



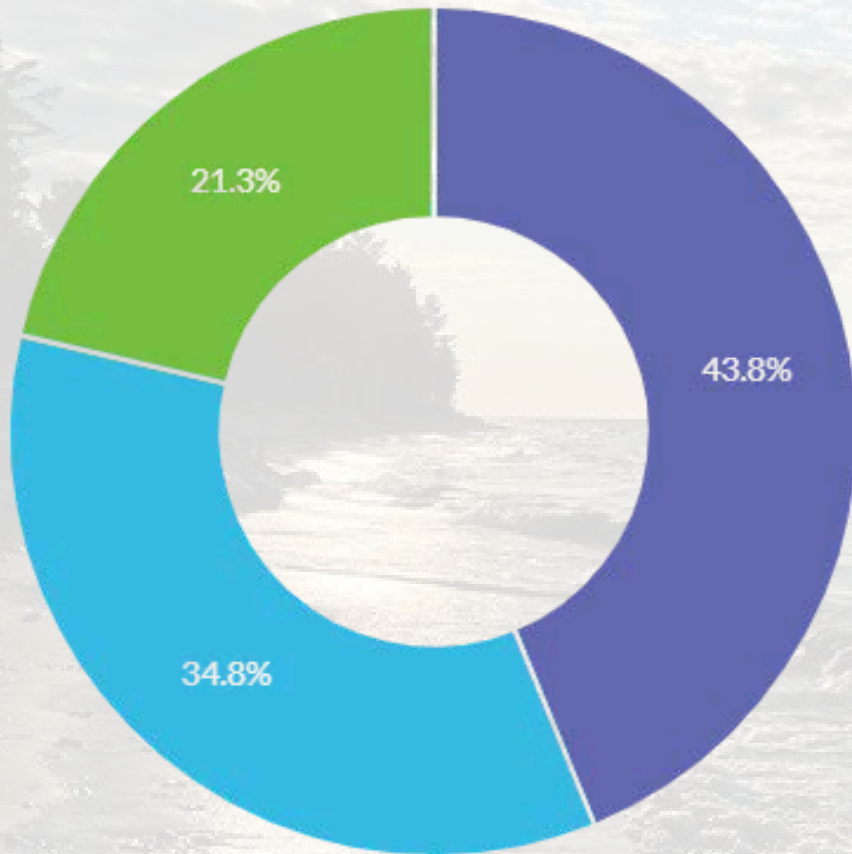
Survey Results
CORDWOOD POINT

SUMMER 2025

Q2

Are you a full-time/year around resident, seasonal resident or other (such as an owner of a short term (S/T) rental property/properties)? Optional

Multiple Choice



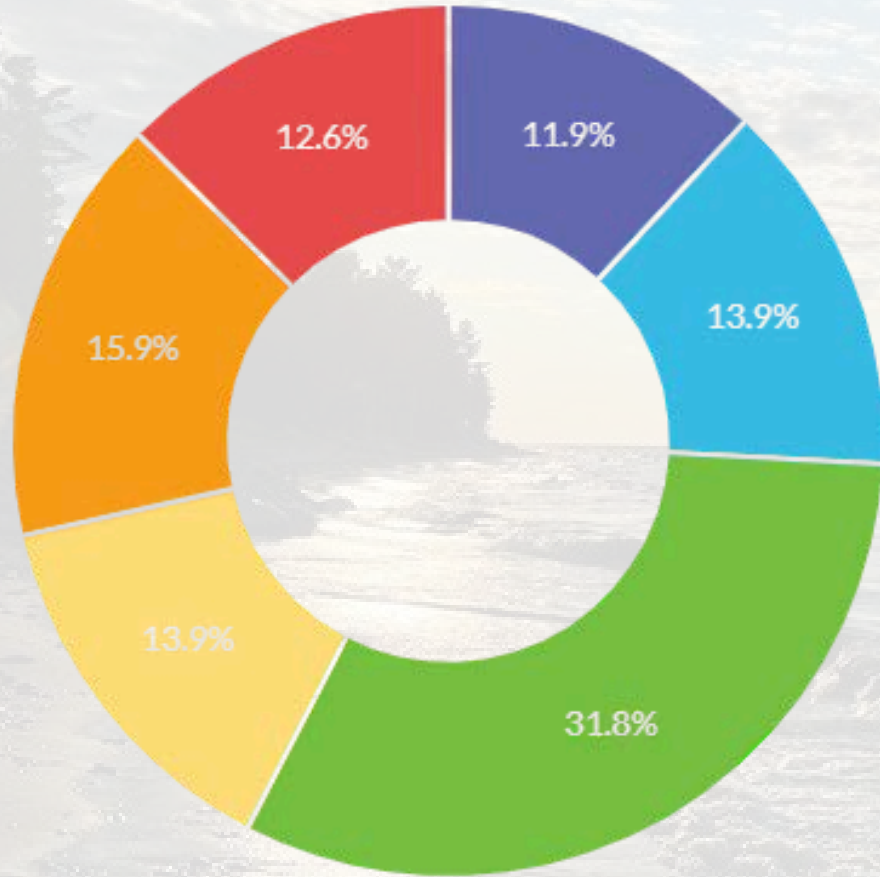
Choice	Total
● Full Time	39
● Seasonal	31
● Other	19

39 Full Time
31 Seasonal
4 Property/Land Only
20 Other
2 Did Not Answer
1 Seasonal noted "3 month summer"

Q3

On the topic of short-term (S/T) rentals within our Association, such as Airbnb, what would you like to see? You may select more than one.

Multiple Choice



Choice	Total
● Full ban of all short-term rentals (defined with a minimum stay requirement)	18
● Limit the number of S/T rentals (either as a percentage of CPA homes or a set number)	21
● Require CPA Registration (require notification a property is a S/T rental, along with requiring compliance with established set of rules and possibly a fine schedule for violations)	48
● For S/T owners who do not occupy the property at least X% of the time, assess a higher CPA dues amount annually	21
● Do nothing (allow S/T rentals as is)	24
● Additional Comments ↓	19

REMEMBER!

The question was multiple choice. Members could pick more than one answer, and the answer is likely more than one answer.



We love our neighborhood and would like to see it remain a Residential neighborhood with friends and families of residents visiting. This was the main reason we chose to build our forever home here. Please let's keep it as special in the future as it is now. People leaving garbage cans out all the time and more noise will surely have an impact on our beautiful little paradise. Thanks for asking for our input.

More rules mean more governance and resources to manage.

Need to be sure the owners provide any renters with our rules and regulations.

WHY ARE THESE SHORT TERM RENTALS IN HERE!?? THESE AIRBNB THINGS ARE COMMERCIAL BUSINESSES. WE ARE RESIDENTIAL ZONED.

Honestly not sure how you would ban them 100% let alone set a limit. For the airbnb near me, I have only witnessed the owners themselves being loud and rude -after dusk and very early morning...I have not had many issues with guests, except the fact they do not respect a campfire. Many times they will light it and leave it (Seen this several occasions summer2024) I paddle in the evenings, and it is disheartening to see a campfire burning unattended. The guests need to be more responsible of the rules and regulations. I feel like these owners of their rented property should pay a higher annual due because they are using a piece of cordwood to run a business..

Revisit if becomes problem in future

We know of current full time residents who rented out their homes for short term rental before they moved to CPA full time.

Cap the number of short term rentals at the number currently in Cordwood. If a property is sold that was used for short term rentals it cannot be reused as a short term rental by the new owner.

Make sure we have a main point of contact and to address trash cans being left out from tenants, require owner makes arrangements to have them brought in/out (ie pay someone)

Ban all short term rentals. We have lived here over 30 years. We don't want to see this turned into a resort. If they are not banned, then the other checked boxes.

I'm unsure-fine if renters don't get too wild or unless they are destructive

Doesn't matter to us. As long as people are respectful of the neighborhood.

I thought we were not allowed to have businesses on our properties???

Cheboygan and Cordwood is a community that is highly seasonal and has a long history of short term rentals. My cottage was a short term rental for over 30 years with the previous owner. Banning STR's seems extreme and inconsistent with the historical use of the area. I also respect that many people in the community live there either full time or seasonally. I have no issue with registration of STR's and some sensible guidelines to help give balance for everyone in the community.

We love our neighborhood and would like to see it remain a Residential neighborhood with friends and families of residents visiting. This was the main reason we chose to build our forever home here. Please let's keep it as special in the future as it is now. People leaving garbage cans out all the time and more noise will surely have an impact on our beautiful little paradise. Thanks for asking for our input.

It would probably be helpful if there was a minimum stay requirement of at least 7 days/nights during June, July and August. Also probably at least the limit of number of rentals would include the current rentals ("grandfathered in"). Definitely need required set rules and compliance accountability with fines for violations.



As many have asked, if S/T rentals are considered commercial businesses, how can we have them since we are zoned residential?

As an Association, our By-Laws and Restrictions govern what is allowed, especially when the Township, County nor State provides guidance*.

Per the below excerpt from our **current** Restrictions, short term rentals are permitted.

4. USE OF ANY LOT WITHIN THE SUBDIVISION

(a) Any residence erected on any lot in this Subdivision shall be a private residence for use by the owner or occupant and, only one residence may be erected on a single lot.

(b) No residence shall be used for any commercial or manufacturing purposes, except that rental/lease of properties as a permanent residence or for short-term vacation purposes is permitted. In such instances, the property owner remains responsible for all provisions of these Restrictions, to include payment of annual dues and any assessments that may be in force. Once paid, all rights and privileges of Association membership transfer to the tenant except for Association voting rights, with the understanding that willful or negligent acts of the tenant in violation of these restrictions may incur liability to the property owner for redress or correction.

***Footnote:** *The City of Cheboygan just approved a new short term rental ordinance effective July 1, 2025 limiting the number of permits for short-term rentals to 12 and none will be allowed in a residential area.*



If you've experienced issues with a S/T rental, what were your concerns? *Below is a summary of the feedback received:*

- Unattended campfires / not mindful of burn warnings / wind and smoke
- Drunk, disorderly, loud guests / late parties / loud music / fireworks outside permitted dates
- Not respecting quiet hours
- Heavy traffic / high activity for close neighbors
- Speeding
- Trespassing
- Transient renters
- Unleashed dogs / not picking up after pets
- Trash cans left out for days, unsightly and attracts animals
- Use of Member Only facilities (i.e. parks)
- Detraction from peaceful community and surroundings

“As someone moving into the neighborhood, I am looking for safety. People should be allowed to have family and friends use their homes. for example, house sit. But strangers coming in with no vetting is dangerous.”

On the flip side, only 18 of respondents reported having experienced issues with short term rentals and their guests. *Hear from one of our S/T hosts:*

We have had no issues. We have never had a single neighbor complaint about any of our guests, and our neighbors have been SUPER kind & helpful to us and our guests if ever in need. We have many rules and guidelines in place to help negate any negative impact on our neighbors (quiet hours, etc). We never want any issues as our family knew some of our neighbors personally before we even bought the home, and they have always been kind & wonderful.

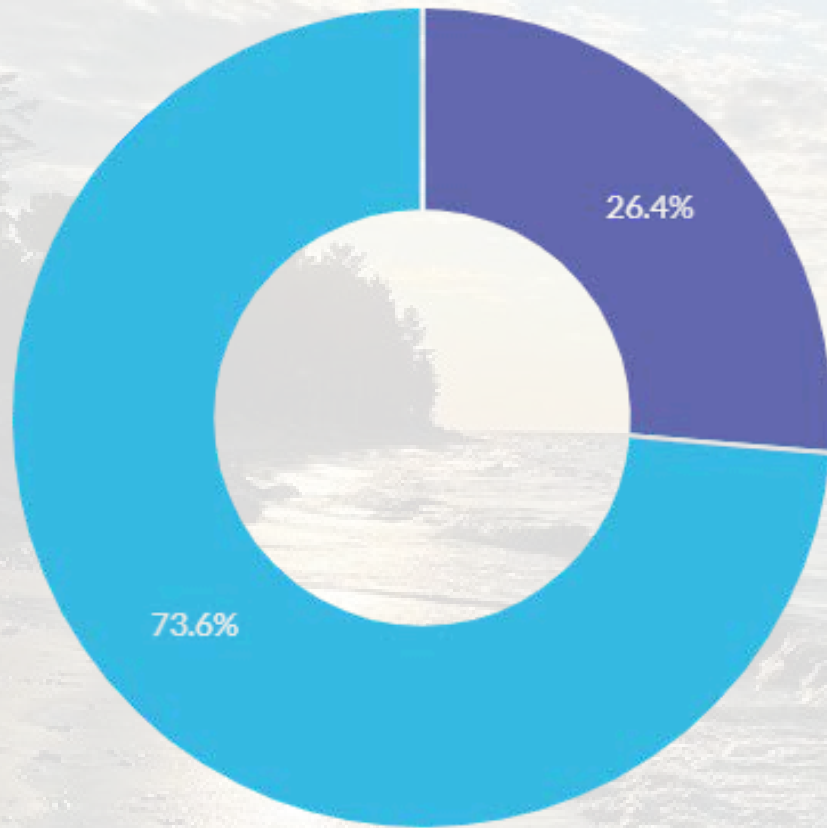
*It is our eventual goal to not rent our home as much, but for now, it is paying off unforeseen costs of a MAJOR renovation (and a lot more renovation to come) that was *needed* when we purchased (most of which wasn't found during our inspection).*



Q5

Do you regularly attend CPA's Social Committee functions such as potlucks? Regularly is defined as at least two or three events a season.

Multiple Choice



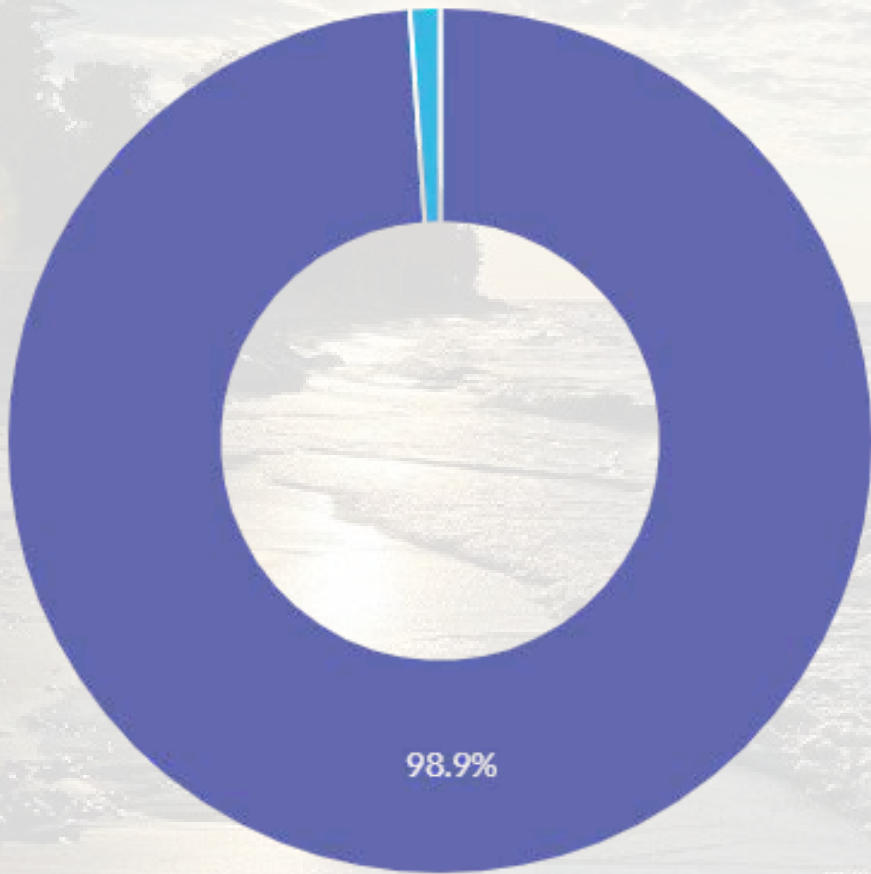
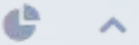
Choice	Total
Yes	24
No	67

Non-attendees cited scheduling/timing as the main barrier.
Attendees enjoy current events and want more variety.

Q8

Did you know CPA members can rent our Clubhouse?

Multiple Choice

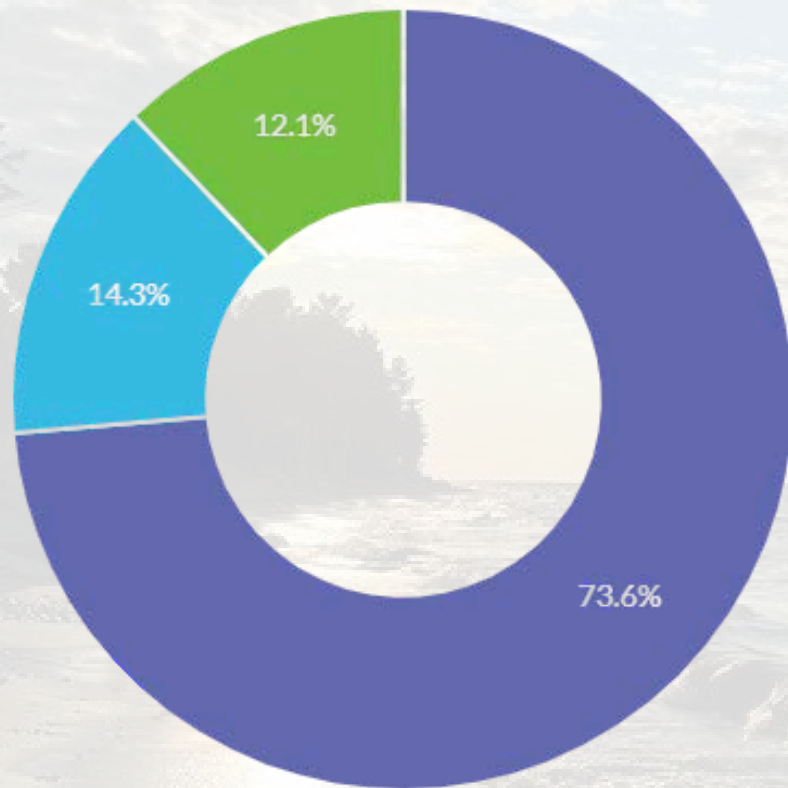


Choice	Total
● Yes	90
● No	1

Q9

Our current Clubhouse rental fee is \$25 + a \$25 refundable cleaning deposit (if cleaned post-event).
Would you support an increase to \$50 + \$50 refundable cleaning deposit, allowing more funds to go...

Multiple Choice



Choice	Total
● Yes	67
● No	13
● Other	11

“OTHER” Suggestions and Comments:

\$35/70 | Unsure | Raise, but not double | Refundable damage deposit (*already have*)

Raise for indirect renters, not CPA members

No + noted "just had an increase in dues, maybe a separate higher rate for non CPA groups"

Yes + noted make it easier to rent, not sure who to contact

No + noted they regularly rent the Clubhouse, but if it's higher, they won't

No + noted "more income = more stuff = more maintenance = more fees. Difficult for fixed income residents. Keep it simple."

Yes + noted seems reasonable, but should be relative to cost to operate

A scenic view of a beach at sunset. The sun is low on the horizon, casting a golden glow over the sky and reflecting on the wet sand. Waves are crashing onto the shore, creating white foam. The sky is filled with scattered clouds, and the overall atmosphere is peaceful and serene. The text "THANK YOU" is overlaid in a large, bold, blue font on the right side of the image.

THANK YOU