



~ Message from president Brian Cullen ~

It's hard to believe we are already in 2026 and yet again for a second year in a row we have had to endure another harsh winter storm, this time causing a Snow-apocalypse for the entire community. Again events like this show us how neighbors come out to help neighbors when the need is great. That is what community is all about. I want to thank all of you out there who helped neighbors get out of their houses after the big snow. You know who you are out there. Thank you for being there for your neighbors.

Near the end of the 2025 season it was proposed to the association and was sent out to the members asking you to vote for a change to our Bylaws and restrictions on October 25. Due to a clerical error I made a motion at the October 11, 2025 board meeting that we should postpone the vote until the 2026 annual membership meeting with the majority of the board approving this motion. This action would give us time to fix our clerical error(s) and give the community time to ask questions about what was being proposed since the majority of the community had no idea what was going on. With this newsletter there are point papers provided by the Bylaws committee and from a group of STR owners. With these point papers both sides discuss pro's and con's on this serious subject that affects us all in one way or another. Please review all the information provided and if you have more questions email the Board or come to the annual meeting to discuss further. Remember we are an Association of Members (full time or not) so please be respectful to one another over this on-going issue.

So the new season is upon us and the Parks are looking inviting. They have been cleaned up and are ready for use. I don't know if anyone had noticed but our local neighborhood caretakers Bill and April were not the ones who were doing the clean up. Bill fell down this past winter on some ice and hurt himself badly to the point where he can't do the parks maintenance this year. He is still in recovery mode but is progressively on the mend and hopeful to be back at doing the things he likes later this year.



In the meantime we have contracted with Michael Drozdowski of Dee Zee Lawn Care to take care of the park maintenance for the 2026 season. There are several community members that have been utilizing his services at their properties for a while now and all had good reviews of his work. If you happen to see Michael out there working in the parks give him a hello and let him know how he is doing. Also along with saying hello, don't forget to let Bill and April know how much you appreciated all the hard work they did in taking care of the parks. Thank you Bill and April!

As I close out this annual message to the community, I would be remiss if I didn't mention about the need for volunteerism. We have plenty of committees that all of us can and could/should get involved with. Today even more than ever we need people within the community to volunteer to help out with all sorts of things. The Social Committee always needs volunteers with all the events they plan for the community for the year. More than ever the Parks Committee needs volunteers to help with the maintenance at each of the parks like fence repairs and safety issues needing to be taken care of. The By-Laws and Restrictions Committee needs volunteers to help steer the community into the future by recommending changes to our governing documents. If you have any interest in any of these critical committees that benefit the community please be sure to sign up at the annual membership meeting for the committee you are interested in or send us an email at <https://cordwoodpt.org/contact-us/>.



~ Message from secretary Victoria West ~

**WE** have reached a critical crossroads here in Cordwood Point Subdivision. Most of you have expressed to me over the past year how frustrated, angry and tired you are of certain issues plaguing us.

Do not be afraid. You are not alone. Be heard.

Choose not to vote and lose your voice letting others decide for you. It is your risk.

Please vote. You matter. Your voice counts.

I beseech you to vote. Cordwood Point is home or your home away from home. It is home for most of us.

**Your choice, your voice, your vote.**



**~ Did you know? You can rent the Clubhouse! ~**

**HEY**, did you know that you can rent the Clubhouse??!!

That is right! For \$35.00 and a \$35.00 cleaning deposit, which is returned after cleanup. You can have a great place to have a Birthday Party, a Graduation Party or just a get together for CPA Members family, friends and guests only. It accommodates 60 people. Chairs and tables are provided with waterfront access to beautiful Lake Huron!

If you are interested or have any questions you can go to the website <https://cordwoodpt.org> or call our energetic Clubhouse Coordinator Michele Huds at (231) 268-2705!!

**~ A Continued Growing Update ~**

We have had many requests for updates on the baby giant Sequoia trees and Cedar Redwoods that were discovered on a vacant lot last year.

The guardians of these trees are happy to report that all giant Sequoias are doing okay minus a little winter burn. One of the Cedar Redwoods was unfortunately crushed by a fallen Oak tree limb last October.

The remaining two Cedar Redwoods are adapting to their new home. The location of the trees remains secret for their protection.



**~ Ongoing Neighborhood Issues ~**

There have been reported increases in speeding, noise, loose pets and trespassing. There was a recent incident of drag racing on Cordwood Trail.

Please call the Cheboygan County Sheriff to report issues at: (231) 627-3155.



Please call Cheboygan Animal Control at 911 and ask for an animal control officer in regards to issues regarding loose pets, failure to clean up after a pet, animal or other pet issues.



**~ Meet the Cordwood Clubs ~**

These year-round clubs were formed by your neighbors to keep socializing and active long after the warm weather has abated and the dreaded “S” weather word freezes our fingers and toes again. This is a great way to get to know neighbors, make contacts and new friends.

These are informal clubs that are not associated with our wonderful Cordwood Social Committee.

We have the following clubs currently at Cordwood:

- Walking
- Dinner and Movie
- Gaming (a favorite of my teenagers)
- Arts and Crafts
- Golfing
- Tennis/Pickleball
- Newsletter
- Book reading and discussion

The organizers have asked me to kindly convey that respect and courtesy are mandatory. Gossip, negativity in any form will not be tolerated.

Please contact the Cordwood HOA secretary for more information or to reach one of the clubs at [secretarycordwoodpt@gmail.com](mailto:secretarycordwoodpt@gmail.com).



~ From Your Newsletter club ~

We welcome input for next year's newsletter and are also debating putting a convenience list together of local contractors for all CPA members to utilize as they see fit. We are not advocating or advertising for these local contractors. We have just had actual positive, experience in dealing with them. Please let us know your thoughts.



Please note that we are an informal club and not a committee. A group of neighbors who gather together at our leisure developing and organizing ideas for the newsletter while socializing in general. We meet at restaurants, parks, and other places. This year we met at the Cheboygan Brewery for beer and pizza.

♥ thank you ♥  
for all you do

~ Snowmagedon Thank Yous! ~

Sincere thanks to all Cordwood Point Association residents who weathered and braved the overwhelmingly odd weather patterns this past year. From hockey ice rink-like conditions to a royal pounding from a March/April blizzard burying most of us under blankets of snow to tunnel and then plow out underneath from.



It was noted that conditions like these brought out the very best in Cordwood neighbors defining us as we really are. We witnessed neighbors helping neighbors assisting with snow removal, checking on our more senior residents helping with groceries and transporting them to medical appointments as needed. A majority of you whom were present stepped up without hesitation and automatically helped out wherever you saw was needed.

We are definitely a rare subdivision of caring, vigilant friends and neighbors looking out for each other. **Sincere thanks and congratulations to all of you!!!**



**Thank You! Yes, You!!!**

~ From Our Super Social Committee ~



Welcome back and hello to Summer 2026!

**New Social Committee Members are Needed!** Activities are winding up for the 2026 season in Cordwood Point Association.

The social committee is looking for new members to help keep the activities going for everyone to enjoy. We're a fun group with lots of ideas, but we need more people to help.

Please text Lisa Rankin at (269) 352-7719 for more information!

We have some exciting new events and more for you to check out on the calendar this year:

- Snowmagedon '26 Survivors!
- Italian & Cheboygan/Cordwood Trivia Night
- Game Day Tailgate with Nacho Bar
- Halloween Party

We also have the return of our traditional favorites:

- Dinner at Rosas Italian Restaurant
- Cordwood at Cheboygan Brewery Downtown
- Annual Picnic & Pancake Breakfasts
- Labor Day Community Garage Sale
- Harvest Dinner

The Monday morning Craft Group is returning and a new Wednesday morning chair exercise group will be starting up!

Please consider being a vital part of the social committee so Cordwood Point Association can continue to offer CPA members such fun events.

Hope to see you this season!



# MEET THE CANDIDATES FOUR VOTE COUNTS

## ~ Meet Your Cordwood HOA Board Candidates ~

Please find below a quick summary provided by some, but not all of the candidates, running for the Cordwood Point Home Owners Association Board of Directors. Only three may be elected out of the four.

All positions on the HOA are voluntary and run for a period of three years. This election term's duration runs from June 2026 to June 2029.

**Teresa Renaud:** A long-term Cordwood resident and incumbent CPA Board member. Teresa brings over 20 years of local government knowledge and experience to the table. Husband Tom and Teresa are both recently retired and love spending most of the year in Cordwood enjoying “up north” living.

**Victoria West:** Cordwood year-round resident for eight years and incumbent CPA Board secretary. It is my hope to continue increasing communication between CPA members and the board while weaving a restored sense of community back into our neighborhood fabric that I sense eroding away.

I created the Newsletter club placing the newsletter back into the hands of all of you CPA members and to give you more of a voice for input with each other and the Board. We now have over 14 volunteer members with 39 contributors this year alone.

My extensive professional career background is one of many “hats worn” encompassing a recipe of over 15 years in education and transportation combined with over 25 years in the legal and public service fields at all levels. I chose a public career over private career believing in service to others over profit. I do lend a quick hand to neighbors...and no, snow shoveling is not my new hobby!

I am new parent becoming a mom last year to two very active, respectful teenagers happily bicycling on Cordwood roads with GPS Go-Pro cameras mounted on their helmets. They love it here in Cordwood Point subdivision! We would love to keep the subdivision residential for all of our friends and neighbors in Cordwood. Let us keep the word “resident” in residential.



**William “Bill” Senger:** Bill is seeking a seat on the Cordwood Board of Directors. He is a husband, grandfather and skilled handyman bringing a lifetime of experience and a strong sense of community. He has had distinguished careers as an auditor in the oil and gas, aerospace and healthcare industries serving in leadership roles and developing expertise in solving complex financial, policy and interpersonal challenges.

Bill has a BBA in finance. He and wife Sarajane enjoy entertaining friends and spending time with their family. Their favorite holiday is “football season”!

Bill and Sarajane purchased their property in Cordwood in 2023 due to the family-friendly atmosphere and commitment to neighbor safety. Bill is passionate about preserving and strengthening those traditions by advocating for resident safety, security and opportunities for neighbors to connect and socialize.

**Adam Kotlarek:** Adam is a graduate of Michigan State University. He married his wife Alexandria in 2019. They live in Berkley, Michigan. They have been property owners in Cordwood since 2021. They are short term rental owners (STR). You can check them out on VRBO at : <https://www.vrbo.com/2369501>.



## ~ CPA Clubhouse Rental Rate Increase ~

Beginning this spring, the daily rental fee for the clubhouse was increased to \$35.

The cleaning deposit fee has also increased to \$35. This fee will be returned when the clubhouse is inspected by the clubhouse coordinator and the key is returned.

The clubhouse can be reserved on the CPA website: . <https://cordwoodpt.org/clubhouse-reservations/>



~ Notes from CPA treasurer Mike Clemente ~



Greetings CPA members!

It's hard to believe we are already in 2026.



Just a reminder that the 2026 CPA annual dues of \$60 must be paid or postmarked by July 1, 2026 to avoid having a late fee of \$40 added to your annual dues. Your dues can be paid either by check, money order or online on the CPA website ([www.cordwoodpt.org](http://www.cordwoodpt.org)). Follow the directions on the CPA 2026 Dues Invoice page in this newsletter. Please place your dues payment in your own envelope. Please DO NOT use the ballot envelope for dues. Thank you very much as always for your prompt dues payment.

About 93% of the 316 CPA owners are up to date with their 2025 CPA Annual Dues. A note is included in this newsletter if either an owner has already paid their 2026 CPA Annual Dues, or an owner is not in good standing because the owner has delinquent dues from previous fiscal years.

If you have any questions about CPA dues or if you have any changes in the mailing address or ownership of your property, please contact the CPA Board at [cordwoodtrail@gmail.com](mailto:cordwoodtrail@gmail.com).

**2026 PROPOSED BUDGET:** The proposed budget for the 2026 fiscal year can be found in this newsletter. It was reviewed and approved by the CPA Board during the April 25, 2026 meeting. The budget will be voted on approval by CPA members in good standing that attend the annual meeting in June.

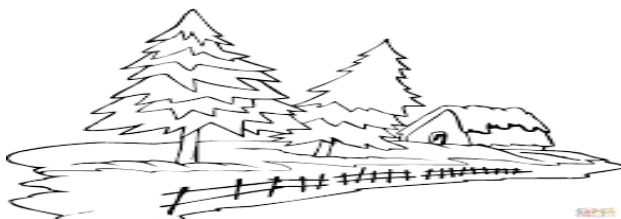
**NEW CPA OWNERS:** Welcome to the 11 new members of the Association that have become CPA property owners since June 2025. They include:

- J. Aris
- K. Ellsworth
- R. Haug
- R. Knickerbocker/C. Outland
- M. Kotlarek
- M. McKeever
- J/C. Smith
- N. Sylvester
- J. Tisher
- D. Vanallsburg
- W. Wojdyla

**VOTING:** Use the Ballot envelope only for your CPA Annual Ballot. Do not put your dues payment in this envelope. Please follow the directions on the ballot, which are found on the bottom of the dues invoice page in this newsletter. As stated in the Association By-Laws, only ballots from members in good standing (paid 2026 dues and no other outstanding dues) can be counted in the election of three Board members and voting on other issues. Only ballots collected by this year's annual meeting, 10:00 am June 27, 2026, will be able to be counted for voting.

**CHANGE IN PROPERTY OWNERSHIP:** The Cordwood Point Association Restrictions Section 3(c) on page 3 (the CPA By-Laws and Restrictions can be found on our 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 prior to closing. A Quit Claim Deed or a name transfer document submitted to the Cheboygan County Register of Deeds does not involve this check for any dues owed to the Association at the time of the sale or transfer. In this situation, the new owner is billed for the delinquent dues.



# Cordwood Point Association 2026 Annual Dues Notice

**Billing Statement for 2026 Fiscal Year**  
Statement Date: May 1, 2026

**Amount Due: \$60.00**  
\$40 late fee added if postmarked after July 1, 2026

## Two ways to pay your CPA Annual Dues:

1. **Check or money order** – payable to **Cordwood Point Association**. To return this type of payment, place it in an envelope and either mail the payment to the address below along with completed information form, and completed ballot envelope or bring the payment, information form, and completed ballot envelope to the annual meeting.
2. **Credit card** – use the **Dues Payment** link on the CPA website (cordwoodpt.org). Follow the website directions. A fee is added for this service by the payment collection website “Cheddar Up”. Mail the completed ballot envelope to the address below or bring it to the annual meeting.

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



Please detach this information form and send with dues payment.  
The information below is used for CPA purposes only and will not be shared with any other entities without your permission.

Member Name(s): \_\_\_\_\_  
Cordwood Address or Lot #: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone: (Home / Mobile): \_\_\_\_\_  
Email: \_\_\_\_\_

*The CPA Board invites CPA members to receive an occasional email regarding Association announcements, upcoming events, etc. If you would like to be added to the CPA email list, please send an email to [cordwoodtrail@gmail.com](mailto:cordwoodtrail@gmail.com). This email list is not shared with any other entities without your permission.*

Amount paid: **\$60** 2026 annual dues payment if paid by check, money order, or online before 7/1/26.

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



Please detach this ballot. Follow the directions below.

## **Cordwood Point Association 2026 Annual Ballot**

1. Fill out the ballot below for new Cordwood Point Association Board of Directors and additional voting issues.
2. Place your vote in the enclosed **BALLOT ENVELOPE** and Seal. (Please, do not put your dues in this envelope!)
3. Fill out the front of the Ballot Envelope with Name and Cordwood lot# or Cordwood address for the Election Committee to check that you are a member in Good Standing. A blank ballot envelope or a member not in good standing's vote will not be counted.
4. Either mail the completed Ballot Envelope, your dues payment, and a completed information form or bring the completed Ballot Envelope with your dues payment and completed information form to the CPA Annual Meeting June 27, 2026.
5. If you paid your dues online, either mail in the completed Ballot Envelope or bring it to the CPA Annual Meeting June 27, 2026.

## **CPA BOARD OF DIRECTORS NOMINEES – 3 Year Term (June 2026 to June 2029)**

### **VOTE FOR NO MORE THAN THREE CANDIDATES**

- |  |   |
|--|---|
| <input type="checkbox"/> Teresa Renaud (Incumbent) | <input type="checkbox"/> Bill Senger              |
| <input type="checkbox"/> Viki West (Incumbent)     | <input type="checkbox"/> Write in Candidate _____ |
| <input type="checkbox"/> Adam Kotlarek             | <input type="checkbox"/> Write in Candidate _____ |

## **DECLARATION OF RESTRICTIONS AMENDMENT PROPOSAL RELATED TO SHORT TERM RENTALS**

- |  |   |
|--|---|
| <input type="checkbox"/> Approve the Amendment to the Declaration<br>Restrictions (eliminate short term rentals) | <input type="checkbox"/> Opposed – Restrictions will remain<br>unchanged for short term rentals |
|--|---|

## Cordwood Point Association – Proposed Annual Operations Budget 2026 Fiscal Year – June 1, 2026 to May 31, 2027

- Accounts for the 2025 Fiscal Year will be closed by May 31, 2026. An audit will occur before the CPA Annual Meeting.
- The Final Audited 2025 Fiscal Year Actual Income and Expenses will be available at the CPA Annual Meeting.
- The 2026 Fiscal Year Proposed Budget will be voted on at the CPA Annual Meeting.

	2024 Fiscal Year 6/1/24 - 5/31/25	2025 Fiscal Year 6/1/25 - 5/31/26		2026 Fiscal Year 6/1/26 - 5/31/27
	Audited Actual	Budget	Actual As of 4/30/26	Proposed Budget
<b>INCOME</b>				
<b>Fiscal Year Dues paid</b>	\$14,685.00	<b>\$19,080</b>	\$18,680.00	<b>\$18,960</b>
<b>Outstanding Dues paid</b>	\$1,765.00		\$3,070.00	
<b>Dues paid for future fiscal years</b>	\$735.00		\$340.00	
<b>Clubhouse Rental</b> <i>(Rental/cleaning fees increased to \$35 each in 2026)</i>	\$300.00	<b>\$100</b>	\$150.00	<b>\$175</b>
<b>Miscellaneous</b> <i>(Reimbursements, Donations, etc.)</i>	\$0.00	<b>\$250</b>	\$0.00	<b>\$100</b>
<b>TOTAL INCOME</b>	<b>\$17,485.00</b>	<b>\$19,430</b>	<b>\$22,240.00</b>	<b>\$19,235</b>
<b>EXPENSES</b>				
<b>Property Taxes</b> <i>(Benton Township – summer &amp; winter)</i>	\$3,114.02	<b>\$3,400</b>	\$3,205.16	<b>\$3,400</b>
<b>Utilities</b> <i>(PIE&amp;G – electricity for clubhouse/ security lighting)</i>	\$2,210.07	<b>\$2,400</b>	\$2,941.21	<b>\$3,000</b>
<b>Insurance</b> <i>(Auto Owners - Clubhouse, parks and common areas, Liability, Umbrella policy) – Paid 5/26</i>	\$3,264.68	<b>\$3,200</b>	\$0.00	<b>\$3,400</b>
<b>Contract Services</b> <i>(Landscape, clubhouse coordinator, website, etc.)</i>	\$1,866.32	<b>\$2,700</b>	\$2,380.00	<b>\$2,700</b>
<b>Social Committee</b> <i>(Expenses for Social Committee)</i>	\$1,057.15	<b>\$1,100</b>	\$1,405.15	<b>\$1,100</b>
<b>Office Supplies/Postage</b> <i>(For CPA Board activities, welcome &amp; condolence)</i>	\$1,227.17	<b>\$1,300</b>	\$1,429.35	<b>\$1,400</b>
<b>Maintenance/Repairs/Cleaning</b> <i>(Parks, clubhouse and entrances)</i>	\$776.47	<b>\$1,500</b>	\$868.98	<b>\$1,200</b>
<b>Clubhouse Supplies</b> <i>(For cleaning and clubhouse needs)</i>	\$24.51	<b>\$250</b>	\$496.27	<b>\$250</b>
<b>Legal Fees/Court Filings</b> <i>(Surety Bond, State of MI, Register Docs, Lawyer)</i>	\$2,980.00	<b>\$1,000</b>	\$13,714.75	<b>\$1,000</b>
<b>Miscellaneous Fees &amp; Charges</b> <i>(Bank, County, Township fees)</i>	\$0.00	<b>\$50</b>	\$30.00	<b>\$50</b>
<b>Capital Improvements</b> <i>(Projects for CPA common properties)</i>	\$533.05	<b>\$3,000</b>	\$188.68	<b>\$500</b>
<b>Rainy Day Fund</b> <i>(10% of CPA Dues collected)</i>	\$1,872.00	<b>\$1,908</b>	\$0.00	<b>\$1,896</b>
<b>TOTAL EXPENSES</b>	<b>\$18,925.44</b>	<b>\$21,808</b>	<b>\$26,663.55</b>	<b>\$19,896</b>

<u>Total Cash Assets – As of:</u>	<u>5/31/2025</u>	<u>4/30/2026</u>
PNC Business Checking Acct:	\$6,548.60	\$2,125.05
PNC Certificate of Deposit:	\$7,290.82	\$7,544.99
<b>Total Cash Assets:</b>	<b>\$13,839.42</b>	<b>\$9,670.04</b>

<u>CPA Membership (as of 4/30/26)</u>	316
Members with outstanding dues	21 (6.6%)
- Owe one year or less	10
- Owe other amounts	11
Number of Property Transactions (2025 FY)	19
Number of new CPA owners (2025 FY)	11

# Cordwood Events Calendar 2026 – 2027

## May 2026

### Sat May 23: Memorial Day Weekend

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

## June 2026

### Sat June 13:

- 5pm Cordwood “Welcome to Summertime” Dinner at Rosa’s
- RSVP Suzanne@ 734-604-0587 call/text

### Sat June 27:

#### Annual Association Meeting

- 9:30am Coffee/Meet Candidates
- 10am Meeting
- 1:30pm CPA Family Picnic
- Prize Drawings! Hot dogs, hamburgers & chicken
- 3pm Prize Drawing

## July 2026

### Sat July 11:

#### 6pm Potluck: Cordwood Snowmagedeon '26 Survivors!

- Pulled pork & sauces provided. Bring your favorite comfort food dish & Photos!
- Campfire afterwards so bring chairs & beverage

### Sat July 25:

- 6pm Cordwood at Cheboygan Brewery Downtown. Pizza & Salad provided.
- Live music. **\*Be there by 6:15 for food.**
- **Must RSVP by Weds July 22<sup>nd</sup> to: Michele @ 231-268-2705 call or text**

## August 2026

### Sat Aug 8:

- 6pm Potluck: Italian Night & Cheboygan/Cordwood Trivia Night
- Mostaccioli provided.
- Bring Dish to pass.

## Sept 2026

### Friday & Sat Sept 4-5:

#### Labor Day Weekend Annual Garage Sale 9-4.

Text/Call Michele@ 231-268-2705 to sign up.

### Sat Sept 5<sup>th</sup>: Labor Day Weekend

- 9-11am Fall Pancake Breakfast- Donations Appreciated

### Sat Sept 12:

- 12 – 2pm Annual Ladies Luncheon & Craft. \$5
- Craft TBD – see FB, Website or Kiosk for details.
- RSVP Lisa @ 269-352-7719 call or text

### Sat Sept 26:

#### 6pm Game Day Tailgate - Nacho Bar

- Nachos provided
- Bring tailgate type dish to pass

### Sat Oct 10:

#### 6pm Harvest Dinner

- Turkey, gravy & beverages provided. Bring dish to pass.
- RSVP: call/text Carolyn @ 269-967-1624

### Sat Oct 31:

#### 6pm Halloween Party 🎃

- Sloppy Joes provided. Bring dish to pass.
- Prize for best costume.

## May 2027

### Sat May 29: Memorial Day Weekend

- 9-11am Spring Welcome Pancake Breakfast Donations Appreciated

## Other Events

- Annual Family Bike Ride TBD (see FB, Website, Kiosk or email blasts for details).
- Mondays 10-12 Craft Group @ Clubhouse
- Wednesdays 9-10 Chair Exercise @ Clubhouse

### 2026 Cordwood Point Board Meetings

Saturday's - 9:00am at the Clubhouse

May 23 @ 10am (Due to Pancake Breakfast)

June 27 – Annual Meeting 10:00am

July 25

August 22

September 26

October 24

Hope to see you! See Website, Email Blasts, Kiosks, Signs or Facebook page for more details on events. **Clean-up help after Events is Greatly Appreciated.** **New members Welcome!**