



LAKE LOUISE

A sanctuary empowering personal growth, faith, and knowledge within community.

New Lessee Application Packet

Welcome!

The Lake Louise Christian Community and its Board of Trustees welcome you and your interest in the Community and its ministry. This application is designed to give you some information about us - we want you to know some things about our Community and its responsibilities. This process will also introduce you to us. We encourage you to read the following information carefully and to call our Executive Director with any questions you may have about this application process or any of the information or forms included here:

LLCC Executive Director
11037 Thumb Lake Road
Boyer Falls, MI 49713
P 231-549-2728 * F 231-549-2729
execdirector@lakelouisecommunity.org
www.lakelouisecommunity.org (LLCC website)

The Application

A complete application for community membership and a lease with the Lake Louise Christian Community includes the following:

1. A completed Application Form. This includes filling out the information page and providing written responses to a series of questions.
2. A signed Affirmation of the Vision, Mission and Core Values.
3. Two references.
4. LLCC Lien Agreement – needed only if a loan will be used to purchase or improve the property (found in another document on the LL website).
5. The Community Buy-in Fee (see below).
6. Once we have received the five items above, we will call you for an interview with our Executive Director.

The Process

The Lake Louise Christian Community Board of Trustees approves all new lessees, lease transfers and lien agreements. Once we have received and reviewed all the written information (the first four items above), the Community Buy-in Fee, and have a personal conversation, the Executive Director will make a recommendation to the Board of Trustees regarding your application for membership and a lease. If approved by the Board, the attorney retained by the Community will be directed to prepare a lease and accompanying paperwork for your signature(s).

Community Buy-in Fee

A Community Buy-in Fee based on the site's lake frontage is required of new lessee(s) at Lake Louise when there is a cash transfer. The fee shall constitute 10% of the value of the land, based on a valuation established by the Board of Trustees. Currently, that valuation is \$1,900 per running foot of frontage, as determined by LLCC staff. A payment to Lake Louise Christian



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Community in the amount of the Community Buy-in Fee should accompany this application. Your community buy-in fee will be held in escrow until your application is approved. In the event your application is not approved, it will be refunded to you.

The Lease and Lease Transfer Fees

At the time of purchase the new lessee signs a new lease that restarts the clock for the 50-year lease term. The fees associated with a lease transfer are \$500 + LLCC's attorney's fees.

Information for Prospective Lessees

The Lake Louise Christian Community was founded in 1934 as a 501(c)(3) non-profit organization affiliated with the United Methodist Church to act as a community engaged in religious and spiritual education, charitable work, and to provide and maintain land and facilities for our mission and purpose. In short, this is a community unlike resort or vacation communities. We are a community engaged in a ministry of education and charity in support of the common good, with the following mission statement:

“We offer an environment and provide leadership for opportunities promoting healthy relationships, personal wholeness and spiritual well-being.”

You will find our Vision, Mission, and Core Values stated more fully on the Affirmation of Vision, Mission and Core Values. We encourage you to think carefully about the privilege and responsibility implied by the mission and core values of this community. While it is among the most gracious of privileges to live at Lake Louise within this Community, that privilege carries with it the responsibility to be engaged in creating a healthy community and ministry. That is why we understand the community of Lake Louise as including, but not limited to, our cottager community. The Lake Louise community includes all those engaged in our work. While we maintain and affirm our historic connection to the United Methodist Church, our community is ecumenical, and so welcomes persons from all faith perspectives willing to be connected in our desire and efforts to live within and live into a community and ministry with these values and responsibilities.

Lease Related Information

- The land and lake frontage is owned by the LLCC, a non-profit organization, and are administered by the LLCC Board of Trustees through its Executive Director and staff. Cottagers have a lease for, but not ownership of, an individual lot at the lake, agree to pay taxes and assessments on time, and to maintain the property in a clean and safe condition.
- Given that the land is owned by LLCC and cottagers own the cottage structure, Lessees pay a land tax to LLCC and a cottage tax to Hudson Township. There is also an annual assessment fee to help LLCC administer and maintain its ministry, properties, facilities, and services. Special assessments may also be approved by a vote of the cottagers and the Board of Trustees. Lessees agree to pay their land and cottage taxes, and annual and special assessments when they are due.
- Lessees agree not to rent their cottage for more than six weeks in any year without obtaining written permission from the Board of Trustees.



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- Lessees may not have their name on more than one lease at Lake Louise.
- If a mortgage or loan will be used to finance the purchase or improve the property, the Lessee and the Lessee's lender must sign the LLCC Lien Agreement, and that agreement must be approved by the Trustees. (The policy and forms are included with this information.)
- In our effort to exercise environmental stewardship with our forest, shoreline and lake, permission must be obtained from the LLCC staff to remove any tree in excess of six (6) inches anywhere, and any tree of any size within 30 feet of the shoreline. No modifications of any kind should be made to the shoreline without permission from the Board of Trustees, and then only according to applicable governmental regulations and having obtained required permits.
- The Community owns and maintains the roads and trails leading to or past one's lot.
- Use of forest trails is permitted and encouraged, though motorized vehicles of any kind are not permitted on any LLCC trail.
- The Community has Building Regulations, which can be found on LLCC's website. If a lessee wishes to make any change to the footprint of a cottage, including a deck, or add an addition or second story, a garage or storage building, the lessee must obtain permission from the Board of Trustees. A building permit must also be obtained from Hudson Township, and all improvements and changes must conform to Township building and zoning ordinances.
- Each building site may have only one residential building, one garage, and one storage building.
- Lessees are encouraged to learn the history of Lake Louise. Once membership is approved, new lessees will be given a copy of *Spring-Fed Waters: The Story of a Lake in Northern Michigan* by Ted Halsted, one of our cottagers. It tells the story of the area from before LLCC's founding to the present time.

LLCC staff will answer questions, help resolve problems, or direct lessees to solutions whenever they can. Call them at 231-549-2728.

When in doubt, call!



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Application for Community Membership & Lease

Date

Name(s)

Address

City, State, Zip

Phone

Business Phone or Cell Phone

Email

Family Members: Names and Ages (if under 18)

Your Occupation & Employer

Partner's Occupation & Employer

Faith Community Affiliation

Signed

Date

Signed

Date

Return this form and written responses to the following questions to:

Executive Director

Lake Louise

11037 Thumb Lake Road * Boyne Falls, MI 49713

execdirector@lakelouisecommunity.org

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o 231.549.2728 * f 231.549.2729

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Questions for Prospective Lessees

As indicated elsewhere, the Lake Louise Christian Community and its Board of Trustees welcome you and your interest in the Community and its ministry. These questions are designed to introduce you to the range of issues in our community and ministry – we want you to know some things about our Community and its responsibilities. Your answers will also introduce you to us and provide a starting point for our conversation.

Respond to each of the following questions in writing:

1. Tell us of your community involvement – including your faith community – and your volunteer activities (and that of your partner, if applicable), and describe how you advance the mission and purpose of the communities of which you are a part.
2. Tell us of your knowledge of and connection to the Lake Louise Christian Community, Camp and Retreat Center.
3. Why do you want to become a member of the Lake Louise Christian Community?
4. Members of the Community sign a lease that includes a number of commitments regarding our stewardship of the land and community, and sign an Affirmation of the Vision, Mission, and Core Values that entail responsibility to our neighbors and our ministry. Describe how you understand your commitment to the community and ministry, and how you will educate your family and guests about the responsibilities of community membership.
5. The Mission of the Lake Louise Christian Community is “We offer an environment and provide leadership for opportunities promoting healthy relationships, personal wholeness, and spiritual well-being.” Cottagers have a role in that mission. Describe how you will advance the Community’s mission, and what specific commitments you are willing to make.
6. The Community relies on the significant volunteer work of its members. Describe what personal or professional skills you have and could share as a member of the Community, and what volunteer efforts may interest you.
7. The mission of the Community is supported by a number of financial resources, including donors who are Community members. Would you be willing to make a financial pledge to support our ministry?
8. Describe how we can help you learn about the Community and its ministry, and how we can best keep you informed of volunteer opportunities and events.
9. What other information would you like the Board of Trustees to know when considering your application?



Affirmation of Lake Louise Vision, Mission, and Core Values

Vision

A sanctuary empowering personal growth, faith, and knowledge within community.

Mission

We offer an environment and provide leadership for opportunities promoting healthy relationships, personal wholeness, and spiritual well-being.

Core Values

- Sacred space and time
- Diversity and inclusiveness
- Community and hospitality
- Knowledge and understanding
- Spiritual growth and renewal
- Our heritage and our future

I have read and affirm the vision, mission, and core values of the Lake Louise Christian Community, Camp & Retreat Center, and commit myself to *live within* and *live into* a community and ministry with this mission and these values and the responsibilities they require.

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____



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Reference Form

Name of Lease Applicant

Name of Reference

The person above has applied for a lease with the Lake Louise Christian Community, with the mission, vision and core values stated below.

Vision

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Mission

We offer an environment and provide leadership for opportunities promoting healthy relationships, personal wholeness, and spiritual well-being.

Core Values

Sacred space and time
Diversity and inclusiveness
Community and hospitality
Knowledge and understanding
Spiritual growth and renewal
Our heritage and our future

We encourage you to visit Lake Louise's website: www.lakelouisecommunity.org. Your written letter of reference should include your address, phone, and email address in the event we need to contact you. Respond specifically to the questions and statements below.

1. How long have you known the applicant and in what circumstances?
2. Describe the applicant. Is s/he a person of integrity? What in your experience leads you to your assessment?
3. Give your assessment of the applicant's willingness to make a contribution to a community and ministry with the mission and core values described above. What leads you to think the applicant will have a positive impact on the community?

Return this form with your signed and dated letter of reference directly to:

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