Insurance Reform Act visit www.mi.gov/floodplainmanagement



TRAVERSE AREA DISTRICT LIBRARY— EAST BAY BRANCH IS LOCATED AT 1989 THREE MILE RD.

PHONE: 922-2085

HOURS:

TUES & THURS 10 TO 8 PM

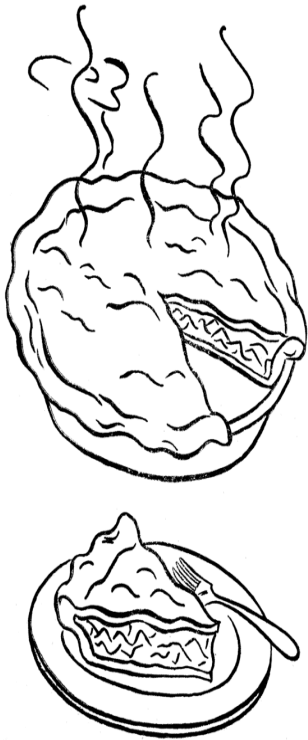
WED & FRI 10 AM TO 6 PM

SATURDAY 10 AM TO 3 PM

CLOSED;

SUNDAY AND MONDAY

A VISIBLE ADDRESS FROM THE ROADWAY COULD MEAN THE DIFFERENCE BETWEEN LIFE AND DEATH IN THE EVENT OF AN EMERGENCY!!



Parks Commission Improvements to our Parks

The Parks Commission is working on a 5 year Master Plan for improvements to the parks. Early 2014, you will be able to find the new plan on the website eastbaytwp.org. Your suggestions and donations for park improvements are always welcome! We will be holding fundraisers for improvements to the parks. Currently, we are selling gift certificates to Grand Trav-

erse Pie Company. Each certificate is \$15 and good for a free pie. They are available at the Township Office or through any Parks Commission member. Please help us out and buy a few for the holidays!!

Did you know you have beachfront property on East Bay? Gens Beachfront Park is located between Four Mile Rd and

Holiday Rd, near Pointes North Hotel. The Parks Commission plans to install a dock and handicap accessible Kayak & Canoe launch at Gens Park. Buy a pie for Gens Park!

A very special thank you to our park stewards: *John & Molly McCombs* at Killingsworth Park, *Ken Coleman* at Arbutus Lake Park and *Victoria Marcus* at Grace Macdonald Park.

Fundraiser: Save on Holiday Baking!!
Buy a few pies and help improve our Parks at the same time!

From the Clerk's office Election News

947-3503

WATCH OUR WEBSITE FOR CURRENT EVENTS AND LOCAL HAPPENINGS:

We hope you all are able to enjoy the holiday season and wish you a Merry Christmas!

Our office had another busy year including two special elections in 2013 in August and November. 2014 will be an active election year too with the Gubernatorial Primary on Tuesday, August 5, 2014 and General on Tuesday, November 4, 2014. The Township will have three Park Commission positions on the ballot due to various vacancies that were filled by appointments to the board.

We send absentee Voter Application notices out approximately two months before each election. If you wish to be included in this notification process please take a moment to fill out the form below.

With warm regards,

Susanne M. Courtade CMC Clerk

Helen MacArthur Deputy Clerk

I would like to receive an absent voter application prior to each election. I authorize this application to be mailed to my address on file. I also understand that when I receive this application I must complete the form by checking the reason section and signing the form in order to for a ballot to be sent to me once received by the Clerk's office.

 Print Voter name here

 Signature of Voter

 Address
 (You do not need to complete this if you are already receiving this notice)

EAST BAY NOW HAS A FIREWORKS ORDINANCE IN PLACE. VISIT OUR WEBSITE FOR MORE INFORMATION.

EASTBAYTWP.ORG

LOOK FOR METRO FIRE'S ANNUAL PANCAKE BREAKFAST IN MAY!!!! YUM!!!

