



Spring Newsletter

April 2017

At the Annual Meeting of the membership in July, you will be asked to vote on changes to the Covenants of the Association. The primary purpose of this newsletter is to review the proposed changes and to offer the rationale as to why the Board is asking you to approve these changes.

William S. Raffail
Trustee and Chair of the Communications Committee

Proposed Changes to the Covenants

As noted in the Fall 2016 newsletter proposed changes to the Covenants are the result of the report presented to the Board by the Covenants Committee at the end of this past summer, 2016.

Section 9—Beaches

Section 9(a) of the Covenants deals with the definition of the beach. The board approved the following wording for 9(a) at its September 2016 meeting:

Definition. As stated in Article 2 of the By-Laws, the Beach is a private park owned by the membership of CSA, stretching from the northernmost and southernmost lot boundaries and extending to the lakeshore from the westernmost platted property lines to the mean high water mark of Lake Michigan. It may include flat sandy beach areas and grassy dune areas.

Rationale: This change does not require a membership vote as it simply changes the wording of the Covenants to match what is already in the By-Laws. This change has already been implemented.

Section 9(b) through 9(e) address other issues with the use of the Beach. The board approved the following wording for these items in Section 9 at its September 2016 meeting:

- b) **Access.** Access to the Beach by members not owning beachfront property is restricted to the two common entry points maintained by the Association.
- (c) **Use.** The Beach is for the common use of all owners of the Association, their families and guests.
- (d) **Permanent Structures.** In accordance with the Association's ongoing property rights, no permanent structures (including stairways) may be erected or modified on the Beach by any member without the expressed written permission of the Board.

(e) **Special Events.** Overnight sleeping, camping and special events involving large groups of guests (e.g., weddings and reunions) are not permitted on the Beach except with the prior written permission of the Board.

(f) **Motorized Sports Vehicles.** No motor-powered vehicles may be used on, launched from, or landed on the Beach.

(g) **Campfires.** No fires are permitted on the Beach except in the fire rings provided by the Association for that purpose. Fires must be completely doused with water immediately after use, and all litter disposed of properly.

(h) **Personal Property.** Any personal property left on the beach at any time is done at the owner's risk. Personal watercraft, including sailboats and catamarans, should be removed from the sandy part of the beach following their use. Any personal property must be removed from the beach by October 31.

Rationale: This change *does require* a membership vote. Please note that this proposal expands the number of items in section 9. The intent of adding proposed Subsection (d) is to make the Association's existing property rights to the beach area more prominent. The proposed revision in Subsection (f) substitutes generic language for brands of water sports vehicles, and makes it clear that golf cart-type vehicles are not permitted on the beach despite their proposed conditional acceptance on the roads. The proposed revised language for Subsection (g) brings the rules for beach fires up to date with current preferred practice. Proposed new Subsection (h) makes explicit the current preferred practice for personal watercraft on the beach, while adding a requirement that all personal property must be removed by a generous deadline. The language also makes it clear that any personal property left on the beach is always at the owner's risk, and not the responsibility of the Association. These practices make it easier for an increasing number of members to share the beach.

Section 6 addresses "Restricted or Prohibited Activities" within the Association. The current wording of 6(C) prohibits the use of any off-road vehicles:

Off-road vehicles. Off-road vehicles shall not be permitted to be operated within the Association.

Proposed New Wording approved by the Board for Section 6(c) at its September 2016 meeting:

Non-street legal vehicles. Non-street legal vehicles (golf carts and similar vehicles) may be operated within the Association subject to the following conditions: The operator must be a licensed driver, follow all State Laws, comply with the posted speed limit of 15 mph, and drive in a safe manner. The vehicle must not cause excessive noise. If operated after dusk, the vehicle must have operating head and taillights. Lastly, the vehicle owner assumes all responsibility and liability for its operation and agrees to hold the Association harmless in case of any accident or another casualty.

Rationale: By definition, and per state law, golf carts are considered off road vehicles. The Board, recognizing that it has been encouraging the use of golf carts within the Association, felt compelled to propose this change to the Covenants so that the Covenants are following current practice. The Board is recommending a YES vote for this change. It is important to recognize that a NO vote would mean that the Board will be compelled to ban the use of golf carts within the Association to comply with the Covenants and state law.

Opt In eNewsletter

Be sure to sign up to receive electronic communications from the Board. The eNewsletter will be transmitted whenever there is news or information for the membership.

This eNewsletter will be an “opt in” communication, that is, you must elect to receive it. It will not be sent to you unless you opt in.

To “opt in” please visit the Contact Us form on the CSA website at [<http://www.cobmoosashores.com/contact-us.html>] and select “Opt-In for the e-Newsletter” from the “Purpose of this contact?” drop-down list.

Information sent via the eNewsletter will also be added to the News & Notes page of the CSA website.

Update Your Contact Information

Do we have your correct mailing address? What lot(s) do you own? Do we have your email address(es)? Phone number(s)?

The Board requests that each member takes a moment to update his/her contact information. You may do so by mailing this information to the CSA post office box:

Cobmoosa Shores Association
PO BOX 186
New Era, Michigan 49446-0186

Or by using the Contact Us form on the CSA website [<http://www.cobmoosashores.com/contact-us.html>]. If you use the website be sure to select “Update My Contact Information” from the “Purpose of this contact?” drop-down list. You may use the Comment/Question box to include lot number(s), additional phone numbers, etc.

Social Activities and Annual Meeting

Mark Your Calendars for the following events:

- ❖ Saturday, May 27, 2017: Memorial Day Coffee/Donuts
- ❖ Tuesday, July 4, 2017: 4th of July Parade/Ice Cream Social
 - Parade starts at 10:00 am at the north access
 - Ice Cream Social follows in the “park” across from the north access
 - Rain date is July 5th
- ❖ Saturday, July 8, 2017: CSA Annual Meeting
- ❖ Saturday, September 2, 2017: Labor Day Weekend Events
 - Coffee/Donuts in the “park” across from the north access
 - Beach cleanup after coffee/donuts
 - Sand Sculpture Contest
 - Judging 3:00 pm
 - Awards 4:00 pm, south access deck
 - Rain date Sunday

And don't forget the Book Lending Library at the South Access.