



Welcome
To
Historic
Johnson's Island
2019

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Important Telephone Numbers

Marblehead Police.....	419-798-5881
Marblehead Fire Department.....	419-797-4450
Ohio Edison.....	419-633-4766
Sanitary Engineer (sewers).....	419-734-6725
Coast Guard	419-798-4444
Ottawa County Offices.....	419-734-6700
Marblehead Town Hall.....	419-798-4074
Danbury Township.....	419-734-6120
Danbury Local Schools.....	419-798-5185
Poison Control.....	1-800-222-1222

WELCOME TO JOHNSON'S ISLAND

On behalf of the Board of Trustees for the Johnson's Island Property Owner's Association welcome to Johnson's Island located in the protected waters of Sandusky Bay. Your new home in Ohio's vacationland is on a historic island that is full of stories to tell. The island is rich in American history but is also a community that is both vibrantly social as well as respectfully private. It's your choice.

We are a collection of individuals, organizations, LLC's, special interest groups, a non-profit conservation institution, and an archeological dig sponsored by a local college, all striving to make Johnson's Island the best it can be for all of us and our heirs. There are approximately 300 owners on Johnson's Island, in two separate home owner's associations, and about 40 of these are year round residents.

The two main homeowners' associations are the Johnson's Island Property Owners Association (JIPOA) and the Baycliffs Home Owner's Association (BHOA). JIPOA is the original association comprised of the homes on the perimeter of the island. BHOA was developed in the 1990's in the area surrounding the quarry which was flooded to create more waterfront property. A sub group of BHOA is the Docks at Baycliffs Association, or DAB. This a group of non-waterfront property owners within BHOA that owns docks on the two large "fingers" in the quarry. Other constituent groups include the Non-Members, a group of islanders that chose not be a member of JIPOA, which is a voluntary association. The Friends and Descendants of Johnson's Island Civil War Prison is a group sponsored by Heidelberg University that purchased 17 acres in the middle of the island and operates an archeological dig to retrieve artifacts from that period. The Johnson's Island Investment group, JIIG, a collection of islanders from both JIPOA and BHOA prevented the further development of the interior and "fingers" area of the island.

Easily obvious from a drive around the island are its main features. First, the causeway with its toll gate, navigation channel, and 2 shallow-draft waterways. The causeway was initially built in the 1970's from great sweat and monetary equity contributed by early islanders. Note the bulletin chalk board at the first stop sign. It will display both personal and island-wide messages depending on the need. After going straight at the stop sign, to the left are the JIPOA Clubhouse and the Confederate Cemetery. The latter contains the graves of Confederate soldiers who died while being held prisoner in the island's prison camp during the Civil War. The cemetery is operated and maintained by the U.S. Department of Veteran Affairs, Western Reserve Division.

Continuing down Confederate Drive right onto Baycliffs Drive, past the marina, to Woodcliff Drive, and Forest Park Drive, you can see the former limestone quarry. When the quarry operations ending long ago, Baycliffs Corporation developed the land into residential properties. They operated until the early 2000's when financing became difficult and operations were suspended.

As you drive around the old quarry, you will see many docks in the marina and a channel leading out to Sandusky Bay. The channel is maintained by BHOA. The rest of the drive is on Memorial Shoreway around the south, west and north sides of the island.

Our Board of Trustees meets the first Friday evening or Saturday morning of each month (except for January, February and March). We hold two annual meetings for our membership; one in May and the other the third Sunday in September at our clubhouse.

JIPOA is a voluntary homeowners association. Currently our dues are \$296 per year (prorated by month if you are moving here after January 1). You must be current on both JIPOA dues and road fees to have access to our

trash site. In addition, membership in JIPOA also includes access to the members' only portion of our website and our monthly email blasts emailed the first of each month. Please contact Bob Castele at 330.421.3561 if you did not join JIPOA at your home closing and wish to join. Also please fill out the contact information form at the end of this welcome packet and return it to the address on the form, whether you join JIPOA or not.

Again, welcome to the island. We hope you enjoy years of fun with family and friends in this slice of paradise!

On behalf of the JIPOA Board of Trustees,

Deb Faber Cailor, President

Brief History Of Johnson's Island

Located in Sandusky Bay, Johnson's Island at one time was known as "Bull's Island". It is recognized for its confederate prisoner of war camp and cemetery commemorative of the period from April 1862 to September 1865.

After the civil war a resort was built and opened on July 1, 1894. Small steamers from Sandusky provided transportation to the resort. However, the resort went bankrupt and later the pavilion burned to the ground. There was another attempt to start a resort in 1904. A dancing pavilion with a theatre was built and it flourished for a couple of years until Cedar Point purchased the resort and moved the buildings to Cedar Point.

Also in the early 1900's a quarry operation was started near the site of the former prisoner of war camp. By 1904 approximately 150 men were employed and a small village was established for the workers. In 1908 the quarry operation was suspended.

For many years there was little or no activity on the island. At one point a farmer and his family lived on the island and he planted apple trees, pear trees and grapes on the former prison site. His children would have to row a boat across the bay to the Marblehead peninsula and then walk to the main road to catch the school bus.

A more complete early history of the island and its part during the civil war can be found in a book entitled: Rebels on Lake Erie by Charles E. Frohman.

During the 1950's the island was purchased by the Johnson's Island Development Corporation. Lots were sold and vacation homes were built. The causeway was built between 1973 and 1974, and during the first couple of years, was barely passable at times. The home owners at that time spent many hours and money to improve and keep the causeway useable. With the causeway came additional traffic to the island and the cost to maintain the causeway increased. The decision was made to collect a fee for using the causeway and eventually a toll gate was installed.

In the early 1980's an attempt was made to restart the quarry operations. The island home owners protested and obtained a court order to ban further quarrying operations.

In the late 1980's the Bacliff's development project began with many new homes, roads and the marina.

GENERAL INFORMATION

HOME OWNER GROUPS ON JOHNSON'S ISLAND

Johnson's Island Property Owners Association (JIPOA) - A voluntary organization whose members reside on Confederate Drive or Memorial Shoreway. This organization is governed by an elected board of trustees and has two general meetings a year. The annual meetings are in May and the third Sunday in September. Members may rent the clubhouse and have use of the dumpster for their trash. There is also a monthly email blast sent to JIPOA members. In addition JIPOA sponsors events throughout the year including a Memorial Day Parade, Kayak Poker Run, January Dinner and more.

Current Board of trustee members are:

PRESIDENT:

Deb Faber Cailor, full time resident
330.352.8455
dfabercailor@gmail.com

VICE PRESIDENT:

Dean Sivinski
614.704.9565
dsivinski@sbcglobal.net

SECRETARY (minutes only)

Karen Gannon
614.208.9987
karenjmgan@gmail.com

TREASURER

Bob Castele, full-time resident
330.421.3561
robertcastele@gmail.com

MEMBERS

Mike Fite
614.893.6215
mike@f2companies.com

Rick Kuharick
440.520.6000
rickkuharik@yahoo.com

Dallas Stiles
419.360.6336
dalstiles@yahoo.com

Todd Kroehle
440.823.5250
toddkroehle@gmail.com

Baycliff's Homeowners Association (BHOA) - Members reside on Quarrystone Court, Forest Glen Lane, Baycliff Drive and Woodcliff Drive. These roads ring the quarry, which was opened up to Sandusky Bay in the late 1990's, allowing boat access to the quarry. There are approximately 120 lots in Baycliffs, not all of which contain houses at this time. As with the rest of the island, a handful of residents reside year-round. There are three elected trustees and association meetings are held in May and October. Members of the Baycliff's Homeowners association have regularly scheduled trash removal.

UTILITIES

Spectrum Cable
Ohio Edison/First Energy Electric
McRitchie Water
AmeriGas

ROADS

JIPOA does not own the roads. We just collect road fees from homeowners within the JIPOA membership area, regardless of whether homeowners are members of JIPOA or not. Many newcomers are unaware of who owns our roads and who maintains them. Following is information provided by the Road Commission.

Jl Roads and Causeway are owned by Johnson Island Investment Group (JIIG), a group of 15 Islanders who incorporated in 2005 to acquire the assets of Bay Cliffs Corporation. Bay Cliffs Corp. along with its predecessor company Johnson Island Corporation developed Johnson's Island. JIIG's primary objective was to acquire non-platted land in the center of the island and to secure it from development by creating a Conservation Easement. The Conservation Easement was formed in 2010 and is held/controlled by the Western Reserve Conservancy. Additional assets acquired by JIIG from Bay Cliffs Corp. include other non-platted parcels including the "Fingers" near the quarry entrance, certain Bay Cliffs common areas and the Island Roads and Causeway. **(Information provided by Road Commission)**

SPEED LIMIT

The legal speed limit on all Johnson's Island roads is 25 MPH. However, there are many children, pets, bicycles, joggers and walkers all using the roads so please drive slowly.

WALKING

There are walkers and bikers on the causeway, so please slow down and be on the watch for them, especially as you come up over the hill on the causeway. Bikers and walkers please be careful on the causeway. It is customary to walk on the side of the road facing oncoming traffic. Bikers should ride with the traffic. Also, it is best to wear bright or reflective clothing, especially if you are out at dusk or night.

There is a solid yellow line down the middle of the causeway...this means NO PASSING. Also, the speed limit on the causeway is the same as on the rest of the Island...25 mph. Please observe this!

GOLF CARTS

Drivers must be 16 years of age and have a valid driver's license or have a permit with a licensed driver with them to drive a golf cart.

In 2019 Marblehead Police began enforcing a law that requires ALL golf carts to be licensed on Johnson's Island. In order to license your golf cart, it must pass an inspection by Marblehead Police. Call the Marblehead

Police Department at 419.798.5881 to schedule them to come out to your home on Johnson's Island to have your golf cart inspected. After passing inspection, take that paperwork along with your title to any Ohio BMV to license it. If you don't have a title, you will need to obtain one through any county title bureau in Ohio.

Also beginning in 2019, the only vehicles, other than automobiles and bicycles, permitted on Johnson's Island's roads are golf carts per the Marblehead Police. Those vehicles, such as Gators and ATV's, are permitted on your private property only.

CAUSEWAY GATE

Gate codes change twice a year in March and September. Gate code changes will be available in the members only portion of the website and in email blasts.

If you are having construction work done, or any other big trucks coming over, please share the gate code so we can avoid replacing the gate. We do have a camera at the gate and can pinpoint the gate breakers.

Depending upon wind direction, high winds over 30-35 mph can push the gate off...and we get high winds...it is a "break away" safety feature. If this happens and it is off...please move the bar off to the side by the controllers and call Bob Cailor at 330.352.4595. Please leave a message. If high winds are forecasted, the road commission tries to remove the bar gate to avoid damage to the machine.

Many islanders are taking advantage of the remote openers for the causeway gate. A linear 3089 gate opener remote available on Amazon.com for less than \$24 for two remotes.

Key specs for the remotes are 300MHz (sending frequency) and 10 dip switches. Any unit with those specs should work. The sending frequency is located on the back of the unit. Check that it is correct when you get it. Some remotes use 290 or 310 MHz and possibly other frequencies—they will NOT work.

Programming is easy. Pop off the half cover, which gets you to the battery and dip switches. Set them so the first two dip switches are "open" and the last eight switches are "closed".

The Road commission shielded the antenna to reduce sensitivity. That means the remote openers have a short range of plus or minus 30 feet.

The remote works from either direction of travel, so you can use it to open the gate when leaving the island and avoid feeling like you are going to run into the gate before it opens. The remotes are particularly great to have when it is windy, raining or snowing. In addition, when entering you can stay in the right lane as you do not have to be to the left to access the key pad.

For questions call or text Bob Cailor at 330.352.4595.

TRASH REMOVAL

Members of JIPOA may use the dumpsters to dispose of their trash. Non-members need to make other arrangements for their trash disposal. Also, JIPOA arranges for roll-off dumpsters at specific times for large items that are not appropriate for regular trash.

All residents are encouraged to take advantage of the Danbury Township recycle bins located at 419 S. Bridge Road (Route 269).

Several times a year Danbury Township sponsors a township clean-up week when you can dispose of household items, appliances, steel and sheet metal. They will pay for Freon removal from appliances. Call 419-734-6120 or visit <http://www.danburytownship.com/> for dates and times.

Danbury Township also has a residential brush and leaf drop-off site during October and November and again in April and May during daylight hours at 310 S. Bridge Road.

If you did not receive (2) trash cards from the previous owners, please contact Deb at 330.352.8455. If you need to replace a card(s) contact Deb. New cards are \$25 each and your previous card(s) will then be deactivated.

Only those JIPOA members who are current on both their JIPOA dues and their road fees have trash privileges. Road fees are due February 15 and JIPOA dues are due March 1. We send out second notices and deactivate trash cards for those who do not join JIPOA and are not current on road fees.

If you have a problem with the trash gate call Deb Faber Cailor at 330.352.8455.

While there are four (4) dumpsters please fill them in order to keep trash pick-up costs down. The last two are sealed with bright orange tape. Please do not use these unless the other two dumpsters are full. It costs us more money to empty all the dumpsters, regardless of whether they are full or half full. Beginning around the middle of May, all four dumpsters will be available. However, please fill them in order 1,2,3, and 4 last.

For appropriate trash disposal, please follow the rules posted at the trash site, which are provided by our trash hauler Republic.

If you have a large amount of trash, contact Republic at 419.626.2454 or www.republicservices.com for your own dumpster or at least break up your trash into 2-3 loads over the ENTIRE season, instead of taking up the whole dumpster.

Consider recycling or donating items to Goodwill, Habitat Restore or other charities. These organizations take items like furniture, appliances etc. that are in decent condition.

Port Clinton Goodwill is located at 205 SE Catawba Rd., in Port Clinton (near Bassett's IGA) It is open Mon-Sat 9 a.m. to 8 p.m. and Sunday 12-5 p.m. 419.734.6042

Firelands Habitat for Humanity Restore is located at 7602 Milan Rd (Rt. 250) in Sandusky. 419.621.2207

All trash needs to be BAGGED for regular dumpsters.

CLUBHOUSE

JIPOA owns the clubhouse located near the cemetery. This is where we hold our meetings and other social events. And remember, if you are looking for a venue for your family reunion, wedding reception or a meeting, please consider our clubhouse. If you are interested in renting the clubhouse for an event contact Dean Sivinski at 614.704.9565.

CEMETERY

The cemetery is operated and managed by the U.S. Department of Veteran Affairs and falls under the jurisdiction of the Western Reserve Cemetery in Akron. Currently there is a guard at the cemetery 24/7. They are contracted by the U.S Government. All ceremonies in the cemetery must be approved by the VA.

WEBSITES

www.jipoa.com, www.thejirc.com, www.baycliffsji.com

SEVERE WEATHER INFO

When the tornado sirens are activated the township hall located at 5972 Port Clinton Road will open for residents who desire to wait out the storm.

Note: It is not unusual for us to experience high winds 20 to 30 mph with gusts over 50 mph particularly in the winter. It can be discerning the first time, but you get used to it. Also, it is not unusual for the water to rise and cover docks during inclement weather. So make sure boats are tied down.

JOHNSON’S ISLAND ROAD COMMISSION

Johnson’s Island Road Commission came into being in 2007 as the key part of a court-sanctioned settlement to litigation between Johnson’s Island Property Owners Association (JIPOA), Bay Cliffs Homeowners Association (BHOA) and certain Non-Members Island Property Owners. At issue in the suit was who controlled JI Roads and Causeway. The details of the settlement are included in the “Operating Agreement for Governance of Johnson’s Island Roads & Causeway” which can be found on the Road Commission’s website. **(Information provided by Road Commission)**

The road commission has quarterly meetings which are open for all island property owners to attend. A long-term plan and budget for the repair and maintenance of the roads and causeway, based on engineering studies, was developed by the Road Commission. This budget is reviewed each year to determine actual feasibility and each property owners’ obligation. Property owners are annually invoiced for this obligation by either BHOA or JIPOA, depending on their location.

Road Commission Members are assigned by JIPOA, BHOA, JIIG and a Non-Member. The Road Commission members for 2019 are:

- BHOA: Rick Schulz, Joe Gouker
- JIPOA: Bob Cailor, Glenn Beachy, Mike Kelty
- JIIG: Dave Klugman
- Non-Member Owners: Kevin Kirkpatrick

For additional information about the road commission visit their website: www.thejirc.com

JOHNSON'S ISLAND INVESTMENT GROUP

JI Roads and Causeway are owned by Johnson Island Investment Group (JIIG), a group of 15 Islanders who incorporated in 2005 to acquire the assets of Bay Cliffs Corporation. Bay Cliffs Corp. along with its predecessor company Johnson Island Corporation developed Johnson's Island. JIIG's primary objective was to acquire non-platted land in the center of the island and to secure it from development by creating a Conservation Easement.

The property consisted of over 60 acres of island land plus 12 lots the developer had not sold up to that point. Most of the property was undeveloped land on the interior of the island and the "fingers" area going out from the quarry. The balance was made up of a number of interior parcels as well as the marina parcel.

In 2010, a conservation easement was placed with the Western Reserve Conservancy on about 44 acres of the interior land owned by JIIG. The conservation easement permanently protects the natural and scenic resources of the property while allowing the land to remain privately owned.

Some of the property was platted into new parcels in the Baycliffs Development that were consistent with other parcels in the development and were to be sold on the open market.

The project is ongoing with disposition of some of the properties still to be determined. While not intended to make money, unexpected litigation and complications have made the contributions by the original members into largely donations to accomplish the original goal.

More information can be found at the Western Reserve Land Conservancy's website:

<http://www.wrlandconservancy.org/articles/2010/03/12/johnsons-island-property-is-preserved/>

JIPOA Member Advantage Plan

<p>TruGreen- 10% to 20% Discount based on the package purchased! They also provide preferred pricing for Ash Borer treatments</p>	<p>TruGreen Call Dan (440)-662-2208</p>
<p>Clearview Window Cleaning- 10% discount for JIPOA Members.</p>	<p>Clearview Window Cleaning Call Terry Gilbert (419)-357-9850</p>
<p>Docksmith Dock Installation and Service Preferred pricing for all JIPOA Members (beats all competition)</p>	<p>Docksmith Dock Installation and Service Call Mitchell (330)-446-8369</p>
<p>Dust Bunnies Cleaning Company 10% discount plus travel charges waived for JIPOA Members Additional Spring and Fall cleaning specials</p>	<p>Dust Bunnies Cleaning Company Call Michelle Clark (330) 844-1604</p>
<p>Paul Fox and Sons Septic Services -\$160 to clean out septic tanks 1,000 gallons or less -\$180 to clean out septic tanks over 1,000 gallons</p>	<p>Paul Fox and Sons Septic Service Call Brian (419) 609-9980</p>
<p>Norwalk Heating & Air -\$78 for AC or Furnace cleaning for JIPOA Members -Bronze and Silver discount packages available for JIPOA Members</p>	<p>Norwalk Heating & Air Call Sally (419) 433-6099</p>
<p>Armored Pest Control -\$37/month based on 7 months of seasonal service or \$259 annually</p>	<p>Armored Pest Control Call Steve (330) 690-3638</p>
<p>Culligan of Fremont \$300 discount on the purchase of two (2) new pieces of equipment to JIPOA Members</p>	<p>Culligan of Fremont Call (800) 888-9077 and mention the offer.</p>

We encourage all JIPOA Members to patronize these services and support the local businesses that support us. All service providers pledge to give our members the best service and pricing. We continue to pursue additional partnerships and publish them in our monthly email blasts.

**JIPOA CONTACT INFORMATION
PLEASE PRINT LEGIBLY**

Name(s) of JIPOA members/residents:

Johnson's Island Address:

Mailing Address (if different from Johnson's Island Address):

PHONE NUMBERS (Please circle the phone number that would best reach you)

Home telephone number:

Johnson's Island phone number:

Cell phone number(s) and name(s):

EMAIL ADDRESSES and name associated with email account (Enter as many as you would like...we will include all addressees in email blasts.)

_____ Check here if you do not have an email address and would like the blasts sent to your mailing address.

Please return form to:

**Gray & Associates
24610 Detroit Road, Suite 150
Westlake, OH 44145**

To receive email blasts and have access to trash you must be a member of JIPOA. If you have not already paid your dues or have other questions please contact Deb Faber Cailor at 330.352.8455 or dfabercailor@gmail.com