



# Winter 2014 Newsletter

PROPERTY OWNERS ASSOCIATION, INC. P.O. BOX 556, STURGEON BAY, WI 54235

---

## THOUGHTS FROM THE CHAIR

*By Dan Mathein*

Assuming the Steering Committee Chairmanship position this January leads me to thoughts about the challenges presented by an ever changing and growing volunteer organization. Communications provide opportunities and challenges. To be effective, communications need to be two way. A message may be beautifully crafted and sent on a timely basis, but was it received? Feedback is the strongest indicator that our communications efforts are working.

By communicating to your Steering Committee, you can provide the fuel for action. One of our members called about a problem with their mail box. This call generated re-

search which resulted in the article entitled MAIL BOX VS SNOW PLOW. Input from one of our members in 2012 resulted in the 50/50 Invasive Control Grant Program.

As a volunteer association we probably cannot solve every problem, or on the positive side, take advantage of every opportunity for improvement. Our success rate is highest on items we hear about from our members.

Give any Steering Committee member a call, or, if you prefer email the address is **BSPOA.556@charter.net**. Your support and ideas are important to the continued success of BSPOA.

## MEMBERS HAVING FUN AT THE ANNUAL MEETING



## OUR CHANGING FORESTS

*By Dan Mathein*

Much has been written about our attempts to control invasive species with little mention to the ever-changing character of our forests. Not all trees last forever. One example is the white birch, which only lives about 50 or 60 years under normal conditions. The trees produce seeds and if conditions are right there is regrowth.

In a recent Peninsula Pulse article, Roy Lukes (Door County Naturalist and author) discusses the challenges associated with the regeneration of any single species of tree. Sugar Maples are an example mentioned. Have you seen a young sugar maple seedling lately? Mr. Lukes also mentions regeneration problems with Hemlocks. Perhaps Bambi's sweet tooth has something to do with this.

The health of our forests is quite complex especially if a disease is introduced. Prior to the 1920's there was a native tree called the American Chestnut. I doubt that anyone reading this article has ever seen this tree. Unfortunately, the chestnut blight was introduced, which wiped out this wonderful tree. Next came the American Elm. It was destroyed by the Dutch Elm Disease. Then there is White-bark Beech Disease. The list goes on.

Now we are facing the Emerald Ash Borer (EAB). Millions of Black, Green, and White Ash have been killed by this invader. If you would like to view the damage, take a drive down any highway in Lower Michigan, Northern Indiana, or Northern Illinois. States have attempted to slow the spread of EAB through a ban on transporting firewood. EAB is a flying insect and continues to spread. Up to this point in time, EAB has not reached Door County. It will be here within the next few years and it will kill all of our ash trees.

The City of Fond du Lac has created a proactive five-year plan in which they are removing and replacing ash trees on city property in anticipation of the EAB arrival. This appears to be a financially good move in which they hope to pay as they go rather than waiting to get hit all

at once. The replacement trees will consist of many different species in hopes of avoiding a replay when the next invasive arrives.

OK, all well and good, but, what can I, as a BSPOA member, do. First recognize that EAB is coming. Next, when you need firewood for your fireplace or wood stove, chose ash. If you decide to thin out your woods, select ash trees to remove. When you plant new trees on your property, go for diversity of species. Your personal five-year plan for the health of your forest can minimize the impact.

## THANK YOU BSPOA VOLUNTEERS

A substantial number of BSPOA members volunteered to assist with Invasive Species Eradication at the Bay Shore Blufflands Nature Preserve. To each of you, thank you, for helping with this important effort on conservation land! You'll receive email notification for eradication work days from Ron Maloney, a BSPOA member and the Stewardship Volunteer Coordinator for the Door County Land Trust. We hope your schedule will allow you to participate.

Lest you wonder about Ron's email signature, he also owns the Peninsula Training Academy, which assists owners with learning how to train their dogs. His credentials are excellent, as Ron competed nationally and internationally with multiple dogs in Schutzhund (protection dog), supplied dogs to the movie industry, and is now teaching dog behavior classes for the Learning in Retirement program at NWTC.



A snowy day on Bayshore

## PROPANE BUYING PROGRAM

*By Bryan Troutman*

North American energy markets in general, and propane markets in particular, are in the midst of a period of profound change. Existing propane markets face growing competition from electricity and natural gas. Existing demand is falling due to improvements in energy efficiency and in response to the increase in propane prices. On the flip side, there has been a rapid growth in propane production. Therefore, the ceiling on propane prices should be set at the world price of propane minus transportation costs to the international markets. At present, the world price of propane plus transportation costs is used as the base for domestic propane prices. Historically, the US was a net importer of propane rather than an exporter, which it is today. As a result, propane prices are expected to remain very competitive relative to diesel and gasoline. This in turn should make propane a much more attractive alternative to conventional transportation fuels. The fuel's clean-burning production profile should provide further expansion to help catch-up with current over production.

Our current propane buying program exceeds 400,000 gallons to over 350 users throughout the county. Current market prices continue to rise with some shortages principally in the Midwest due to pipeline maintenance and above average corn drying season. The prices range from \$1.99 to \$2.89. I am informed that Lakes and Milton gas are starting to partially fill orders to conserve supplies. You will recall our rate is \$1.25. Based on over production, we hope we will be able to negotiate favorable pricing again in the spring. However, the very cold winter could have an adverse effect on supply and drive pricing higher. It wouldn't surprise me if Ferrell Gas comes to us for some rate relief. Time will tell.

## MAIL BOX VS SNOW PLOW

*By Dan Mathein*

Drive down Bay Shore Drive after any large snow fall and you may notice mail boxes in unusual positions. Some lean back while others are laying on their sides. This could be the result of several events. The cause might be an aging 4X4 post, improper placement, the impact of heavy wet slush coming off the blade of a snow plow, or more likely, a combination of factors.

Before you place or replace a mailbox, you would benefit from picking up a public notice from the Highway Department or post office titled RECOMMENDED MAILBOX INSTALLATIONS. The notice is one sheet of paper printed on both sides with diagrams and information. The notice also includes a policy statement – The Door County Highway Department is not liable for damage done to any mailbox that is placed in the highway right-of-way (State, County, Town, or Village).

In discussing the snow plowing challenges with our Highway Department, several items were stressed. First, the bottom of your mailbox must be a MINIMUM of 43 inches above the pavement. This clearance allows the slush to go under the box rather than through it. Second, The box must be a minimum of 16 feet and the post must be at least 18 feet back from the center line of the road (more is better so long as the mailman can safely deliver your mail – including this newsletter of course). The last point stressed was to call digger's hotline (phone number listed on the DCHD info sheet) before you dig – it is free and safety is the key.

## In Memoriam

Margaret Hansen  
Karon Ripp

*Wisconsin Department of Natural Resources October 20, 2013*

## “THE AMAZING” HORSESHOE BAY CAVE

Physically, Horseshoe Bay Cave is one of the longest of the 100 or so known natural caves in Wisconsin. It boasts nearly 3000 feet of explored passageway though only the first 100 feet are free from icy water and soupy mud. Like other caves formed in the dolostone of the Niagara Escarpment Horseshoe Bay Cave formed from dissolution by groundwater—a widening of a natural fracture in the bedrock that is periodically intersected by enlarged vertical joints. These enlarged joints have created a series of 50 tall, narrow, and elongated “rooms”—the only spaces capable of allowing a human to stand upright while in the cave. Unlike the labyrinth of passages that form many caves, Horseshoe Bay Cave consists of only one long sinuous passage and one side passage that leads to the “Big Room” – a round room approximately 30 feet high and 40 feet in diameter where most of the cave’s bats sleep the winter away. Navigating to the Big Room involves a tricky vertical descent that requires a person to slide down into a 20 foot deep crevice. Ascending the crevice is necessary to exit the room. While some smaller speleothems (cave formations) do occur, the cave is relatively free of decoration.

As a Priority 1 bat hibernaculum, Horseshoe Bay Cave is one of Wisconsin’s five largest hibernating bat populations from October - May each year. The cave provides a mating location and protective winter habitat for more than 1,000 individuals representing all four state threatened bat species. Most of the cave’s population is made up of little brown bats. These animals may live 20 or 30 years in the wild and the same individuals return to the same caves each winter. Hibernating bats lose up to 1/3 of their body weight during their annual respite deep underground when their insect prey is not available. Even quiet activity can disturb hibernating bats, causing them to arouse at the cost of 30-60 days’ worth of critical energy reserves. In the spring bats will emerge from the cave, females leaving first, to make their way to their summer roost site and foraging area. While male bats are often solitary in summer, female bats congregate with others to form maternity colonies—typically in a

bat house, barn, or attic where they will birth and nurse a single pup until it is able to fly and forage on its own in late July or early August.

In addition to sheltering bats, caves like Horseshoe Bay Cave are fragile non-renewable natural resources that have unique scientific and cultural value, serve as conduits for rapid groundwater movement, and can provide key habitats for rare cave-endemic species. Mice, spiders, cave crickets, tiny springtails and amphipods are all known to inhabit Horseshoe Bay Cave. Conservation of these resources needs to be a concern for all who use or impact the cave environment as well as those communities in karst areas which are dependent on ground water.

Door County recently acquired the entrance of Horseshoe Bay Cave with the intention of allowing controlled public access as determined by both resource conservation guidelines and need for public safety. Because little is known about the cave as a unique karst and biologic resource, both a cave inventory and management plan are needed. The county is collaborating with the DNR’s Bureau of Natural Heritage Conservation to develop a resource inventory and management plan for the cave with funding provided by the WI Coastal Management Program. The plan identifies goals and objectives for managing and maintaining the sensitive cave habitat and will serve as a guide for both state and county resource managers in the future.

Anticipating the possibility of federal listing for these bat species, the planning team is considering actions, research, and strategies that will be compatible with forthcoming federal regulations should that occur. Having an agreed upon plan in place that is adaptable to changing situations and building of additional knowledge, the collaboration between Door County and the State Department of Natural Resources is considered necessary to help protect this valuable natural resource and meet the goals of the county. A cross-discipline science advisory group consisting of federal and state agency representatives, county staff, and academic experts is providing plan input. Additionally a stakeholder group composed of representatives from tourism, conser-

vation, and recreational caving groups are providing recommendations in the planning process.

A “bat-friendly” gate preventing unauthorized human entry has been installed at the cave entrance.

## BSPOA'S 2013 ANNUAL MEETING

*By Deborah Mancuso*

On September 28<sup>th</sup>, BSPOA's 17<sup>th</sup> Annual Meeting was held at the Horseshoe Bay Golf Club in Door County – a wonderful facility that overlooks the waters of Green Bay with a beautiful panorama of fall foliage. Over 110 attendees heard our featured speaker, Greg Vinkler, Artistic Director/Actor at Peninsula Players Theatre, America's oldest resident summer theatre. Greg has worn many hats in his 25 years with Peninsula Players – including directing over 25 productions to acting in over 40 shows. Greg's presentation of “Theatre: A View Behind The Curtain” gave a glimpse of what it takes to be an artistic director by sharing his insights on selecting, acting, and directing winning performances time after time. He humorously told his own life story, as well.

President Betty Parsons then conducted the annual meeting, which was followed by a delicious luncheon, and a drawing for two pairs of Peninsula Players tickets.

Very special thanks go to Greg Vinkler; the staff, chef, and event coordinators at Horseshoe Bay Golf Club; and to the BSPOA volunteers who helped make this annual meeting a success!

### Coming up!

Watch for details and a special mailing this summer regarding **2014's Annual Meeting**. We hope to see you there!

## INVASIVE REMOVAL GRANT PROGRAM

*By Dan Mathein*

50/50 matching funds grants are available to remove honeysuckle or buckthorn from private property owned by BSPOA members. In 2013 your association provided grant assistance to five members in the amount of \$1,831. We currently have two assistance grants approved for the 2014 season.

The program pays 50% of the contractor cost up to a maximum of \$500 per member. The process is quite simple. The six step process is quite simple and funds are available for the 2014 season.

Full program details are available on our website at BSPOA.org. If you do not have Internet access, or would just like to chat about your needs, call Dan at 715-923-5000.

## MARK YOUR CALENDAR

April 1	General Election
April 15	Annual Town Board Meetings ..... Egg Harbor: 7 PM ..... Sevastopol: 6:30 PM
May 3	BSPOA Bay Shore Drive Cleanup. (wish to assist, contact Mary Law at 743-2072)
May 10	Egg Harbor Town Open Book: 3 to 5 PM
May 23 & 24	Door County Festival of Nature
May 30	Sevastopol Open Book: 10 AM – noon
June 2	Egg Harbor Town Board of Review: 6 – 8 PM
June 2	Sevastopol Board of Review: 1 – 3 PM
July 23	Door County Sprint Triathlon
July 24	Door County Half Iron Man. Both events staged from Murphy Park
BSPOA	Annual Meeting – DATE TO BE ANNOUNCED

## DOOR COUNTY RACE BENEFITS

*By Bryan Troutman*

The Door County Triathlon and Half Iron were started in 2005. This year we will celebrate the 10<sup>th</sup> anniversary on July 19-20<sup>th</sup>. BSPOA has volunteered every year since the beginning of the event to manage the water bottle exchanges.

The race has sold out to its maximum capacity of 2,000 participants for the last three years. In 2013, participants came from 27 states and generated over 2,300 lodging nights and over \$600,000 in local tourism spending. What a boost to the economy of Door County.

The race has distributed over \$360,000 to local charities over the past nine years. Last year the race contributed \$78,000 to 15 charities, with \$60,000 pledged equally to the YMCA and the County Parks Department.

The Door County Fall 50 is promoted as "The Most Scenic Distance Run in the Midwest". The race began in 2006 and consists of two divisions, team relay and solo runners. The race has grown from 22 solo runners and 35 teams in 2006 to over 150 solo runners and 400 teams. The race has become so popular that the relay division sold out in less than

four hours last year.

Last year participants came from 24 states and generated 1,200 lodging nights for Door County. The race has contributed over \$60,000 to six local charities over the past eight years. BSPOA managed the 8<sup>th</sup> station at the corner of Carlsville Road and Ledge Road led by Jim Schultz. Schopf's dairy, which farms this property, kindly allocated four acres of their land for parking and race management.

In 2014 and 2015, The Door County Fall 50 will host the USA Track & Field's 50 mile Road Championship, which draws runners from all over the world. Race Director Sean Ryan says this event "will elevate the status of Door County as a running destination". Ryan was successful in drawing the race away from its current location in Pennsylvania at the Tussey Mountainback 50 Miler, by a slim 9 to 7 vote. While the team relay race is taking place, the solo event using the same racecourse will serve as the 50 Mile Road Championship, complete with a \$12,000 prize purse. Once again, we expect BSPOA to play a role in supporting the race.

### WELCOME NEW MEMBERS

*By Nancy Buhl, Membership Chair*

Please welcome our new members and encourage other neighbors to join in supporting BSPOA.

Russ & Kelli Bowling	3/15/2013
Ron & Judy Lokken	5/24/2013
Greg & Nancy Miller	5/24/2013
David & Jane Zuhlke	5/24/2013

### SEVASTOPOL TV CONTINUES TO AMAZE

*By Sevastopol TV Channel 986  
Program Director Laddie Chapman*

Tune in to Charter TV Channel 986 for hyper-local programming. If you don't subscribe (or can't, if you're north of Birmingham's) you can see most of our original programs on YouTube. Subscribe to our YouTube channel at [www.youtube.com/user/shermanbay](http://www.youtube.com/user/shermanbay) and you will get an email whenever something new is posted.

Our station won 5 awards from Wisconsin Community Media last year. If you have a story that you think we should cover, contact me at 743-8400.

We are the video voice of Door County!



## KNOW YOUR APPEAL RIGHTS

### NOT SATISFIED WITH YOUR PROPERTY ASSESSMENT?

*By Jim Schultz*

Wisconsin law enables all property owners the right to challenge their property assessment if you feel it is inaccurate. When should you check your property assessment? Although the effective date of the property assessment is January 1<sup>st</sup>, the assessor normally does not complete the assessment until March or April of each year. If you disagree with your assessment, section 70.47 of the Wisconsin State Statutes grants you the right to appeal. Your local *Board of Review* will meet at any time during the 30-day period beginning with the 2<sup>nd</sup> Monday in May. The time to check your assessment is after the assessment is completed in March or April, so you may appear before the Board of Review if you wish.

Prior to appearing before the Board of Review, you have the opportunity to meet with your assessor to examine the records for your property and to discuss how your assessment was made. Time spent discussing your assessment with the assessor may eliminate the need for a formal appeal to the Board of Review. If you are unable to meet privately with your assessor, you may attend the "open book". "Open book" refers to a period of time before the Board of Review when the completed assessment roll is open for examination. The assessor is re-

quired to be present for at least two hours while the assessment roll is open. Dates for the 2014 "Open book" and Board of Review sessions for the towns of Sevastopol and Egg Harbor are as follows:

Egg Harbor: Open Book —May 10<sup>th</sup>, 3 - 5 pm  
Board of Review – June 2<sup>nd</sup>, 6 - 8 pm

Sevastopol: Open Book – May 30<sup>th</sup>, 10 am - noon  
Board of Review – June 23<sup>rd</sup>, 1 - 3 pm

The Town of Sevastopol contracts with Associated Appraisal Consultants, Inc., of Appleton, Wisconsin to provide assessment services. You can contact them at 1-800-721-4157 if you have assessment questions or to schedule an appointment and inspection of your property. The Town of Egg Harbor contracts with Action Appraisers (Tony Zacharias). Their phone number is 1-888-796-0603.

To obtain detailed information on assessment appeal procedures, refer to this free informational publication available from the Wisconsin Department of Revenue: *Property Assessment Appeal Guide for Wisconsin Real Property Owners*. Another useful booklet is the *2014 Guide for Property Owners*, which provides information about property assessment and taxation in Wisconsin.

## CHARTER CHANGES COMING UP

*By Sevastopol Channel 986 Program Director Laddie Chapman*

Look for an announcement in your March Charter Cable bill about a major system change coming in April. Like most cable companies, Charter is going all-digital. If you relied on their analog service in the past, this will no longer be available.

Charter will charge \$7 per month per TV set for the mandatory converter box. If you complain, they will provide up to 2 years of

free converter box service, so be sure to complain.

On the plus side, Charter has announced that they will be doubling the Internet speed for some accounts at no additional charge, up to 60 Mb/sec. This is way overkill for most people, and it's unlikely the average Internet user will notice any difference. You can always move to South Korea, Japan or Finland where the service is cheaper and faster

## BAY SHORE PROPERTY OWNERS ASSOCIATION, INC.

**PURPOSE:** The purpose of this association is to maintain the safe, natural and aesthetic character of the Bay Shore Drive area.

**MISSION STATEMENT:** The Bay Shore Property Owners Association is a voluntary, non-profit association. Its mission is to provide for discussion and action on issues that impact the residential character of the neighborhood and those that affect the character of Door County.

**GOALS:**

❀ To monitor proposals for development of recreational/commercial properties that relates to and affects residential character of the neighborhood.

❀ To keep members informed of development proposals and issues that impact the residential character of the neighborhood.

❀ To educate and motivate members and non-members to preserve and enhance the natural, visual and historic resources of the area.

❀ To encourage management of growth through effective town, city and county land use planning and zoning.

❀ To form an alliance with other existing property owner associations.

❀ To address other issues that affect Bay Shore Drive indirectly but affect the quality of life in Door County.

**Bay Shore Property Owners, Inc. Newsletter,** Winter 2014 issue

Published on an occasional basis by **Bay Shore Property Owners Association, Inc.,**

P.O. Box 556, Sturgeon Bay, WI 54235 **email:** bspoa.556@charter.net **web:** bspoa.org

**Editor:** Dan Mathein

**Contributors:** Nancy Buhl, Laddie Chapman, Deborah Mancuso, Dan Mathein, Betty Parsons, Jim Schultz, Bryan Troutman

**Electronic page composition and computer expertise:** Laddie Chapman

**Printing:** Mark Goldsmith, Gateway Business Systems, Inc., Munster, IN

PROPERTY OWNERS ASSOCIATION, INC.  
P.O. BOX 556, STURGEON BAY, WI 54235

