

Village Hall Park Plan Moves Forward



Village Hall Park, a well-positioned park located just off Minnetonka Boulevard on the Hennepin County Regional Trail, has long been an opportunity ready for revitalization. In the Spring of 2023, members of the City Council, Park Board, Staff and the community began discussion and

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consideration of how the park could be redesigned or improved for better engagement by our community. This discussion resulted in several renditions of a potential Village Hall Park Master Plan that were then shared with the community at an open house event held May 11, 2023. After community input and review, a generalized Final Master Plan was created that is serving as a guide for future planning and park improvements.

With the general layout and design established, the Council and Staff began work on the funding aspects for the project that was initially estimated to cost approximately \$3.5 million.

Funding a project of this scale without dramatically impacting property taxes is a difficult task. Members of the Staff and Council began researching and applying for all available Federal, State and County Aid possible. Additionally, careful review of the annual budget and dedicated work creating opportunities to include portions of this project in the Capital Improvement Fund provided additional sources of funding. This planning and hard work has paid off, as Village Hall Park is currently being improved with new tennis courts, pickleball courts and an improved hockey rink for everyone to enjoy.

Park Improvements Continued on Page 7

2026 Draft Budget and Preliminary Property Tax Levy

The Deephaven 2025 Budget is currently in-line with projections, operating revenues and expenses are trending as anticipated year to date. The 2026 budgeting process is also well underway. This article is the first in a two-part series

covering the 2026 Deephaven Budget and will focus on the Preliminary Levy and budget drafting process; the second article will focus on the Final 2026 Budget and property Tax Levy.

Calculation of City Budgets and Levy

Cities are required by Minnesota Statute to certify a proposed preliminary property tax levy amount to the County Auditor no later than September 30th

Truth in Taxation Public Hearing Monday, December 1, 7 p.m. Deephaven City Hall 20255 Cottagewood Road Deephaven, MN 55331

of each year. The amount of the preliminary levy can be decreased, but generally cannot increase after it is certified. The City then carefully reviews the budget and financial performance from September through December to establish the final budget and property tax levy, which needs to be submitted to the County Auditor within five working days after December 20th each year. This final property tax levy is what is collected as the City's portion of property taxes the following year.

Balancing the Budget, Preliminary Levy

The City of Deephaven has three individual budgetary components that combine to form the annual property tax levy: Ad Valorem (Operating) Levy; Debt Service (Long Term Debt) Levy, and the Capital Projects and Equipment Levy. The following is an overview of how each of these levies has contributed to the 2026 Preliminary Property Tax Levy.



Deephaven Sidewalks and Trails Committee Completes Walkabilty and Bikability Study, Proposes Future Projects Around the City

Last year, the City Council appointed a Steering Committee to help develop a comprehensive trial and sidewalk plan. The goals of the trail and sidewalk plan are: 1) to determine the constraints that prevent residents from using the City's trails more often; and, 2) use the Trail Plan to solicit funding to help pay for improvements from grants like Safe Routes to Schools.

The Steering Committee solicited community input through an open house and online surveys. Community feedback helped shape the recommended improvements to the

trail and sidewalk network to promote walking and biking as safe and viable means of both exercise and transportation throughout Deephaven. The City Council will the draft Master Trail Plan at an upcoming study session this fall. The final plan can be found on the City's website: www.cityofdeephaven.org. If you have any questions about the trail and sidewalk plan or the survey, please contact Pat Smith, City's Planning Director, at (952) 358-9938 or email pat@cityofdeephaven.org.

Autumn Leaf and Yard Waste Pick-up, Saturday, November 8, 2025

The Annual Autumn Leaf Pick-up Event will be held Saturday, November 8, 2025. Leaves must be in compostable bags and placed curbside by 6:00 a.m. for the curbside collection. The bags must state that they meet ASTM D6400 standards for compositing and be "compostable." Most home improvement and hardware stores carry these bags. Bags marked "biodegradable" or "degradable" are not able to be collected, please make sure to use the proper bags.





39th Annual Rake-A-Thon Event, Saturday, October 25th, 2025

Minnetonka Community Ed is hosting their 39th Annual Rake-A-Thon event, where volunteers assist senior members of our community or other people in need with yard raking assistance and support. If you are someone that could use assistance with raking your leaves, visit the following link to sign up for services:

https://minnetonka.ce.eleyo.com/course/12301/fall-2025/rake-a-thon-2025

If you are someone interested in helping other people in our community and would like to fithe Rake-A-Thon, you can also visit the link above and sign up to help. This project and

volunteer as a member of the Rake-A-Thon, you can also visit the link above and sign up to help. This project and program is being headed up by Program Manager, Alex Fairfield-Johnson. Feel free to send an email or call him at Minnetonka Community Education with any questions you may have: alex.fairfield-johnson@minnetonkaschools.org | (952) 401-6834.

Meet Deephaven's Newest Police Officer, Zach Janisch



Officer Zach Janisch is a familiar face around Deephaven, even though he just started his position as Deephaven's newest full-time Police Officer. Officer Janisch was hired by the Deephaven Police Department on May 5, 2023 for seasonal employment as our Community Service Officer. As a CSO, Officer Janisch monitored beaches, enforced parking permit violations, addressed animal complaints and generally enforced violations of the Deephaven City Code. His work and dedication to our community made quite an impression, so when an opening with the Police Department became available, Officer Janisch was encouraged to apply.

On Monday, May 19th, the City Council voted unanimously to hire Officer Janisch contingent upon his completion of coursework and testing required by the Board of Peace Officer Standards and Training. These presented no issue at all to Officer Janisch, who completed these requirements and began his career as a full-time Police Officer with the City of Deephaven on July 1, 2025.



In his free time, Officer Janisch enjoys reading and tends to focus on books about American History. You may also find Officer Janisch enjoying the outdoors around the lakes, or perhaps at the local ice cream shop for his self-described "favorite meal." Welcome to Deephaven, Officer Janisch, thank you for working to keep our community safe!

The Curious Case of the Missing Magical Gnome



For months, a small gnome quietly made his home in the hollow of the tree outside Deephaven City Hall. He wasn't just any gnome — he was a lively gnome, a storyteller, and perhaps even a world traveler.

Clues to his daily life appeared over time. On Mother's Day, a tiny sign emerged that read: "Mom." When fishing opener arrived, our resident gnome vanished, leaving only a note that read: "Gone Fishing." Days later, our friend triumphantly returned with a trophy catch for display, proof of his journey and his exceptional fishing skill.

More often than not, residents of Deephaven were treated to new gnomly adventures, including his hollow becoming a party place for other characters including visits from Barbie and My Little Pony. Each new experience and event added a new chapter to our gnome's playful tale, delighting everyone who stopped to peek. And then... nothing. The gnome suddenly vanished. His tree hollow stood empty, until a single message appeared that read: "Summer."





Where has our magical garden gnome gone? Is he basking on a beach somewhere on Lake Minnetonka, or traveling the trails of Deephaven in disguise? No one knows. For now, the gnome's fate remains a mystery. If you are passing by City Hall, make sure to check in to see if our gnome has returned. When he does, we are sure he will have plenty of stories to share!



Beautifying Deephaven One Sign at a Time

For 55 years, Mary and Chuck Babcock have called Shorewood home, but their hearts have always been tied to Deephaven. They first discovered the city when Chuck accepted a teaching job in Hopkins and quickly fell in love. As Mary fondly puts it, "Deephaven in general is the most charming city in America."

This past spring, the couple decided to give back in a new way—by repainting all eight of Deephaven's welcome signs. From April through September, they devoted hours to carefully restoring each one with a crisp white background and bright blue lettering. "We just figured we would start, and if the City wanted us to stop, they would just 'fire' us," Mary laughed.



Projects like this come naturally to the Babcocks. Chuck taught industrial arts in Hopkins for 35 years, and Mary owned a high-end antique shop in Excelsior for 25 years. Together, they've always enjoyed hands-on work—whether it's painting, gardening, or adding landscaping touches. In fact, alongside the signs, they also planted hostas, laid mulch, and placed rocks to make a few of the entrances even more welcoming.

For Mary, the reward is simple: "Driving by and seeing the results and the beautification—it makes me happy." She also believes in helping where you can, reminding others that small contributions make a big difference. Thanks to their dedication, Deephaven's welcome signs now shine brighter than ever—a reflection not just of fresh paint, but of the care and pride neighbors like Mary and Chuck bring to the community.

Deephaven City Council & Committee Meeting Calendar

City Council Meetings: October 6, October 20, November 3, November 17, December 1, TBD / if necessary, December 15
Planning & Zoning Committee: October 21, November 18, December
Park Board: October 7, December 2



2026 Draft Budget and Ad Valorem (Operating) Levy

...Preliminary Budgets Continued



The City established a 2025 Final Budget last December with expenses totaling \$4,819,656; supported by a Final Property Tax Levy of \$4,256,885.65. The City's Ad Valorem Levy for operating expenses was \$3,164,840.65, with \$192,045 levied as a Debt Service payment for the 2019A Series Bond taken out for the Minnetonka Boulevard improvement project, and \$900,000 as a Capital Improvement levy to cover the expense of capital projects and the major equipment purchases. The Draft 2026 Budget is currently set with expenses totaling \$5,484,364. The proposed Preliminary 2026 Ad Valorem Levy for operating expenses is \$3,489,664, which represents an increase in the operating

levy of \$324,823.35 from 2025; reflecting an increase of 10.26%. There are several factors that contribute to this preliminarily projected increase, and it should be noted again that this Preliminary Property Tax Levy can be reduced; but cannot be increased, from the amounts projected herein.

In review of the Draft 2026 Budget, items contributing to the increase in operational costs include Union and Staff compensation, increases in the cost of operations for the Excelsior Fire District, and general inflationary costs in equipment and services necessary for municipal operations. A more detailed explanation and review of the 2026 Budget and Final Property Tax Levy will be provided in the second article in this series to be published in the Winter Newsletter.

Debt Service (Long Term Debt) Levy

Additional factors impacting the City's property tax levy are any bonds or other forms of long-term debt or loans the City may owe. The principal and interest of these bonds are paid annually, which is reflected as a separate line item expense in the City's Property Tax Levy Resolution. Deephaven has one outstanding bond obligation for the 2019A Series Bond issued July 11, 2019 for the Minnetonka Boulevard Street Improvement Project, in the amount of \$1,500. The 2019A Series debt will be retired in 2030, but can be called and paid early on or after February 1, 2027, for the amount of the outstanding principal and interest accrued to the date of redemption. The 2026 payment on this bond is projected to be in the amount of \$190,785; with \$160,000 of that amount being principal, \$18,500 being interest and \$12,285 being administration and accounting fees. This reflects a decrease of \$1,260 (or .66%) from the 2025 bond payment in the amount of \$192,045.

Capital Improvement Plan Levy, Funding the Future

The City of Deephaven has created a budget to help fund large infrastructure projects and the replacement cost of large pieces of equipment over time. This Capital Improvement Program (CIP) Fund operates under a concept of depreciating assets, where a portion of these large expenses is partially funded annually based upon the anticipated duration of usefulness of that asset. These annual contributions are accrued to lessen the burden or entirely cover the cost of replacement when the asset, equipment or infrastructure needs replacement.



The City Council and Staff are building out a capital infrastructure, street maintenance and equipment replacement plan that will address the aging condition and disrepair of some of the City's streets, establish an annual street maintenance and repair plan, and fund the replacement of expensive equipment needed for municipal operations. The capital infrastructure portion of this plan establishes a stepped increase in the Capital Improvement Fund for the next three years to fund a series of road projects that will repair or rebuild all of the City's roads that are in poor or

failing condition. The first of these projects is scheduled to begin next year and proposes to correct or replace between three and five miles of Deephaven roadways. The City's roadway capital maintenance and repair plan proactively supports the current and future repair and maintenance of our roadways by funding crack sealing, chip and fog sealing, maltene treatments and small area mills and pavement replacement projects on an annual basis. These methods of road maintenance and repair will extend the life of a road by decades over a road that is left to the elements and not properly maintained. Finally, the capital equipment replacement plan provides incremental funding to replace large and expensive pieces of equipment used in municipal operations.

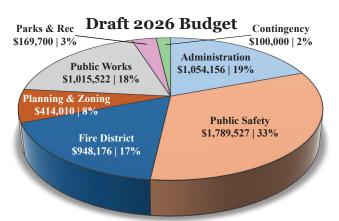


The City levied \$900,000 in 2025 to fund the replacement of a Freightliner plow truck, compaction roller for street maintenance and a Toro Groundmaster for mowing the City's parks; pay for the cost of new Police vehicles, fingerprint machine, new tasers and a new video system for the patrol vehicles and police lobby; fund the construction of a new hockey rink and resurfaced tennis courts with the addition of three pickleball courts in Village Hall Park; upgrade Council Chambers with television monitors, recording equipment and a system to record and post meeting videos on-line; and will cover the Deephaven share of a new HVAC system in the Excelsior Fire Department, the cost of an extractor to clean Firefighter gear from carcinogens, and replacement of expiring Self Contained Breathing Apparatus needed for fire rescue services.

For 2026, the City preliminarily levied \$1,000,000 as the CIP Levy; an increase of \$100,000 (or 11.11%) from what was levied in 2025, to cover the expense of a Public Works payloader needed for snow removal, tree removal and numerous other large projects; to fund the construction of a warming house to support the new hockey rink being installed in Village Hall Park; conduct an extensive street maintenance project for maltine treatments and fog and chip sealing a large area of Deephaven roadway, and to cover the engineering, televising and up-front planning and geotechnical expenses for the 2026 Street Improvement Project.

Preliminary Property Tax Levy Summary

As provided herein, the Ad Valorem Levy, Debt Service Levy and CIP Fund Levy are combined to form the City's annual property tax levy. That levy is then apportioned across all taxable properties in Deephaven based upon the market value of each property pursuant to the City's tax rate. The Deephaven City Council has set the Preliminary Property Tax Levy for 2026 in the amount of \$4,680,449; which represents an increase of \$423,563.35 (or 9.95%) from the amount levied in 2025 which was \$4,256,885.65. As provided above, this levy can be decreased (but not increased) prior to certification of the Final Property Tax Levy.



Preliminary Total: \$5,491,091

The Deephaven Tax Rate

The Tax Rate is the rate used to calculate taxes for each parcel of property in City. The local tax rate is computed by dividing the amount of the Property Tax Levy (after reduction for the fiscal disparities distribution levy) by the Taxable Tax Capacity of the City. For the purpose of taxes payable in 2026, the Preliminary Taxable Tax Capacity, as determined by Hennepin County is \$27,266,930. The Deephaven Preliminary Property Tax Levy is \$4,680,449. When the Preliminary Levy is divided by the Preliminary Taxable Tax Capacity, it provides the estimated 2026 Deephaven Tax Rate of 17.16%.

Calculating Your Property's City Tax Payment

To calculate the approximate City property tax your property will pay in 2026 based upon the preliminary levy, follow these two steps:

Step One: Convert the market value of your property into taxable tax capacity by using the following formula:

- a) 1st \$500,000 of market value x 1.0%
- b) Remaining market value over \$500,000 x 1.25%
- c) Add the results of a & b together to get the taxable tax capacity of your property

Step Two: Multiply the taxable tax capacity of your property by the City's proposed 2026 Tax Rate of 17.16%. This is an approximation of the amount your property would pay in taxes to the City of Deephaven in 2026. Please note that this will most likely not be the exact amount of taxes levied against your property. The City's property tax levy

2025 Area City Tax Rates For comparison, here are the 2025 tax rates of some of our neighboring cities: **Woodland: 9.76%** Greenwood: 11.98% Tonka Bay: 15.27% **Orono: 16.35%** Deephaven: 16.75% Minnetrista: 20.52% Minnetonka Beach: 20.82% Shorewood: 23.08% Excelsior: 25.75% Minnetonka: 37.35%

may be decreased prior to certification, and Hennepin County has not yet finalized their market valuations of property in Deephaven. Both of those factors will impact your 2026 City Property Taxes. Also note that your tax statement includes the property tax levies from the Minnetonka School District and Hennepin County; as well as other Special Taxing Jurisdictions. The second article in this series will explore the overall property tax bill and where your tax dollars are allocated.

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Conclusion: 2026 Draft Budget and Preliminary

The Deephaven City Council has set the Preliminary Property Tax Levy for 2026 in the amount of \$4,680,449; which represents an increase of 9.95% from the amount levied in 2025 which was \$4,256,885.65. The City's estimated 2026 Tax Rate would be 17.16%, which is an increase of .41% from the 2024 Tax Rate of 16.75%.

The Preliminary Property Tax Levy as presented is the most the City of Deephaven can levy in taxes payable 2026; it cannot be increased from this amount. The City Council and Staff continue to review scenarios to reduce the property tax levy for next year. The main point of discussion and consideration of the Council and Staff is how actively and aggressively road improvements should be pursued, how pro-active the City should be in maintaining and repairing our infrastructure and replacing equipment moving forward, and what priority the City should place on completing the Village Hall Park improvement plan by construction of a warming house for use in the 2026 winter season.

To learn more about the City of Deephaven proposed 2026 Budget or Property Tax Levy, please attend the Public Hearing on Monday, December 1, 2025 at 7 p.m. in Council Chambers of City Hall, 20225 Cottagewood Road, Deephaven, Minnesota 55331. The City Council may set the Final Property Tax Levy after the Public Hearing at this City Council Meeting. If you have comments or questions, please share them with City Staff by contacting City Hall (925) 474-4755 or by stopping by City Hall during normal business hours. www.cityofdeephaven.org

Skating Rinks and Winter Warming House Hours of Operation

Warming House Hours: Weekdays: 1 p.m. to 9 p.m. | Saturdays: 9 a.m. to 9 p.m. | Sundays: Noon to 9 p.m.



It's not winter yet... and as of the issuance of this newsletter it isn't even Halloween yet. Winter, however, is inevitable and will probably be here before the next newsletter is sent. So, looking forward, here are some updates about the Deephaven ice rinks.

The Thorpe Park and City Hall Warming Houses will be open, weather permitting, starting on Friday, December 5, 2025. They may open earlier, or later, depending on conditions and our ability to make and keep ice. Remember, it takes several days of below-freezing temperatures to to build a skate-able rink...



Deephaven ATV and Snowmobile Regulations

The fall and wintertime provide great opportunities for getting outdoors. ATVs and snowmobile outings are a great way to enjoy the seasons, but only where it is lawful to operate them. Some of the areas where snowmobile use is prohibited include: on public sidewalks or walkways; on private property of another without written consent of the owner of the property; and, on any publicly owned land including parks or recreational areas, except for areas expressly authorized for such use. For more information on Snowmobile and ATV regulations, visit the City's website and see Chapter 7 of the City Code: www.cityofdeephaven.org/code-of-ordinances/, or contact the Deephaven Police Department: (952) 474-7555.

2025 Minnetonka School Board Election Information

Three seats on the Minnetonka School Board are up for election, each with a four-year term. The candidates for these seats are: Karen Jordan; Taunya R. Kolbinger; William G. Schumer; Meghan Selinger; and, Chris Vitale. The Minnetonka School District is also holding a referendum and special election on November 4, 2025. You can vote in one of three ways: absentee in person, absentee by mail, or in person on election day. Absentee voting is available at 5621 County Road 101 in Minnetonka now through Monday, November 3, from 8:00 a.m. to 4:30 p.m., Monday through Friday, and on Saturday, November 1, from 9:00 a.m. to 3:00 p.m. On Election Day, Tuesday, November 4, polling for Deephaven Precincts 1 and 2 will be at Deephaven City Hall, 20225 Cottagewood Road, from 7:00 a.m. to 8:00 p.m.



For more information on the 2025 Minnetonka School Board Election, visit the Minnetonka Schools Website:

Village Hall Tennis and Pickleball Courts

...Park Improvements Continued

The three existing tennis courts in Village Hall Park had fallen into disrepair, with large cracks splitting up the bituminous playing surface and giving rise to various weeds and plants that took the opportunity to grow through them. Through careful budgeting and planning, the City was able to set aside enough funding to replace the playing surface with two tennis courts, while adding three proper pickleball courts that will be designed exclusively for that use. This project is currently underway, with design and paving to be completed this Fall. The tennis and pickle ball courts will be lined with final fencing installed in the early Spring of 2026.

The Village Hall hockey rink has been well-used and enjoyed by our community for years. Unfortunately, the grass surface has complicated ice maintenance and resulted in shortened outdoor skating seasons and the plywood make-shift hockey boards required constant maintenance and repair. Members of the Council, Park Board and Staff discussed different opportunities to build a more sustainable hockey rink that would support longer playing seasons in the winter and offer roller hockey and other active uses in the summertime. The City applied to the Hennepin County Youth Activities Grant Program and received an award of \$300,000 to help



Atlanta Thrashers Hockey Boards and Arena

with this project. That was enough funding to allow the remainder of the project expense, approximately \$250,000, to be funded through the Capital Improvement Fund and revenues that had been saved over the years for this very purpose. The project is currently under construction and will consist of an improved concrete base that will support better ice conditions and longer use in the winter months, while also providing skate-ability and summer recreational opportunities in the summer months. The lighting for the rink will be similar to that found at the Thorpe Park hockey rink, Musco lighting on fifty-foot poles will shed more light on both the rink and on the free-skate area enjoyed by families all winter long. The star of the story, however, is the acquisition of hockey boards that were used by former NHL Franchise, the Atlanta Thrashers. These boards were purchased from the former owners of the team and are being resurfaced with fiberglass specifically designed for outdoor use. The plexiglass will be removed, chain link fencing will be installed around the ends. Being initially built to NHL standards, the rink will be great for years to come.

2026 Projects and Plans

The planning and progress around Deephaven will not stop at the end of this calendar year. Through the 2026 Budget process, the Council has carved out funding to construct a warming house to support the new Village Hall Rink next Spring / Summer. The warming house plan is currently being reviewed and finalized by the Park Board and City Council and is anticipated to include space for small group gatherings, a viewing deck to enjoy both the hockey rink / free skate area as well as the T-ball fields, and proper public restrooms for use by our community.

Another project planned for next year, and perhaps the largest in Deephaven history, will begin early next spring. The City has been studying and researching needed improvements to our Deephaven roadways over the past few years. The City has been contributing to the Capital Improvement Fund to support street projects in a three-year cadence to address approximately three miles of Deephaven roadway beginning with a project in 2026. The Council and City Staff are currently working to finalize what roadways will be first in this project cadence, with each phase of the project plan being estimated to cost between \$3 million and \$5 million and will repair or replace roughly three to five miles of roadway with each project. Bonds will be issued to cover the cost of these projects, which have been planned for through the Capital Improvement Fund and Debt Service Levy. Future budgets have been designed to incorporate this expense as well, so these projects are timed to be sustainable moving forward. Additional information will be available as the final details of the 2026 project plans continue to take shape.

While Fall is in full swing, Winter is just around the corner. Here are some useful updates to help us keep Deephaven roads plowed and safe. Please check the condition of your mailbox. Mailboxes can appear to be in good condition but may have soft, rotted or damaged posts that should be replaced before the snow flies. The City is unable to replace mailboxes that are damaged due to snow being pushed up against them, it is the homeowner's responsibility to maintain their mailboxes in good condition. Please consider installing stakes off of the edge of the road along your property line for our plow drivers. If your yard is damaged by a snowplow, please reach out to the Public Works Department and we will help restore your yard in the springtime. Please move vehicles off of streets and out of city parking lots during snowfalls. Vehicles can resume parking on the streets or in parking lots once the snow event has ended and the road or lot has been cleared of all snow. Thank you for helping to keep Deephaven a safe winter wonderland.

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Mayor Carlson's Mentions

This year has been one of the best years I can remember here in the City of Deephaven, with many more great things yet to come. On behalf of the City Council, I would like to thank the City Admin Staff, Public Works Department, Police Department, Park Board, and the Events Committee for all of their hard work planning and supporting the Deephaven Quasquicentennial / 125th Anniversary Celebration this past June. We would also like to thank Makayla Kryck and the members of the Deephaven Beach Patrol for continuing to keep Main Beach safe for our community this summer.

Looking forward to this fall and winter, Village Hall Park will have a new look with newly resurfaced tennis courts and pickleball courts, and a new and improved hockey rink with fiberglass boards and LED lighting. Both of these projects are in process, with the hockey rink on track to be completed before the snow flies, and the tennis and pickleball courts set to be ready for use first thing in the spring.

We are looking forward to the changing of the seasons, and all the joy and togetherness fall and winter bring. Thorpe Park, City Hall and Children's Park will again be filled with holiday lighting, merriment and cheer. As we head into winter, please keep an eye out for snowplows and drive safely.

Wishing you and yours all the best throughout the winter season and Holidays!

Kent Carlson

Mayor Kent Carlson kentc@cityofdeephaven.org



Deephaven City Council

Mayor Kent Carlson

kentc@cityofdeephaven.org

Tom Erdmann

tome@cityofdeephaven.org

John Studer

johns@cityofdeephaven.org

Tony Jewett

tonyj@cityofdeephaven.org

Emily Scherschligt

emilys@cityofdeephaven.org

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