

**Welcome
To
Historic
Johnson's Island**

Spring, 2017

TABLE OF CONTENTS

Welcome

Brief History of Johnson's Island

General Information

Johnson's Island Road Commission

Johnson's Island Investment Group

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
Time Warner Cable.....	800-206-7173
Frontier (telephone).....	800-921-8101
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

Welcome To Johnson's Island 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.

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 is a group of non-waterfront property owners within BHOA that owns docks on the two large stringers 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 archaeological 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 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.

Continuing down Confederate Drive, turning right onto Baycliffs Drive, past the marina, to Woodcliff Drive, and then 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.

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 a lot of 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 Baycliff'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 quarterly newsletter published. Communication with members is through mailed newsletters and email blasts.

Bacliff's Homeowners Association (BHOA) - Members reside on Quarrystone Court, Forest Glen Lane, Bacliff 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 Bacliffs, 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 Bacliff's Homeowners association have regularly scheduled trash removal.

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

GOLF CARTS

Drivers must be 16 years of age and have a valid driver's license.

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.

All residences 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.

GATE CODE

Provided on website or newsletter

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.

WEBSITES

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

SEVERE WEATHER SHELTER

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.

JOHNSON'S ISLAND ROAD COMMISSION

The Johnson's Island Road Commission was formed to repair and maintain the roads and causeway for our entire island community.

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.

For additional information about the road commission visit their website:

www.thejirc.com

JOHNSON'S ISLAND INVESTMENT GROUP

In 2005, two islanders formed the Johnson's Island Investment Group, JIIG, with a plan to attempt to prevent any future development of a large portion of the island's interior. They solicited support from other islanders and ended up as a group of 13 members who contributed \$50,000 or more each to set the plan in motion.

With the cooperation of the owner of the land, developer Baycliffs Corporation, the group borrowed on the personal assets of the members and purchased the defaulted mortgage on the property from the bank who held it. After foreclosure, they subsequently bought the property at the ensuing sheriff's sale.

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. So, if you meet someone who is a member of JIIG, thank them for helping to preserve the island in its natural state.

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

- 1) TruGreen call Jason Accord (440) 949-9632
 - 10% discount up to 20% based on package purchased! They also provide preferred pricing for Ash Borer treatments.
- 2) Clearview Window Cleaning call Terry Gilbert (419) 357-9850
 - 10% discount for JIPOA Members
- 3) Mario's Dock Installation & Fence Installation call Mario (330) 687-9543
 - Preferred Pricing for JIPOA Members (beats all competitors)
- 4) Dust Bunnies Cleaning Company call Michelle Clark (330) 844-1604
 - 10% discount plus travel charges waived for JIPOA Members
 - Additional Spring and fall cleaning specials available
- 5) Paul Fox & Sons Septic Services call Brian (419) 609-9980
 - \$160 to clean out septic tanks 1,000 gallons or less
 - \$180 to clean out septic tanks over 1,000 gallons
- 6) Joyce Buick GMC call Jim Judge (440) 934-9141
 - "Family & Friends Pricing" and they will donate \$200 to JIPOA for every new car purchase
 - **They will also be purchasing the tee shirts for the JI 5k Fun Run**
- 7) Norwalk Heating & Air call Bob (419) 433-6099
 - \$78 for AC or Furnace cleaning for JIPOA Members
 - Bronze & Silver discount packages available for JIPOA Members
- 8) Armored Pest Control call Steve (330) 690-3638
 - \$37 month based on 7 months of seasonal service or \$259 annually

We would like to encourage all JIPOA Members to use these services to better secure future pricing. All contractors guarantee the very best service and pricing for our JIPOA Members.

We look forward to continuing to pursue additional partnerships, please continue to send referrals for additional services.

Thank You!

Rob Ross