



## **Greeting from Cobmoosa Shores**

### **November 2016**

One of the goals of the CSA board is to improve and increase communication among the CSA membership. As chair of the Communications Committee of the CSA Board of Trustees, I have been tasked with “making that happen”. So, welcome to the Fall Newsletter of the Cobmoosa Shores Association.

William S. Raffail  
Trustee and Chair of the Communications Committee

### **The New CSA Website**

Working with Rick Laven, our webmaster, we completely overhauled *the CSA website*. The new website “went live” in early July just in time for the Annual Meeting. The new website contains a wealth of information for the membership as well as for those looking to buy or build within Cobmoosa Shores. Here is an outline of what you will find:

#### The Main Page

The Main Page of the site contains several “quick links”: the current weather, Lake Michigan Wave Report, Lake Michigan Water Temperatures, Fire Danger Information, the Cobmoosa Shores Calendar.

#### The About Us Menu

The About Us menu contains vital information for ALL members of the CSA:

- A list of the current board of trustees with a link to download the list with contact information for each trustee
- A list of the CSA committees, their purpose, and current membership
- The CSA Covenants and By-Laws with links to download your own copy of each
- CSA Apparel (and more), what is available and how to order
- Information on the purpose of Parking Stickers and how to get them
- CSA Plat Maps (we are working on providing better ones, patience please)
- Guidelines for Sharing Our Beach
- An overview of the CSA Rental Registration Program with a link to download the required rental registration form

#### The Communications Menu

The board will use the Communications menu to provide critical information for ALL members of the CSA:

- You may download the Annual Newsletter, both the most recent as well as past issues
- You may download the minutes from the Annual Meeting, most recent and past

- You may download the minutes from the monthly Board of Trustees meetings, most recent and past
- Visit the CSA Calendar of Events (this is the same as the link on the Main page)
- News & Notes will be a dynamic page posting information of upcoming events, articles of interest to all, and so forth. The content of this page will be listed in reverse chronological order and updated as needed.
- There is a link to the DNR site with information about Burn Permits

### Contact Us Menu

Do you have a question or comment? Do you have information to share that you wish to see posted in News & Notes? Use this form!

### Photo Gallery Menu

Check out photos posted by your neighbors. This page will also be dynamic as we will keep ~30 photos on this page. So help us keep this page fresh by posting your favorite photo(s).

*NOTE to Mobile Device Users: If you are viewing the website on your mobile device the menus are accessed by clicking on the 3-lined grid (3 vertical bars) that appear in the top left corner. Unlike the sample grid shown, the lines will be white.*



## **The Rental Registration Program**

The Cobmoosa Shores Association Board of Trustees has established a ***Rental Registration Program*** aligned with the Board's responsibilities in the Commercial Use clause (Article 1d) of the Protective Covenants to help maintain a safe and enjoyable environment for all members and their renters.

The Rental Registration Program is **mandatory** for all owners who elect to rent their property. The completed Rental Registration Form must be submitted annually by April 1st.

Please visit the CSA website [<http://www.cobmoosashores.com/rental-registration-program.html>] to learn more about this program and to download the Rental Registration Program form.

## **Opt In eNewsletter**

In line with the Trustees goal to improve and increase communication among the CSA membership, I will be sending out an eNewsletter. The newsletter will be sent out "as needed" 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.

## **Proposed Changes to the Covenants**

These proposed changes are the result of the report presented to the Board by the Covenants Committee at the end of this past summer.

### 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 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.

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.

**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 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.

This change does require a membership vote and it will be presented at the 2017 Annual Meeting next July. Please note that this proposal expands the number of items in section 9.

Subsequent communications (eNewsletter, Newsletter, posting on website) between now and then will discuss the rationale behind these proposed changes.

**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.

By definition, and per state law, golf carts are considered off road vehicles; however, recognizing that the Board has been encouraging the use of golf carts within the Association, it approved the following new wording for Section 6(c) at its September 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.

Even though this new wording for Section 6(c) changes that item so it does comply with current practice, the Board will present this change to the membership for a vote at the 2017 Annual Meeting next July.

## 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

[\[http://www.cobmoosashores.com/contact-us.html\]](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

Mark Your Calendars for the following Social events:

- ❖ Saturday, May 27, 2017: Memorial Day Coffee/Donuts
- ❖ Tuesday, July 4, 2017: 4<sup>th</sup> 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, 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.