



Cordwood Pointer



~Message from President Brian Cullen~

Happy Spring everyone and welcome to another season/year at Cordwood Point. This past winter the weather has been a challenge all over the country, I, myself along with my wife Sally spent the entire time looking for warmer weather but did not have much success anywhere we went. As we have been travelling, I have spent many of days thinking about Cordwood Point and this newsletter and what I wanted to say to the community. There is so much on my mind I want to share with the Cordwood Point community it's going to sound like I'm rambling on. So, let's get started.....

This past year not much was completed around Cordwood Point when it comes to projects. The board spent their time this past year looking into how we want to move forward as a community and what projects we want to focus on to help improve the amenities here and how we could fund some of these projects and keep the HOA fees as low as possible. This year at the annual meeting the board is going to ask the community to vote on raising the dues \$20 more a year. This would make the annual dues just \$60 and this increase in dues also includes an increase of the late fees to \$40. This is a 50% increase in the dues and I know to some this sounds like a big increase but our last dues increase (to \$40) was a 65% increase back in 2010, that's 10+ years ago. At this rate the dues that we currently pay is not sustainable for a private community. Nothing has gotten cheaper and our amenities are not getting any younger or easier to maintain. Even with this increase Cordwood Point still has the lowest annual HOA fees in the entire area with beachfront access and with all the amenities that other HOA's don't even have. The board is ready to get to work on some of the projects that really need attention and to start planning and improving on the amenities that we already have here so I encourage everyone to vote in favor of this increase.

Continuing on with other items to discuss, this past winter I was contacted several times via email about construction guidelines within the HOA and setbacks for structures on properties. This is a good reminder that Cordwood Point follows Cheboygan County Ordinance 200 for zoning guidelines that are available online at:

http://is0.gaslightmedia.com/cheboygancounty/_ORIGINAL/fs26-1453320197-04462.pdf

Also, the Cordwood Point Bylaws & Restrictions list any other rules that might differ from the County Ordinance 200. Every member should have received (in a perfect world) a copy of the Bylaws & Restrictions when they purchased but, if you don't have a copy fear not, they are available online to every member at our association website; the Bylaws can be viewed at: <https://cordwoodpt.org/wp-content/uploads/2021/02/by-laws-10-25-2020.pdf> and the Restrictions at: <https://cordwoodpt.org/wp-content/uploads/2021/02/restrictions.pdf>

Another sensitive subject/issue that has come up over the winter and has been an on-going issue off and on in the past within the community is pets, especially dogs running free/unleashed around the neighborhood. This will be my reminder to all community members that again we are in Cheboygan County and follow the County leash laws in our community. The bylaws and restrictions do not give the board members any enforcement authority over any other community members so if there is a problem with a community pet running free the only recourse is to call the county animal control officers at 911. Board members would still appreciate being informed about these issues and will continue to try and mitigate any disagreements between members over pets but, ultimately, any enforcement will have to come from animal control officers over this subject.

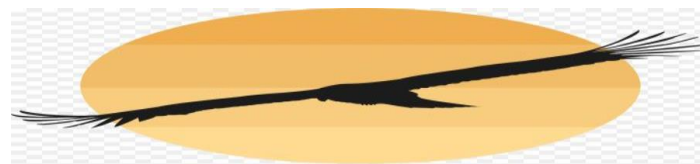
Last summer and fall as I rode my bike around the neighborhood, I heard many complaints about how poorly the parks were looking and how the landscaper wasn't doing a good job keeping the parks mowed in a timely manner. Well, the board was listening and we agree with all of those complaints. So this year we are not going to renew our contract with the previous landscaper and have instead decided to hire local community member Bill Neiman. Bill has recently retired as the Head Landscaper of the Governor's Mansion on Mackinac Island and wants to put his talents to good use for the benefit of our community. Bill has come to the board and shared his ideas and thoughts about improving the landscaping at all the parks and along the main entrance at the same price the previous landscaper charged to Cordwood. Bill also has all the equipment needed to do all required landscaping needs. Bill comes to us with a long list of credentials and we are happy to have him as a community member and our new landscaper.



Another thing I noticed this past summer, as I rode my bike around the neighborhood, are the ditches. Our ditches, all around Cordwood Point, are over grown with vegetation and is one of the biggest factors to our water drainage problems along Cordwood Trail. I have also noticed that some residents simply rake their yard clippings into the ditches which compounds the problem. I have approached some of these residents about removing the debris they are throwing into the ditch in front of their property, but the dumping continues, and the drainage problem persists. If every community member were to clean out and keep their ditches free of debris and over grown vegetation this would greatly improve our drainage problems. The board has communicated with the Township and the County but this problem is not a priority to them at the present. We need to take charge of our own community and work on fixing the problem together.

So now I am going to (hate to say it) circle back and talk a little bit more why the board is asking the community to vote for an increase to the annual dues from \$40 to \$60. The board is looking to the future and to current urgent needs. One urgent need is to replace the entrance signs along US 23. The sign at the Straights View entrance broke this past spring in a wind storm. The repairs are working at the moment but are only temporary. The bases of both signs are rotted beyond their useful life. The board has reviewed several design ideas but more research is required before we make a final decision and hire a contractor and get permits.

Another reason for asking to increase the dues is to improve the Parks. The parks have been neglected for some time and the board has come up with a plan to improve the parks and hopefully draw families back to the parks to enjoy. If you would like to be part of what improvements are done at our parks, sign up for the Parks Committee at the annual meeting this year. The board will also work with Bill Neiman to coordinate park improvements with landscaping improvements. Some of the project ideas the board has come up with for park improvements include: Permanently installed weather resistant corn hole; 2 pickle ball courts; improved basketball courts; BBQ Pavilions at Park 1 & Park 4; replace all the swings with new weather resistant swings; update playground equipment and improve the boat launch at Park 3. Along with all these project ideas we as community still need to put a little money away into savings for the future and or emergencies called Reserves. Reserves prevent us from having to ask the community to fork out extra money when an unexpected emergency happens or something needs replaced because it is beyond its useful life (: the signs on US-23). Like I mentioned before Cordwood Point has not had a dues increase in over 10 years and our current Reserves have dwindled due to rising cost increases in just the annual business expenses. This has left us with a budget that barely keeps us afloat with little money for more amenities. Again, we are still the lowest cost HOA in the Greater Cheboygan/Mackinaw area even with a yes vote to increase our dues to \$60/year.



~Message from V.P. Ron Malott~

We are looking forward to another great summer here at CPA. Upkeep and improvements to all of our parks will take time and energy. We members can do the little things simply by taking pride in our HOA. My wife Debbie will be your clubhouse coordinator/keeper and she can be contacted at djmalott84@yahoo.com, 810-624-6346. We wish everyone a great summer and take care.

Ron and Deb Malott



~Message from Social Committee~

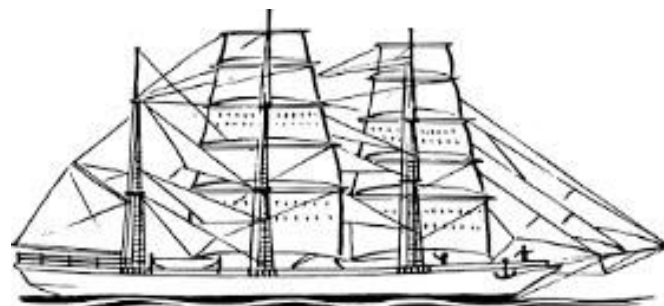
The Social Committee and Board welcomes you back for another summer/fall season!

We have some annual events returning this year (Pancake Breakfasts, Dinner at Rosa's, Picnic, Ladies Lunch, Potlucks, Harvest Dinner) & some new ones (Euchre/Game Night, Bread Making Class). Every Monday is Ladies' Crafts, 10 am to 12 noon at the Clubhouse. Bring your own craft and enjoy chatting with Cordwood neighbors.

For a successful season we really need your help and support. We ask you to please consider volunteering to help with just one event or even joining the social committee! Events are always easier when you have more people to help.

There are several other Committees such as the Welcome Committee, Condolence Committee, that need volunteers as well. Sign-up sheets will be available at the CPA Annual Meeting in June.

Hope you can join your Cordwood neighbors for an event or two!



Like Us on Facebook: Cordwood Point Association



~Cordwood Point Association Garage Sale~

It's been five years since the last Cordwood Point Association Garage sale so it's time to dig out those items you've been thinking about getting rid of. The dates of the sale will be August 4-5. We would like everyone who wants to participate in this to either sign up at the annual Association meeting on June 24th or please send an email to Steve Grabowski at mgbsteve@yahoo.com with your name and address. This way we can advertise the number of residences involved and provide a map of Cordwood showing where each of the participating garage sales are located, in addition to keeping you informed.

- * Garage sale will be from 9 a.m. to 6 p.m. each day. (Note: you may decide to open sooner or go longer – it's up to you!)
- * The garage sale is held at each participating individual's residence.
- * The Association will advertise the garage sale using various methods such as social media, signs on US 23 at the entrances, etc.
- * We ask that each residence involved place a "Garage Sale" sign out by the front of their property to help the public. (Note: the Association has some signs that we can loan out on a first come basis.)
- * In the past we had a lot of questions from the public asking where in Cordwood the other garage sales were. Therefore, a map showing the locations would help. So an idea is to publish a map on the CPA website showing the addresses participating in addition to making some flyers to drop off at each residence involved that can be given out.

~CPA Guideline Reminders~

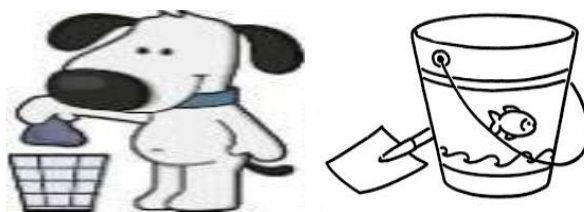
- * The speed limit is **25 mph** on all association roads. This applies to off road vehicles and snow mobiles.
- * Off road vehicle operators must wear helmets and safety gear. Children under 16 **MUST** have a certificate and adult supervision when riding.



- * Please do not litter on our roadways!
- * Please clean up your dog's waste in parks and roads!

CPA Website: www.cordwoodpt.org

- * Leash your dog when walking them in the parks, roadways, or on the beach. It is the law!



- *Constantly barking dogs are considered a nuisance. Please train them or keep them indoors.
- * Fireworks. Individual homeowners (or their renters) please be considerate of your neighbors and not set off fireworks after 11 p.m. Be mindful of the wind and/or dry weather. Clean up any fireworks debris from the beach.

~Reminders to Home Owners~

- ***Annual dues** are due no later than July 1, 2023.
 - *There is a **\$25 late fee** if paid after July 1, 2023.
 - *Bring the enclosed statement to the meeting, use the new online payment service, or mail it to:

Cordwood Point Association
P.O. Box 201
Cheboygan, MI 49721
- * **Clubhouse Reservations:** The Clubhouse is intended for members with their dues up to date, their families, and guests.
 - *Reservations must be made at least 48 hours ahead of the function.
 - *Members seeking to rent clubhouse must be up to date with dues.
 - *There is a \$50.00 reservation cost with \$25 returned after satisfactory inspection of the Clubhouse and Park #1!
 - *Reservations can be made on the CPA website at www.cordwoodpt.org (Clubhouse Reservations).
- * **Entrance Signs:** watch for event reminders.
- * **Kiosks:** check for news and social events. These are located in parks 1 and 3.
- * **Park Usage:** Parks are for members and their guests. Please keep them clean.
 - *The parks are closed from dusk to dawn.
 - *Children under 12 must have an adult present when playing the parks.
 - *Please respect those living next to the parks.
- * **Renters:** Please make sure if you rent your home that renters follow the CPA By-Laws, Restrictions, and Guidelines.
- * **Building Permits:** Obtain building permits from the CPA Building Committee for new houses, adding to houses, garages, storage buildings and fences. Contact Ross Bell at 231-627-4859.

Like Us on Facebook: Cordwood Point Association

~Message from Treasurer Mike Clemente~

Greetings CPA Members,

I am completing my fifth year as CPA Treasurer. I work with the finances for the Association along with keeping an accurate list of the 320 CPA owners and their dues payments. Nearly all of the CPA owners are current with their dues at this time. If you are not, a reminder note is included with this newsletter.

The CPA Annual dues assessment is the ongoing maintenance of our common properties, e.g., the Clubhouse and the four parks, real estate property taxes, utilities, and normal business expenses such as office supplies, fees, and social committee expenses.

All members are receiving paper copies of the Annual Newsletter this year. If you would like this newsletter emailed to you in 2024, sign and return the form on the dues notice page. If you have any questions about dues or if you have any changes in mailing address or ownership of your property, please contact me at 734-476-5407. Remember – annual dues need to be paid by July 1, 2023 to avoid the \$25.00 late fee.

~Welcome New Members~

Of our 320 members, 53 are new members since June 2020. Welcome to the new 17 Association members:

A/D. Argiro,	A. Clark/M. Hiraga,
M. Colasanti/S. Doestch,	K/D. Davis,
E. Fisher/D. Springer,	R. Frederick,
C. Gaertner,	W. Kozlowski,
R/T. Manning,	S. Morence,
T. Niles/M. Robitaille,	L. Parnell,
S. Rifenberg,	A/E. Smith,
D/A. Warden,	D. Wicher/G. Marten,
R. Williams.	

~For Your Information~

CHANGE IN PROPERTY OWNERSHIP CONCERN: Any new owner assumes the outstanding dues for the previous owner whether or not told before the sale or transfer of ownership of the property. This information is in the CPA Restrictions document (Section 3c page 3).

A few new owners in the past years have been surprised to find that they owe delinquent dues because the old owner did not tell them!

A title company always checks with the Association on association dues that still may be owed by the seller before the closing so that a clear title can be given to the new owner. A Quit Claim Deed or a name transfer document submitted to the Cheboygan County Register of Deeds does not involve this check on dues still owed and in this situation the new owner is billed for the delinquent dues.

VOTING: Only ballots collected by the annual meeting day will be counted in the voting process. Only members who are up to date with their dues including their 2023 Annual Dues will have their votes counted as stated in the Association By-Laws.

~CPA Board Positions Available!~

We currently have three open positions on the Cordwood Point Association Board. This is a wonderful opportunity to see how things operate, meet people, make new connections.

I am up for CPA Board re-election this year, and I am running again as secretary. I enjoy working on the board with my fellow members and have learned much. It has been learning process, have met many new people.

My family has been up here for over five generations. We have lived in Cordwood since 2018. Many people tell me that they have found me easy to deal with, firm but fair while working full time while fostering children and a dog.

Thank you for your time and hope to see you on the Board!

Sincerely,

Victoria West

Cordwood Point Association 2023 Annual Dues Notice

Billing Statement for 2023 Fiscal Year Statement Date: May 10, 2023	Amount Due: \$40.00 <i>\$25 late fee if postmarked after July 1, 2023</i>
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Two ways to pay your CPA Annual Dues!

1. Write a check or money order payable to: Cordwood Point Association. Return your payment, the information box below, and CPA Ballot envelope by the annual meeting.
2. Use a credit card on the Dues Payment link on the CPA website (cordwoodpt.org). A fee is added for this service. Follow the website directions. Return your CPA Ballot envelope by the annual meeting.

Return Address: Cordwood Point Association PO Box 201 Cheboygan, MI 49721-0201

If you have delinquent CPA dues from a previous year, or you have already paid your 2023 CPA Annual Dues, a note is included with your newsletter.

Billing questions? Contact Mike Clemente (CPA Treasurer)
at (734)-476-5407 (text or leave a message) or mclemente@wowway.com

Please detach and send with payment and ballot.

The information below is used for CPA purposes only and will not be shared with any other entities.

Member(s) Name: _____

Cordwood Address or Lot #: _____

Mailing Address: _____

Phone: (Home / Mobile): _____

Email: _____

Amount paid: **\$40** 2023 annual dues payment if paid by check or money order.

Other amount: _____ includes 2023 dues and outstanding dues from previous years.

Some residents receive the CPA Newsletter by electronic mail. If you would like to request your Annual Newsletter and the Notice of the Annual Meeting of CPA Members to be delivered by electronic mail via the email address listed above, please sign and date below. Please **do not** sign if you **do not** want this email delivery.

Name: _____ Date: _____

Cordwood Point Association 2023 Annual Ballot

- | YES | NO | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Increase CPA Annual Dues from \$40 to \$60, beginning with the 2024 Fiscal Year |
| <input type="checkbox"/> | <input type="checkbox"/> | Increase CPA Annual Dues Late Fee from \$25 to \$40, beginning with the 2024 Fiscal Year |

BOARD OF DIRECTORS NOMINEES – PLEASE VOTE FOR NO MORE THAN THREE

Term - June 2023 to June 2026

- | | |
|------------------------------------|--|
| <input type="checkbox"/> Viki West | <input type="checkbox"/> Write in vote _____ |
| | <input type="checkbox"/> Write in vote _____ |
| | <input type="checkbox"/> Write in vote _____ |

**Cordwood Point Association – Proposed Annual Operations Budget
2023 Fiscal Year – June 1, 2023 to May 31, 2024 (as of 4/26/23)**

	2020	2021		2022		2023
	Fiscal Year	Fiscal Year		Fiscal Year		Fiscal Year
	Actual	Budget	Actual	Budget	Actual (as of 5/1/23)	Proposed Budget 320 CPA owners
INCOME						
Dues	\$13,420.00	\$12,840	\$12,802.00	\$12,840	\$16,617.00	\$12,800
<i>Includes dues paid for future years:</i>	<i>\$210 for '21 FY</i>		<i>\$232 for '22 FY</i>		<i>\$240 - '23 FY (6) \$40 - '24 FY (2)</i>	
Clubhouse Rental	\$0.00	\$100	\$100.00	\$100	\$200.00	\$100
Miscellaneous <i>(Bank Interest, Reimbursements, Donations, Social Committee, etc.)</i>	\$10.00	\$250	\$532.97	\$250	\$578.52	\$250
TOTAL INCOME	\$13,430.00	\$13,190	\$13,434.97	\$13,190	\$17,395.52	\$13,150
EXPENSES						
Contract Services <i>(Open/close clubhouse, clubhouse coord. Landscaper, PNC, website, etc.)</i>	\$2,330.76	\$2,100	\$2,416.01	\$2,400	\$2,211.88	\$2,700
Supplies <i>(For cleaning and clubhouse needs)</i>	\$0.00	\$350	\$5.50	\$350	\$0.00	\$350
Insurance <i>(Clubhouse, parks and common areas)</i>	\$2,894.82	\$2,900	\$2,928.82	\$2,900	\$100.00	\$3,000
Maintenance/Repairs/Cleaning <i>(For parks, clubhouse and entrances)</i>	\$1,528.74	\$800	\$319.75	\$1,500	\$1,530.00	\$1,800
Office Supplies/Postage <i>(For CPA Board Activities)</i>	\$897.75	\$600	\$193.89	\$700	\$1,063.42	\$900
Legal Fees/Court Filings <i>(Surety Bond, State of MI, Register Doc)</i>	\$180.00	\$250	\$120.00	\$250	\$152.00	\$250
Property Taxes <i>(Benton Township – summer & winter)</i>	\$2,741.22	\$2,700	\$2,781.03	\$2,900	\$2,863.15	\$3,000
Utilities <i>(PIE&G – Includes Capitol Refund)</i>	\$1,692.26	\$1,550	\$1,645.21	\$1,750	\$2,115.64	\$2,200
Miscellaneous Fees & Charges <i>(Bank, County, Township fees)</i>	\$0.00	\$50	\$57.79	\$50	\$27.50	\$50
Social Committee <i>(Expenses for events sponsored by Social Committee, less money collected)</i>	\$0.00	\$800	\$637.11	\$800	\$740.81	\$800
Benton Twp Road Assessment <i>(Paving Cordwood Trail in front of clubhouse lot #4 and 2 CPA parks)</i>	\$3,403.20	\$3,600				
TOTAL EXPENSES	\$15,717.70	\$15,700	\$11,105.11	\$13,600	\$10,804.40	\$15,050

Total Cash Assets – As of:	<u>5/26/2021</u>	<u>5/31/2022</u>	<u>4/26/2023</u>
PNC Business Checking Acct:	\$9,685.73	\$11,532.62	\$17,547.22
PNC Business Money Mkt Acct:	\$2,638.92	\$2,639.21	\$2,639.43
	\$12,324.65	\$14,171.83	\$20,186.65

Accounts for the 2022 fiscal year will be closed by May 31, 2023. An audit will occur before the CPA Annual Meeting. The Final Audited 2022 Fiscal Year Income and Expenses will be available at the CPA Annual Meeting. The 2023 Fiscal Year proposed budget will be voted on at the CPA Annual Meeting.

Cordwood Point May 2023 – May 2024

May 2023

Sat May 27: Memorial Day Weekend

- 9-11am Spring Welcome Pancake Breakfast
Donations Appreciated

June 2023

Sat June 10:

- 6pm Cordwood "Welcome to Summertime" Dinner at Rosa's
RSVP- Lisa Rankin (269-352-8908) or text

Wed June 14:

- 7pm Euchre/Game Night – BYO Snack, Beverage and Game

Sat June 24:

Annual Association Meeting

- **9:30am** Coffee/Meet Candidates
- **10am** Meeting
- **3pm CPA Family Picnic!** Games, Music, Prize Drawing

July 2023

Sat July 8:

- 6pm Potluck – Program 6:45pm

Fri July 19:

- 7pm Euchre/Game Night – BYO Snack, Beverage and Game

August 2023

Fri/Sat – August 4 & 5

- Community Garage Sale

Wed Aug 9

- 7pm Euchre/Game Night – BYO Snack, Beverage and Game

Sat Aug 19

- 6pm Potluck and Campfire (S'mores provided) Bring your chair!

Sept 2023

Sat Sept 2: Labor Day Weekend

- 9-11 Fall Pancake Breakfast
Donations Appreciated

Sept 9:

- 12 – 2pm – Nominal Cost

Annual Ladies Luncheon and Craft. Make your own wreath

RSVP - Lisa Rankin (269-352-7719) or text

Sept 20:

- 7pm Euchre/Game Night – BYO Snack, Beverage and Game

Sept 23:

- 11 – 2pm \$5.00 BYO Lunch & Beverage

Sourdough Bread & Pretzel Bite Baking Class

RSVP – Lisa Rankin (269-352-7719)

Oct 2023

Sat Oct 14:

6pm **Harvest Dinner**

RSVP-Glenda Grabowski(989-430-5573) or text

May 2024

Sat May 25: Memorial Day Weekend

- 9-11am Spring Welcome Pancake Breakfast
Donations Appreciated

2023 Cordwood Point Board Meetings

Saturday's - 9:00am at the Clubhouse

May 27

June 24 – Annual Meeting 10:00am

July 22

August 26

September 23

October 14

The Social Committee and Board welcomes you back for another season! For a successful season we need your help and support. Please consider volunteering to help with one event or even joining the committee!

New Events:

- **Euchre/Game Nights**
- **Sourdough Bread & Pretzel Bites Class:** Learn how to make sourdough bread & Pretzel Bites from our resident Cordwood bread expert! Cost is \$5.00. RSVP Lisa Rankin at 269-352-7719

Coming Back: *Welcome Back Dinner at Rosa's June 10th *Annual Ladies Luncheon September 9th
*Harvest Dinner Oct 14th