



WestShore

WestShore Condominium Assoc Presentation to the Douglas City Council 12/01/2025

WSA Board

Dave Bohn, Treasurer

Andrew Knecht, Review Chair

Joy McClendon, Secretary

Karen Pulick, President

Kurt Wittenberg, Infrastructure Chair



Golfview Dr. Transfer Presentation Objective

The WestShore Association Board is requesting that the Douglas City Council approve the transfer of Private Golfview Dr. to the public city street network.

If this request cannot be approved, the WestShore Association Board is asking that the previous asphalt turnaround located at the end of public Golfview be immediately reinstated to bring the public street into compliance with Douglas ordinance 93.054 ACCEPTANCE OF PRIVATE ROADS - TURNAROUNDS.

Golfview Dr. Transfer Drivers

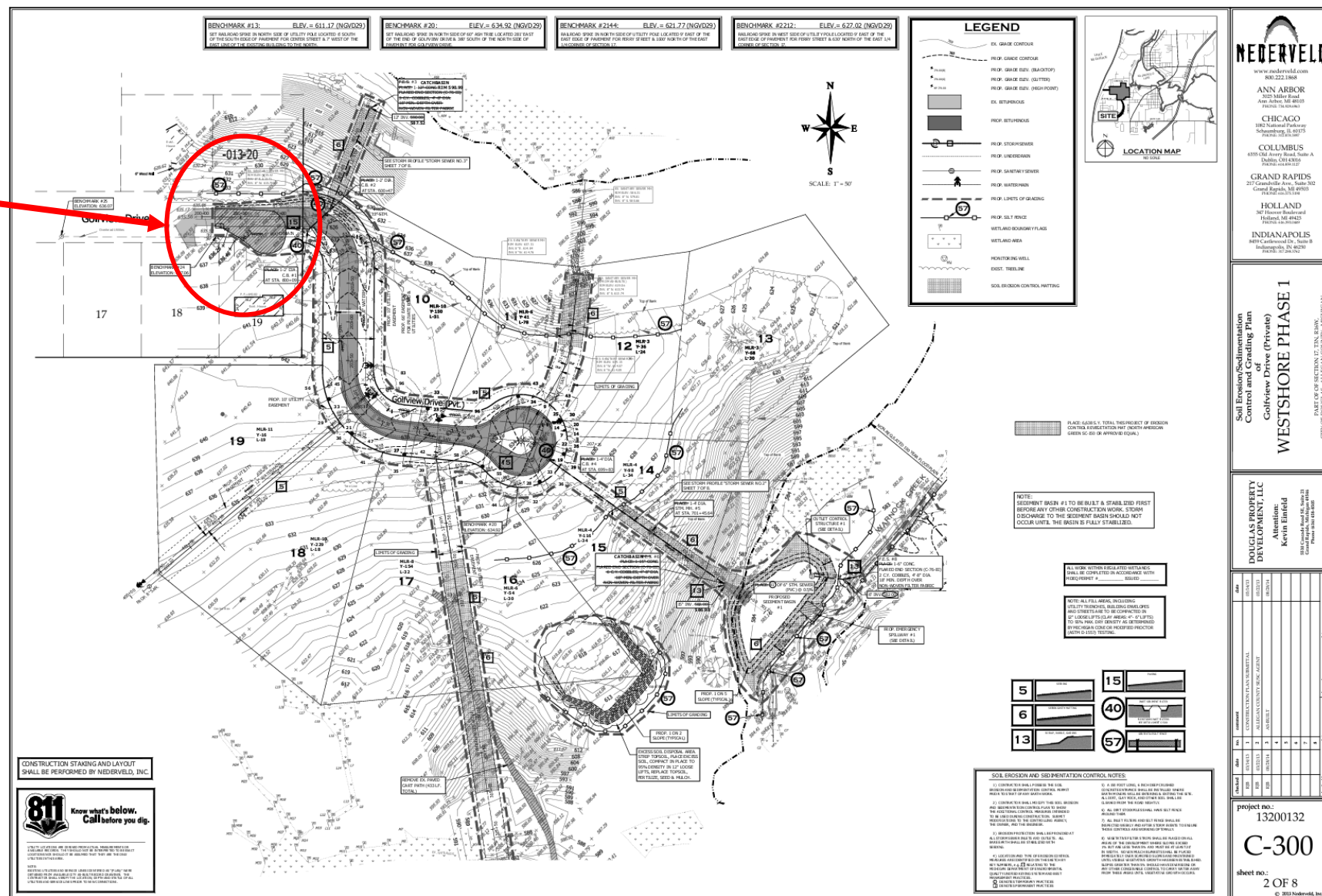
- The opportunity to receive city services (snow plowing, brush & leaf pickup) and to potentially reduce costs for homeowners drove the Board to initiate an investigation into the transfer of Golfview Dr. into the Douglas City street network.
- What makes this private street unique from other private streets?
 - There is no public turnaround at the end of public Golfview Dr. As a result, all public traffic uses the private court as the turn around. This significantly increases the wear and tear on the street which the Association is responsible for maintaining.
 - The street name is the same as the public street and the addressing on the court is a continuation of the addressing on the public street.

- **PUD Ordinance 03-2012 Signed – July 2012**
 - Planned Unit Development for WestShore Golf Course Redevelopment
- **WestShore Condominiums Master Deed Signed – January 2013**
 - Units 1-6 (Ferry St.), 20 & 21 (Center St.) only
- **Amendment 1 Replat #1 – September 2013**
 - Added: Condominium Home Units on Artisan (22-30), Golfview Lots (10-19), Ferry St Lots (7-9)
 - Golfview Dr. (public) was extended to create the new court in 2014, and **we assume that the previous turnaround at the end of public Golfview was removed at this time.**
- **Amendment 2 Replat #2– August 2018**
 - Removed Units 3 & 22 (absorbed into neighboring units with no dues adjustment)
- **Amendment 3 Replat #3 – September 2020**
 - Contracted the WestShore Condominium Association to the existing 28 Units within the three defined Development Areas (Ferry St. (includes Artisan Row), Golfview, Center St.) and withdrew a portion of the land. This effectively reset the external association boundary to surround the existing development areas and a portion of the open space/wetlands.



SERVO MARK #2:
ELEVATION: 636.07

Drive



Previous Turnaround




Golfview Transfer Background

- **December 2022 - Application for Acceptance of Private Road Into the Public Road System submitted with \$500 application fee.** Exploratory meeting with the city February 2023. Estimate provided by Ken Bosma, City Engineer, (March 2023) for what it would cost to turn the street over to the City. Total ~\$64,000 was primarily for reconstructing the street to City standards. A small portion (<10%) for Administrative costs.
- **Summer 2024** - Core Samples taken (BDR expense) which confirmed the street was never completed to original PUD specifications.
- **October 7, 2024** - Golfview Dr. reconstructed by BDR (to meet City Standards as approved by Sean Homyen, City Planning Administrator and Ken Bosma, City Engineer).
- **October 13, 2024** – Letter to City Council asking that the application submitted in December of 2022 be progressed. (Included documentation from >60%% of owners approving the transfer as per the process specified on the application form and Ordinance 93.059.)
- **November 2024** - City indicated that the drains must be turned over to ACDC into a new drainage district prior to accepting the street. A cost of \$15,000 was quoted to have the drains video taped and to fund the establishment of the new drainage district. (This was a new requirement for the Association.)

- **December 2024** – City installed a small gravel turnaround to minimize use of the private street by snowplow trucks. This small turnaround does not conform to City Ordinance 93.054 Turnarounds. (Note: City and other trucks with trailers (e.g., brush pickup) and all public traffic continue to use the private court as the turnaround.)
- **January 9, 2025** – Board voted to proceed with having the storm drains video taped. This was done at an expense of \$1,500. Videos were sent to the ACDC who indicated that the drains meet code, and no issues were found.
- **January 2025** – A Cooperation Agreement (433) was received from the ACDC identifying the costs and responsibilities for the creation of the new drainage district which needs to be signed by all impacted homes (10 homes on private Golfview Dr. plus 723 Golfview Dr.) upon agreement and approval to proceed.
- **February-April 2025** – Board agreed we would not transfer the drains if the street is not transferred and worked to understand the new drain requirements and costs.
- **May 29, 2025** - HOA Board meeting with the ACDC, City Planner and City Engineer.

- **Cooperation Agreement (433 Process)**
 - ACDC requires a \$18,000 deposit to be used for Drain Commissioner's fees (legal, administrative, engineering, survey) to create the new Golfview Drainage District and prepare the required agreements. The WestShore HOA will pay this amount in full upon approval to proceed.
 - ACDC requires a \$2,500 deposit for ongoing drain maintenance. Money remaining from the \$18,000 deposit will be used to initially fund the maintenance account. If required, the WestShore HOA will pay any additional funds required to meet the \$2,500 minimum.
 - If/when the maintenance account drops to \$0, an assessment will be made to the 11 Golfview Homeowners (10 in the WestShore HOA and at 723 Golfview Dr.)
 - All 11 impacted homes have approved the ACDC 433 Cooperation Agreement.

Golfview Transfer Process

1. Present to Douglas Planning Commission on [November 13](#) **CPT - Approved**
2. Present to Douglas City Council on [December 1](#) 
3. If approved, Master Deed (attorney) and survey (Nederveld) updates. [\[est. January 2026\]](#)
4. Schedule association **in-person** vote once document updates are completed. [\[est. Jan/Feb 2026\]](#)
 - Membership must be notified in writing 30 days (minimum) before the vote
 - Ballots and Proxy forms must be distributed via USPS
5. Conduct Association **in-person** Vote [\[est. March 2026\]](#)
 - 2/3 Majority required for approval
6. If approved, send written notice to all first mortgagees [\[est. March/April 2026\]](#)
 - Mortgagees have 90 Days to Respond [\[est. July 2026\]](#)
7. Send 433 Signatures to Allegan County Drain Commission [\[est. July/Aug 2026\]](#)
8. Pay Deposit to ACDC
 - Within 14 days of 433 submission [\[est. July/Aug 2026\]](#)
9. Record Master Deed Changes



Golfview Dr. Transfer

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Thank you