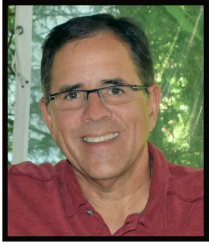


## Dollars and \$en\$e

Submitted by Eric Breisach,  
Treasurer



A synopsis  
of Bay View's  
Ready-to-Serve  
Fee ("R-T-S")

A few years ago, Bay View Association members didn't pay a "Capital Fee" or a "Ready-to-Serve Fee," but minimally funded capital costs (things like major sewer repairs, new roofs and paint on our buildings, and repaving roads) as part of their annual Chautauqua Fee. This level of funding, however, was not anywhere close to sufficient. Three years ago, the Board made a commitment to meaningfully provision for known future capital needs. These needs are not aspirational, rather they are simply what we need to keep what we have today operational. If we can set some money aside each year for future CAP-X/Major Maintenance needs, our hope is to diminish or eliminate the need for special assessments. To provide greater transparency relating to how funding from Bay View Association fees is utilized, the Chautauqua Fee is now limited to funding operations and there are two fees that fund our Association's capital costs: the Capital Fee and the R-T-S Fee. While part of the Capital Fee will be set aside for water and sewer infrastructure major repairs and replacements, all of the annual R-T-S Fee is dedicated to water and sewer needs. Most municipal utility services have a hybrid fee structure. Everyone pays attention to the usage component of their utility bills. But the other component that is commonly overlooked is a fee for having service available. For example, we don't shut off our DTE gas during the winter and every month we get a bill for about \$15. That is their ready-to-serve fee. A hybrid fee structure (i.e., hybrid in-

cludes both variable usage based and fixed charges) is most equitable for members. Bay View will begin usage-based water and sewer charges next year when all of the meters are live. However, it does not seem fair to allocate all related infrastructure maintenance costs to cottages via usage fees. Every cottage should make some minimum contribution for the repair and replacement of our water and sewer system regardless of the level of usage. Thus, the "R-T-S Fee" was implemented in 2020. Why is the R-T-S fee \$240? It was a starting place that was about half of the ready-to-serve fee charged by the City of Petoskey in 2019 (half because we are only open half of the year). While Bay View has held the R-T-S fee constant, the City of Petoskey has raised theirs substantially during the past three years. Our fixed R-T-S fee may change in future years. Last year we had our entire sewer system scoped and are waiting for the engineers to tell us what will likely need replacing, along with timing and

cost estimates. Once our CAP-X / Major Maintenance plan is updated, we can better know if the \$240 amount is adequate. As to the future of Bay View Association's annual Capital Fee and its amount – stay tuned for my next column.

### National Ice Cream Soda Day! You are invited



Celebrate National Ice Cream Soda Day outside of Wade administrative offices, porch area. June 20 from 2:30 p.m.-3:30 p.m. Enjoy an old-fashioned ice cream soda scooped by your favorite trustees, compliments of Bay View Association.

### Calling all Artists!

Small works of art auction sponsored by the Bay View Morning Council



**How?** By donating up to two small pieces of your original art, to the Fifth Bay View Morning Council Small Works Art Auction.

**What?** Any media - Pictures may be matted or framed. Include the artist's name and phone number, any Web or contact information we can use to help promote you and your art!

**Why?** The Bay View Morning Council is a group of women dedicated to raising funds to support the Boys & Girls Club recreation program. In the last five years, Morning Council has contributed more than \$25,000 to education and recreational improvements for Bay View's youth.

**When?** Create now and bring your work to Bay View in June/July 2022. We will be holding the auction online (accessible from a mobile app called BiddingOwl.com on your smartphone or computer. The artworks will be exhibited on the BiddingOwl.com page and in person during the Ice Cream Social at the Women's Council Building on July 13. Online bidding will start on July 8th at 10am and end on July 15th at 10pm.

**Where?** Entries may be dropped off in Bay View at the Gilbert's cottage (Block 41 - Lot 4, directly across Knapp Avenue from the Gateway Trail entrance to the Bay View woods.) By Tuesday July 5, 2022.

For more information email [loisblumka@gmail.com](mailto:loisblumka@gmail.com) or [jgilbert416@hotmail.com](mailto:jgilbert416@hotmail.com)