



### ~ Message from President Brian Cullen ~

2024 is upon us! I hope everyone had a wonderful Fall and Winter season whether you live here full time or you spend your time away elsewhere during the cold period. Sally and I spent the time away on the road from here to California, to the Mexico coast south of Arizona, to the eclipse in eastern Texas. That was 9500 miles of not thinking about Cordwood Point business and paying attention to the road.

We are back home now and it's time to get back to business to get ready for the Annual Memorial Day Weekend Pancake Breakfast on May 25th; the Welcome back to Summertime Dinner at Rosa's on June 8th; the Annual Membership Meeting and Family Picnic on June 22nd. I hope all can attend and show your support as a community member and get involved in some form. Speaking of getting involved, there is one thing that the board will be asking you, the community, to do. The board realizes that we put forth and approved by the community a rate increase based on conducting improvements to the parks and around the community. The board is providing the community a list of park improvements for you to look over and to check/pick/add to/prioritize the things you would like to see happen at your parks or around the community. Based on responses the board will start putting together a short term and long term plan for the community to be able to review and vote on at future annual meetings.

Another call to get involved is for those that who want to help steer the direction of where Cordwood Point is going and join/apply/run for the board or join one of our committees. At the moment the Parks Committee is combined with Building Committee because of lack of participation. The Parks Committee helps drive the direction of what improvements are conducted at the four parks. If you want to see certain things happen at certain parks, I can only encourage you to volunteer. One last thing to mention is a temporary committee needing to be formed: the By-Laws/Restrictions Committee. It's that time again where our governing documents need to be reviewed and updated and/or sections rewritten per law. This is another opportunity to help guide the direction of our community by helping write Cordwood Point's By-Laws and Restrictions.



I am going to end this cheerleading news letter trying to get you involved for now. The board has discussed a lot of ideas, and wants to move forward with some, but we still have more questions and want to hear from the community, so please make sure you attend the Annual Meeting and join the discussion. See you all there.



We definitely have a crappy situation here. There is nothing in the world like stepping in a steamy, fresh pile of brown goo courtesy of someone's canine companion.

Cleaning up after fur family members continues to remain a huge issue around the subdivision. Nearly ten pounds of dog waste was cleaned up starting in late August 2023 to mid April 2024 by several concerned neighbors.

Many people were witnessed out on a stroll carrying hand shovels instead of waste bags with "Fifi" or "Fido" happily trailing along. Be mindful that there are security cameras on some residences. It is the law. Be responsible. Clean up after your pet. Please scoop up the poop and take it home with you.



Cordwood Point Association members are being sought to serve as volunteers on a temporary "By-Laws and Restrictions Committee" to update, modify, revise and to ensure our rules and regulations are in alignment and compliance with those of Cheboygan County. Zoning Ordinance 200 is a good example for instance.

This is a very important project that is conducted every five years. It is also a great way to get to know your fellow neighbors as well as to make networking connections. We all need someone sometime, especially when we least expect it.

Please notify any Board member or contact us through the Cordwood Point Association website if interested.

The Cordwood Point Association Board is seeking input as to what improvement and/or developmental projects you as our members would like to see in our four parks.

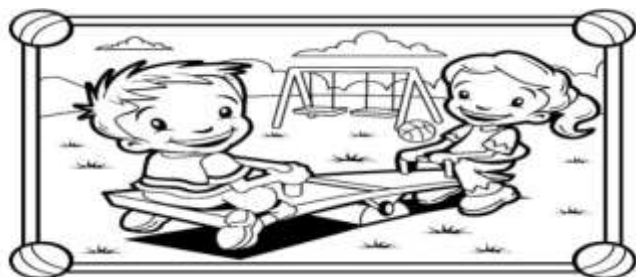
There is a blank space for you to fill in your own idea. Please rank them in order of importance to you. Cut this section out and mail it in with your dues. Thank you!

A few ideas being floated are:

- ☐ Permanent Corn Hole Courts (concrete)
- ☐ Repair Basketball Courts
- ☐ Repair Shuffleboard Courts
- ☐ BBQ stations
- ☐ New park signage & remove old signs
- ☐ Updated park rules and regulations
- ☐ Pickleball Courts (very expensive)
- ☐ Repair/replace fences
- ☐ Park Pavilion at park 4
- ☐ Beach stairs at Park 2
- ☐ Other ideas: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Please keep in mind that budget constraints are also a deciding factor in what the CPA Board can realistically do versus those that cannot be immediately pursued. It is highly recommended that members attend meetings to ask questions or with comments in the open discussion meeting section.

~ **Once Again . . . . .** ~

The speed limit is **25 mph** on **ALL** association roads. This applies to all vehicles. Cheboygan County Sheriff has been notified of a few "Hot Rod Hot Shots" zipping around subdivision roads.



The Social Committee and Board welcomes you back for the 2024 summer & fall season! Please check out the enclosed events calendar updated with new, awesome activities this year. Here is a sample of events:

- ≈ May: Memorial Weekend Pancake Breakfast
- ≈ June: Welcome Summertime Dinner at Rosa's
- ≈ July: Mexican Potluck Night
- ≈ August: Hawaiian Luau Potluck & Contest
- ≈ September: Chili Cook Off
- ≈ October: Harvest Dinner

We ask you to please consider volunteering to help even with just one event! Events are always easier when you have more helping hands to assist.

Members from other committees, such as the Welcome, Parks, and Social Committees will be present at the annual June meeting for you to chat with for further information.

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



~ **Message from Director Steve Grabowski** ~

My wife and I have been part-time residents of Cordwood since 2009 when I retired from Hemlock Semiconductor. We were familiar with the area since we had been coming to the Cheboygan area, camping at the Black Lake State Forest campground in the late 70's.

Our primary residence is in Midland, MI. We are working on becoming full time residents in Cordwood. We chose Cordwood because of its beautiful views looking out at Bois Blanc and Poe Reef in conjunction with sunrises and sunsets over the water.

I've worked on various projects during my first board such as supporting the installation of the gliders at the four parks and coordinated the Cordwood Association Garage Sale last year. I would like to continue working on further upgrades to our parks if elected for another term.

Steve and Glenda Grabowski



### ~ Not so Ship Shape Anymore ~

It is a sinking bet that most of us are aware that there are many shipwrecks located under the deep Lake Huron waters gracing our shores. One close shipwreck is located by Cordwood Point is near park # 3.

The Anna Smith was a 179-foot long, wooden propeller-driven “steam barge bulk” freighter constructed in Algonac, Michigan in 1873. The ship safely sailed the Great Lakes for years delivering various supplies to many of Michigan’s ports.

The roaring gale winds of November 27, 1889 ripped across Lake Huron where the Anna Smith was towing the schooner Red Wing to winter storage in Milwaukee, Wisconsin. The “steam barge” was fully loaded with coal, started to leak while taking on water tossing and turning in the high waves forcing her to strand and bottom out to ground in the shallows.

The second mate hopped onto a hatch cover bobbing in Lake Huron’s frigid waters in a vain attempt to reach the safe confines of shore. He never made it alive.

Freezing temperatures forced the Anna Smith’s Captain LeMay to keep remaining crew members huddling beneath decks in the coal bunkers where they lit a fire to stay warm.

A local Cheboygan tug named the Clayt chugged out to rescue the Anna Smith’s hapless captain and crew. Failure to exterminate the fire they started consumed the freighter down to the waterline.

The Anna Smith’s boiler, pipes and wooden planks can be viewed on a calm day where they rest 16 feet underwater. Lake Huron’s waves have washed most of the ill-fated ship into the records of Great Lakes history.

### ~ The Bear Food Fact ~

They are not cute or cuddly. They are awake from their mild winter naps and on the prowl for fast-food variety meals.



The DNR recommends removing any bird feeders, food from cars, trash cans, etc. nightly to prevent any “unbearable” destruction caused by tasty tantalizing temptations left about.

### ~ Poe Reef Lighthouse: Lighting the Way ~



#### Poe Reef Lighthouse circa 1932

The above image is courtesy of Lighthouse Friends ([www.lighthousefriends.com/light.asp?ID=709](http://www.lighthousefriends.com/light.asp?ID=709)).

Almost all of us are familiar with the black and white striped Poe Reef Lighthouse guarding Great Lakes freighters from the hazardous Poe Reef shoal at a depth of only 12 feet deep. Poe Reef was named after 11<sup>th</sup> lighthouse district chief engineer Orlando Poe in the early 20<sup>th</sup> century. He is responsible for constructing eight light houses in the Mackinac Straits region. The Poe Lock in Sault Saint Marie is also named after him.

Wooden boats called “lightships” marked dangerous Great Lakes passages before lighthouses lit up the scene. Lightship Vessel 62 (LV 62) measured 87 feet long originally marked the shoal and Mackinac Strait’s South Channel. LV 62’s hull was painted bright red with huge white letters of “Poe Reef” gracing both sides. A white warning light illuminated from the foremast to guide ships around the shoal. Lightships were removed from the lakes when ice formed. LV 62 was replaced with metal hulled ships, LV 96 and LV 99.

Lightships eventually sailed away with the advent of permanently, more cost-efficient lighthouses. Construction on Poe Reef Lighthouse began in 1926 and was completed in 1928. The lighthouse rests on a 60-foot square base while the rectangular tower rises 70 plus feet out of Lake Huron. The lighthouse was painted with black and white bands to distinguish it from its twin the Martin Reef Lighthouse to prevent sailor’s confusion. The lighthouse is now fully automated with fog horns and a light that shines 9 nautical miles out over Lake Huron.

The General Services Administration determined that Poe Reef Lighthouse was “Coast Guard excess” and offered it free to any local, state or educational agency. There were no takers so the lighthouse was auctioned off at \$97,000 in September 2019 and is now under private ownership.





**~ Message from Treasurer Mike Clemente ~**

Greetings CPA Members,

My wife Mary Jo and I found our Cordwood home while renting the home one summer. We vacationed for years all over Michigan, and always loved this area. We now enjoy our home with our family here year round! We are both retired teachers, and I was the Treasurer of my local teachers' union for 25 years.

I volunteered to join the Board as Treasurer at the 2018 CPA Annual Meeting and I am completing my sixth year in this position. I have implemented an online dues payment option for interested owners in the past two years. It is a pleasure to work with the CPA Board and our fellow residents. I look forward to working with the Board in planning new projects for the Association for the next three years.

**~ Welcome New CPA Members ~**

Of our **316** members, **71** are new members since June 2020. Welcome to the new 16 CPA Association members who have purchased property since June 2023:

J/J. Crups, K. Davies/E. Fineout, D. Edgar, A/S. Gillespie, R. Grantner, S. Harvey, D/K. Kao, K. Krull, J. Korepta, W. Lance, MacLean East LLC., K. Rankin, D/S. Reckman, W/S. Senger, T/K. Tiedt II, and D/J. Washburn.

**~ Voting for New Board Members ~**

Only CPA members, who are up to date with their dues, including their 2024 Annual Dues, will have their votes counted as stated in the Association By-Laws. Only ballots collected by this year's annual meeting day of June 22, 2024 will be able to be counted in the voting for new Board members.

**~ REMINDER! CPA Dues Information ~**

An important change for all members this fiscal year is the CPA Annual Dues **increased to \$60.00**. These dues must be paid by July 1, 2024 to avoid having a late fee added to the annual dues. The **late fee was also increased to \$40.00**. Both of these changes were passed by a majority vote of the 139 members that submitted ballots prior to the CPA Annual Meeting on June 24, 2023.

Around 90% of CPA owners are up to date with their dues at this time. A reminder note of what is now owed to CPA is included with this newsletter if an owner is not currently up to date with dues.

**~ Budget Items ~**

There are two new line items in this year's proposed budget. The first item is Capital Improvements. This is money budgeted for new projects proposed for our common properties. These new projects will be discussed with the members at the Annual Meeting in June.

The second item is a Rainy Day Fund. This is a savings fund for unforeseen and future expenses and will consist of 10% of the dues collected from each year. The CPA Board voted in July, 2023 to begin this fund in the 2024 fiscal year with the approval of an increase in the annual dues. This Rainy Day Fund money will be kept in its own savings account going forward.

**Remember: CPA Annual Dues of \$60.00 needs to be postmarked or paid by Monday, July 1, 2024 to avoid the \$40.00 additional late fee. CPA Annual Dues can be either paid by check, money order or online at the CPA website [www.cordwoodpt.org](http://www.cordwoodpt.org).**

Please contact me if you have any questions about dues or if you have any changes in the mailing address or ownership of your property. Please contact me at 734-476-5407 or [mclemente@wowway.com](mailto:mclemente@wowway.com).

**~ Property Ownership Change Reminder ~**

The Cordwood Point Association Restrictions, Section 3C on page 3 (can be found on our online website under "Resources") states: "The responsibility for paying current and delinquent annual assessments will pass to new property owners at time of sale or transfer whether or not notified by the selling party". A title company will check with CPA for any dues owed by the seller at the time of closing. A Quit Claim Deed or a name transfer document submitted to the Cheboygan County Register of Deeds does not involve this check. The new owner is billed for the delinquent dues in this situation.

# Cordwood Point Association – Proposed Annual Operations Budget

## 2024 Fiscal Year – June 1, 2024 to May 31, 2025

Accounts for the 2023 fiscal year will be closed by May 31, 2024. An audit will occur before the CPA Annual Meeting.  
The Final Audited 2023 Fiscal Year Actual Income and Expenses will be available at the CPA Annual Meeting.  
The 2024 Fiscal Year Proposed Budget will be voted on at the CPA Annual Meeting.

	2021 Fiscal Year	2022 Fiscal Year		2023 Fiscal Year		2024 Fiscal Year
	Actual	Budget 321	Actual	Budget 320	Actual As of 4/29/24	Proposed Budget 316 CPA owners
<b>INCOME</b>						
<b>Fiscal Year Dues Paid</b>	\$11,645.00	\$12,840	\$12,865.00	\$12,800	\$12,220.00	\$18,960
<i>Outstanding Dues paid:</i>	\$925.00		\$3,472.00		\$1,840.00	
<i>Dues paid for future years:</i>	\$232.00		\$284.00		\$295.00	
<b>Clubhouse Rental</b>	\$100.00	\$100	\$200.00	\$100	\$225.00	\$100
<b>Miscellaneous</b> <i>(Bank Interest, Reimbursements, Donations, Social Committee, etc.)</i>	\$532.97	\$250	\$578.52	\$250	\$0.00	\$250
<b>TOTAL INCOME</b>	<b>\$13,434.97</b>	<b>\$13,190</b>	<b>\$17,399.52</b>	<b>\$13,150</b>	<b>\$14,580.00</b>	<b>\$19,310</b>
<b>EXPENSES</b>						
<b>Contract Services</b> <i>(Open/close clubhouse, Landscaper, clubhouse coordinator., website, etc.)</i>	\$2,416.01	\$2,400	\$2,624.25	\$2,700	\$2,405.00	\$2,700
<b>Supplies</b> <i>(For cleaning and clubhouse needs)</i>	\$5.50	\$350	\$298.98	\$350	\$38.64	\$350
<b>Insurance [paid in May]</b> <i>(Clubhouse, parks and common areas)</i>	\$2,928.82	\$2,900	\$3,092.19	\$3,000	\$0.00	\$3,200
<b>Maintenance/Repairs/Cleaning</b> <i>(For parks, clubhouse and entrances)</i>	\$319.75	\$1,500	\$1,637.10	\$1,800	\$484.88	\$1,500
<b>Office Supplies/Postage</b> <i>(For CPA Board Activities)</i>	\$193.89	\$700	\$1,063.42	\$900	\$1,209.04	\$1,000
<b>Legal Fees/Court Filings</b> <i>(Surety Bond, State of MI, Register Docs)</i>	\$120.00	\$250	\$152.00	\$250	\$120.00	\$250
<b>Property Taxes</b> <i>(Benton Township – summer &amp; winter)</i>	\$2,781.03	\$2,900	\$2,863.15	\$3,000	\$2,965.44	\$3,200
<b>Utilities</b> <i>(PIE&amp;G – Includes Capitol Refund)</i>	\$1,645.21	\$1,750	\$2,115.64	\$2,200	\$2,001.36	\$2,300
<b>Miscellaneous Fees &amp; Charges</b> <i>(Bank, County, Township fees)</i>	\$57.79	\$50	\$27.50	\$50	\$106.86	\$50
<b>Social Committee</b> <i>(Expenses for events sponsored by Social Committee, less money collected)</i>	\$637.11	\$800	\$900.02	\$800	\$784.68	\$1,000
<b>Capital Improvements</b> <i>(Projects for CPA properties)</i>					\$5,336.20	\$3,000
<b>Rainy Day Fund</b> <i>(10% of 2024 Dues collected to be moved a savings account)</i>						\$1,896
<b>TOTAL EXPENSES</b>	<b>\$11,105.11</b>	<b>\$13,600</b>	<b>\$14,774.25</b>	<b>\$15,050</b>	<b>\$15,452.10</b>	<b>\$20,446</b>

<b>Total Cash Assets – As of:</b>	<u>5/31/2022</u>	<u>5/31/2023</u>	<u>4/29/2024</u>
<b>Business Checking Acct:</b>	\$11,532.62	\$13,581.37	\$10,354.22
<b>Business Money Market Acct:</b>	\$2,639.21	\$2,639.47	
<b>Certificate of Deposit</b>			\$5,138.04
	<b>\$14,171.83</b>	<b>\$16,220.84</b>	<b>\$15,492.26</b>

<b>CPA Membership</b> (as of end of fiscal year)	321	319	316
<b>Members with outstanding dues</b>	26	31	35
Only owe one year	8	12	14
Owe other amounts	18	19	21
<b>Number of Property Transactions</b>	31	26	26
<b>Number of new CPA owners</b>	24	19	16

# Cordwood Point Association 2024 Annual Dues Notice

(please note the change in CPA Dues beginning in 2024!)

<b>Billing Statement for 2024 Fiscal Year</b> <b>Statement Date: May 1, 2024</b>	<b>Amount Due: \$60.00</b> <b><u>\$40</u> late fee added if postmarked after <u>July 1, 2024</u></b>
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## Two ways to pay your CPA Annual Dues:

1. **Check or money order** payable to: *Cordwood Point Association*. Return your payment, the information box below, and the CPA Ballot sealed in its envelope by the annual meeting.
2. **Credit card** – use 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 in its envelope by the annual meeting.

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

*A note is included with your newsletter If you either have delinquent CPA dues from a previous year, or you have already paid all or part of your 2024 CPA Annual Dues.*

Billing questions? Contact CPA Board of Directors by email at cordwoodtrail@gmail.com **OR** Mike Clemente (CPA Treasurer) at (734)-476-5407 (text or message) or mclemente@wowway.com



Please detach this information box 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: **\$60** 2024 annual dues payment if paid by check or money order before 7/1/24.

Other amount: \_\_\_\_\_ reason: \_\_\_\_\_

In the Fall 2023, the Board invited CPA members for whom we had email addresses to opt-in to receive occasional email blasts regarding Association announcements, upcoming events, etc. If you did not receive the original communication, and would like to be added to the list, below please provide your email address above with your signature and date below. *If you have already signed up and have received emails from the Board, nothing further is needed.*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



## Cordwood Point Association 2024 Annual Ballot – BOARD OF DIRECTORS NOMINEES

*Fill out the ballot below for new Cordwood Point Association Board of Directors.*

*Place your vote in the enclosed BALLOT ENVELOPE and Seal.*

*Fill out the Ballot Envelope with Name, Cordwood Lot#/Address to prove you are in Good Standing **AND** for your vote to be counted.*

*Mail the Ballot Envelope with your dues check or bring the envelope with your dues to the CPA Annual Meeting June 22, 2024.*

### 3 Year Term - June 2024 to June 2027 – VOTE FOR NO MORE THAN **THREE** CANDIDATES

- |  |   |
|--|---|
| <input type="checkbox"/> Mike Clemente | <input type="checkbox"/> Steve Grabowski          |
| <input type="checkbox"/> Brian Cullen  | <input type="checkbox"/> Write in Candidate _____ |

### 1 Year Term - VOTE FOR NO MORE THAN **ONE** CANDIDATE

- ☐ Write in Candidate \_\_\_\_\_

# Cordwood Point Events May 2024 – May 2025

## May 2024

### **Sat May 25: Memorial Day Weekend**

- 9-11am Spring Welcome Pancake Breakfast - Donations Appreciated

## June 2024

### **Sat June 8:**

- 6pm Cordwood "Welcome to Summertime" Dinner at Rosa's  
RSVP- Kathie Murphy @ 518-937-0108 call or text

### **Sat June 22:**

#### **Annual Association Meeting**

- **9:30am** Coffee/Meet Candidates
- **10am** Meeting
- **3pm CPA Family Picnic!** Games, Prize Drawings! Hot dogs, hamburgers & chicken

## July 2024

### **Sat July 13:**

- 6pm Potluck – Mexican Night! Tacos Provided. Bring your favorite Mexican dish.  
Campfire afterwards.

### **Sun July 21:**

- Cordwood Family Bike Ride from 40-mile Point lighthouse to Rogers City. For info see website or email Steve @ mgbsteve@yahoo.com

### **Fri July 26:**

- 6pm Cordwood at Hive North downtown. Pizza provided. Live music at 7p. Games  
RSVP – Lisa @ 269-352-7719 call or text

## August 2024

### **Wed Aug 7**

- 7pm Euchre/Game Night BYOB & Snacks

### **Sat Aug 17**

- 6pm Hawaiian Luau Potluck! Pork Provided. Prize for best Costume!

### **Sat Aug 31: Labor Day Weekend**

- 9-11 Fall Pancake Breakfast  
Donations Appreciated

## Sept 2024

### **Sat Sept 14:**

- 12 – 2pm **Annual Ladies Luncheon and Craft. \$5 Wooden Stars-** see details at Kiosk RSVP Lisa @ 269-352-7719 call or text

### **Sat Sept 21:**

- 6pm Potluck: Chili Cook-Off. Bring your favorite chili (or sides) for bragging rights to Best Cordwood Chili Chef.

## Oct 2024

### **Sat Oct 12:**

6pm **Harvest Dinner.** Turkey, gravy & beverages provided. Bring dish to pass. RSVP to Lisa at 269-352-7719 (call or text)

## May 2025

### **Sat May 24: Memorial Day Weekend**

- 9-11am Spring Welcome Pancake Breakfast Donations Appreciated

### **2024 Cordwood Point Board Meetings**

Saturday's - 9:00am at the Clubhouse

May 25

**June 22 – Annual Meeting 10:00am**

July 27

August 24

September 28

October 12

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

**Mondays 10 – 12: Craft Group meets at Clubhouse. Bring whatever project you're working on.**

**New:** Themed Potlucks Mexican- Hawaiian Luau- Chili Cook Off- Cordwood at Hive North Downtown - Cordwood Bike Ride 40 Mile Point to Rogers City. **Coming Back:** Welcome Back Dinner at Rosa- Annual Family Picnic- Game Night- Annual Ladies Luncheon- Harvest Dinner.

Visit [cordwoodpt.org](http://cordwoodpt.org)-Email Blasts, Kiosks, Signs, or contact event coordinators listed for more details.