



IT IS TIME TO PREPARE FOR ANOTHER SUMMER IN COBMOOSA SHORES

Annual Meeting

The annual meeting will be held Saturday, July 8th, at the Benona Township Hall. The meeting will begin at 10 AM. Be sure to arrive early to register.

The Board will be presenting progress reports from each committee, and you will be voting on the following:

1. To Approve or Reject the 2023-2024 Budget *(details follow)*
2. To Approve or Reject a proposed Bylaw amendment to give the Board the flexibility to determine the level of penalty for non-payment of dues *(details follow)*
3. For the Election of Trustees *(details and candidate bios follow)*

We encourage you to attend this meeting; your personalized ballot is enclosed. Please bring your ballot to the meeting. If you cannot attend, please submit your proxy; it is also included with this mailing.

If you vote by proxy, please mail your proxy ballot to:

Cobmoosa Shores Association
PO Box 186
New Era, Michigan, 49446

Proxies must be received no later than Friday, July 7th, 2023.

Annual Dues Payment

You will receive an invoice on or before July 1. Dues are \$175 per year for improved lots, \$65 per year for unimproved lots, and \$32.50 per year for unimproved half-lots. Dues must be paid on or before October 1st. You may pay your dues at the annual meeting or mail them to Lyn Richardson, the CSA accounts receivable clerk, using the following address:

Cobmoosa Shores
c/o Lyn Richardson
11044 Harold Drive
Luna Pier, MI 48157

Checks must be made payable to: Cobmoosa Shores Association. Dues that are in arrears on November 1st will be assessed a late fee per Article Six of the CSA By-Laws.

The Official CSA Address

The official CSA address is:

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

This address is to be used only for correspondence to the Board regarding any official business.

Your Current Board of Trustees

Tom Boersma <i>Beach & Park/Entrance Committees</i>	tom.boersma@cobmoosashores.com	4017 Ottawa Trl	(616) 245-4972
Rich Campbell <i>President; Building & Road Committees</i>	rich.campbell@cobmoosashores.com	9356 Erie Trl	(231) 861-7259
Ed Dedic* <i>Vice President; Building, Communication, History, & Road Committees</i>	ed.dedic@cobmoosashores.com	9095 Shawbacoung Trl	(231) 527-9503
Rick Emerson <i>Treasurer; Beach, Park/Entrance, & Tree Committees</i>	rick.emerson@cobmoosashores.com	9316 Erie Trl	(517) 243-2649
Paul Jordan <i>Secretary; Covenants & Tree Committees</i>	paul.jordan@cobmoosashores.com	4286 S. Ottawa Trl	(231) 861-2472
Dennis McKelley <i>Beach Committee</i>	dennis.mckelley@cobmoosashores.com	9414 Erie Trl	(248) 473-1380
Tim Pieri* <i>Beach & Park/Entrance Committees</i>	timothy.pieri@cobmoosashores.com	9098 W Huron Trl	(616) 240-1672
William Rafail <i>Communication & Tree Committees</i>	william.rafaill@cobmoosashores.com	8983 Shawbacoung Trl	(231) 861-5516
Jack Spoors <i>Beach, Park/Entrance Committees</i>	jack.spoors@cobmoosashores.com	8966 Ottawattamie Trl	(616) 295-1589

* Standing for election this year. See details below "Ballot: Trustee Election".

You may download a detailed trustee roster with complete contact information (address, phone, email, committee assignment) from the Board of Trustees page of the CSA website at <https://www.cobmoosashores.com/board-of-trustees.html>.

Lyn Richardson, the CSA accounts receivable clerk, though she is not a trustee, may also be reached via email at lyn.richardson@cobmoosashores.com

Agenda for the Annual Meeting

1. Call to Order
2. Pledge of Allegiance
3. Minutes from Annual Meeting 2022
4. Treasurer's Report
5. Reports from Committees
6. Discussion of the proposals
7. Open Forum
8. Voting
9. Announce Voting Results
10. Adjournment

Ballot Proposal: Budget 2023 – 2024

Roads	\$24000.00
Trees	2400.00
Beach and Parks.....	3630.00
Insurance	3750.00
Administration	
Accounts Receivable Clerk	1000.00
Communication	2000.00
Postage & Supplies	1000.00
Miscellaneous Administration	1730.00
Legal and Professional	6825.00
Taxes	840.00
Social	600.00
Contingencies	3330.00
TOTAL	\$51105.00

You may compare the budgets from previous years on the CSA website by selecting “Annual Newsletters” in the Communications menu.

Michigan HB 5611, Possible Impact on CSA Covenants

When Cobmoosa Shores was developed by the Oceana Land Company in the 1960s, a set of eleven "deed restrictions" were included in the deeds given to the first purchasers to protect their interests. (See [CSA website](#).) A new Michigan law (HB 5611) says that current deed restrictions which are more than 40 years old will expire on March 29, 2024, unless they are renewed by a filing with the county Register of Deeds. In order to prevent the loss of this valuable protection for CSA property owners, the Board is requesting approval to move a total of \$6,625 from accumulated surplus to the 2023-2024 budget to pay for hiring an attorney to do the necessary work to preserve the restrictions. This figure is based on quotes from attorneys familiar with this process equating to a base fee of \$1,000 plus \$15 for title searches for each of the 375 lots.

Ballot: Trustee Election

There are four persons running for the three open seats on the Board, two incumbents and two members. You will find a biographical statement from each candidate at the end of this newsletter.

Special Note for the Board of Trustees Election: Rick Emerson, after many years of faithful service to the Cobmoosa Shores Association, is retiring from the board. We thank him for his service and wish him well.

Tree Problems in Cobmoosa—Update

Hemlock Woolly Adelgid (HWA) is an invasive aphid-like insect that is attacking hemlock trees in Michigan. Infested hemlocks that are not treated will die in 4-10 years. To save these trees, the ones that are at least 5” in diameter and on Cobmoosa property have been tagged and treated. Our committee has placed priority on saving the oldest (biggest) trees. However, it was a rough winter for the trees because it did not get cold enough to kill off any of the woolly adelgids. Our plan going forward is to monitor the health of the treated trees, taking stock through October, and then reviewing them again next summer to assess progress, while providing further treatment for those trees that are struggling but are potentially able to be saved.

The Muskegon Conservation District (MCD) has been working with individual property owners in our association, treated trees last fall, and will continue this year. Many residents did sign up for treatment of hemlocks on their property as we battle these invaders. Additional members who want to sign up with the MCD should directly contact Kara Cronk at kara.cronk@macd.org.

For details concerning Tree Problems in Cobmoosa, and what you can do to protect the tree on your property, visit the CSA Website and click on the “Tree Problems” menu item on the Main page.

Questions?

If you have questions or need clarification concerning any information in this Newsletter, please use the [Contact Us](#) form on the CSA website to ask questions of the board or to suggest agenda items. The data from the Contact Us form is sent to the full board.

Casting Your Ballot

Article Five of the By-Laws states that

1. **Trustees** are elected by the membership; spouses owning property each have one vote.
2. **Business Affairs** of the Association, in other words all other business, is conducted on a per lot basis with two votes eligible to be cast from each lot.

Sharing Our Beach

Summer is here and with summer in Cobmoosa, one's thoughts turn to The Beach. For those who have not been in Cobmoosa recently, the lake levels have receded, and we do have a beach. With that in mind, it is important for members to understand that the Cobmoosa Beach is *for the common use of all members of the Cobmoosa Shores Association, their families, and their guests* (Protective Covenants, Section 9c; see also Article Two of the By-Laws).

It is also important to realize that The Beach is a private park owned by the membership of the Association (CSA). As platted, the beach stretches from the northernmost and southernmost lot boundaries and extends to the lakeshore from the westernmost platted property lines to the mean high-water mark of Lake Michigan. The Beach includes not only the flat sandy areas, but also the grassy dune between the westernmost property lines of lakeside property owners and the sandy beach (Protective Covenants, Section 9a).

The CSA also owns the two lots known as the "North Access" and "South Access", as well as the lot across from the North Access ordinarily referred to as the "Cobmoosa Park".

Each of these Common Areas—the Beach Area, the North Access, the South Access, and The Park—are intended for the enjoyment of all members and their guests. Enjoying these Common Areas requires that members and their guests have consideration and respect for each other.

Please review "Sharing Our Beach" on the CSA website at <http://www.cobmoosashores.com/sharing-our-beach.html>.

Proposed By-Law Change

The Proposed Change (new language is **bold**, deleted language with ~~strike through~~):

In any case in which there are unpaid dues and assessments of any member, the treasurer may prepare and cause to be recorded in the Oceana County Register of Deeds a lien against the property of such member for the amount of such unpaid dues and assessments **plus any penalty that shall have been imposed by the Board** ~~interest thereon at seven percent per annum beginning at the due dates~~. A copy of the lien shall be sent to the member. In any case in which there are unpaid dues and assessments of any member, proceedings to enforce such lien or liens may be started. Such proceedings shall be by complaint in the proper Oceana County court and notice of *lis pendens* recorded in the office of the Oceana County Register of Deeds. Procedure for enforcement shall conform to the requirements for the enforcement of judgements by levy of a writ of execution on real estate as set forth in the Michigan revised Judicature Act, as amended. Act 237 of the Public Acts of 1961, Sections 6051 et seq, as amended. The amount of the levy shall include such unpaid dues and assessments, **penalties** ~~interest thereon at seven percent annum beginning at the due dates~~, and the costs of recording the lien or liens and of such levy and writ of execution proceedings including reasonable attorney's fees.

Rationale: We are very fortunate that most members pay their dues on time. Despite this, we have had some members who have delayed their dues payment—occasionally for a considerable period of time. To discourage this our Bylaws have always permitted the Association to charge a penalty for delinquent dues and, if necessary, place a lien on the property. The small penalty of 7% per year is specified in Article Six of the Bylaws. This amounts to a late penalty of only \$12.25 per year for delinquent dues on a single lot with a house on it.

The fact that this penalty is specified in the Bylaws means that the Board has not had the legal authority to adjust the level of penalty to better discourage dues delinquencies. The Board is asking the membership to approve the proposed Bylaw amendment to give it the flexibility to determine the level of penalty for non-payment of dues. The Board urges you to vote "Yes" on this amendment to the Bylaws.

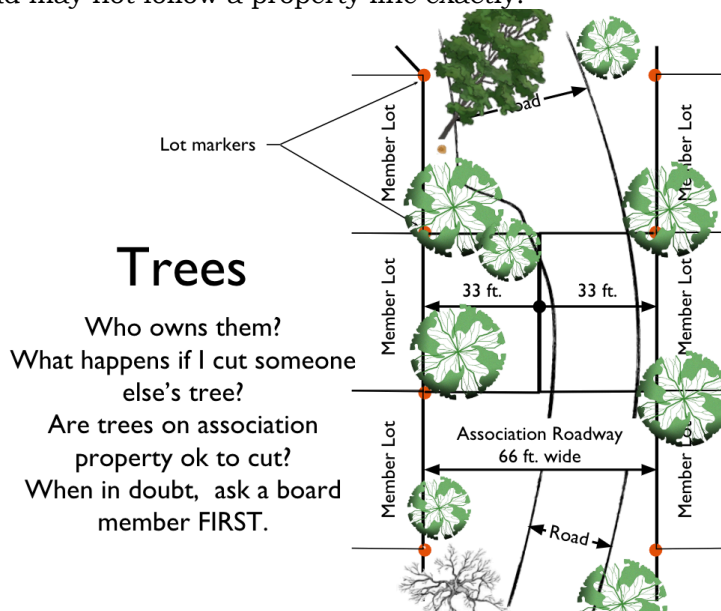
Reminder: Beach Parking

Anyone wishing to park at either the North or South beach access, or The Park must have a parking sticker. This applies to guests as well as members. If you need a parking sticker, please contact any board member by phone, email, or via the [Contact Form](#) on the CSA website.

As is our custom, we plan to actively monitor parking at both the North and South Beach accesses over holiday weekends. Any car found without a parking sticker is subject to be towed.

More Reminders ...

- **Speed Limits:** please obey the posted speed limits (15 MPH). Our roads are not motorized bike trails, raceways, nor are they test tracks for dirt bikes, go-carts, ATVs, or snowmobiles.
- **FIRE:** Fire rings are placed on the beach by the Association near the North and South accesses. You are to use them for beach fires, do not build fires elsewhere. Monitor your fire as embers from beach fires can be carried by the wind resulting in a fire in the dune grass. Douse the fire thoroughly when you leave to ensure that it is out, that there are no hot embers. Be advised that there may be times when the Association will post "No Beach Fires" signs when conditions are such that it is not prudent or wise to have fires on the beach. See the Fire Danger Information link on the Main page of the website for information from the DNR on fire danger. If you have guests at your cottage, please inform them about this important issue.
- **Board Meetings:** The Board meets regularly on the 2nd Saturday of the month from April through October at 9 AM until adjournment at the Stony Lake Inn. The board may also meet in November if necessary to conduct Association business. Board meetings are open to the membership. The Board encourages you to attend to listen, to express a concern, or to make a comment.
- **Parking issues:** Parking on the roadways is prohibited. Blocking driveways or parking on other people's property without permission is also prohibited. Any car parked within CSA property must display a valid CSA parking decal.
- **Public Areas:** All property in CSA is owned by someone. Only the Beach, the North and South accesses, and the Park across from the North Access are considered public areas and are for the exclusive use of CSA members and their guests.
- **Trees and the Road Right-of-Way:**
 - The Road Right-of-Way is owned by the Association and managed by the Board of Trustees. Anyone wishing to cut or trim trees within the road right-of-way must first receive permission from the Board. Fallen trees that are blocking the road right-of-way would be treated as an emergency exception. Remember to stay away from wires that are down.
 - Please ask first before cutting. Contact information for your Board of Trustees is posted on the South Beach Access message board and on the CSA website.
 - The graphic below illustrates how the road right-of-way is determined and is a reminder that the road may not follow a property line exactly.



Visit the Cobmoosa Shores Website

This newsletter, a calendar of events, and other information is available at the CSA website at <http://www.cobmoosashores.com>.

You may use the CONTACT US form on the website to make suggestions, ask questions, and offer comments to your Board of Trustees regarding our Association. The data from the contact form is electronically delivered **to each board member**.

Cobmoosa Shores Association eNewsletter

The CSA eNewsletter is an “opt out” communication. It is sent to all members for which we have a valid email address. Since there is not a limit on the number of email addresses, each member of a household may receive his/her own copy. “Opt Out” means that you must elect to NOT receive the eNewsletter.

To “opt out” please visit the Contact Us form on the CSA website at <https://www.cobmoosashores.com/questioncomment-for-the-board.html> and select “Opt-out for the e-Newsletter” from the “Purpose of this contact?” drop-down list.

Information sent via the eNewsletter will, in most cases, also be added to the News & Notes page of the CSA website at <https://www.cobmoosashores.com/news--notes>.

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 update his/her contact information by using the Contact Us form on the CSA website at <https://www.cobmoosashores.com/update-my-contact-information.html>.

Social Activities

Mark Your Calendars for the following events:

- ❖ Saturday, July 1, 2023: 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 2nd
- ❖ Saturday, September 2, 2023: Labor Day Weekend Events
 - Coffee/Donuts in the “park” across from the north access at 10 AM
 - Beach cleanup after coffee/donuts
 - Rain? If it is raining, this event may be moved to the Stony Depot (formerly Keehne’s). Signs will be posted at the appropriate time.
- ❖ Saturday, May 25, 2024: Memorial Day Weekend Events
 - Coffee/Donuts in the “park” across from the north access at 10 AM
 - Rain? If it is raining, this event may be moved to the Stony Depot (formerly Keehne’s). Signs will be posted at the appropriate time.

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

Cobmoosa Shores Apparel

Jill Dedic, who has over 25 years of fashion and buying experience, volunteers her time to provide Cobmoosa Shores Association apparel to the membership. CSA apparel will be available to purchase at the Annual Meeting as well as other membership gatherings such as the Memorial Day and Labor Day weekend coffees. The apparel is provided to the membership at cost, there is no markup.

Please visit the CSA website at <http://www.cobmoosashores.com/csa-apparel--more.html> to see some examples of what is available and to get Jill’s contact information. Please note that minimum orders are required which may delay your order until Jill can meet those minimums.

Candidate Bios

BIO FOR ED DEDIC INCUMBENT SEEKING REELECTION TO COBMOOSA SHORES BOARD, 2023-2026, 9095 SHAWBACOUNG TRAIL

Ed lives in Cobmoosa Shores year-round with Jill, his wife of 20 years. You already know Jill from the great pictures on the Cobmoosa Facebook page. For his first seven years, Ed has been an active participant in the Cobmoosa Board as a trustee and the last two years as Vice President. His work on the board has been focused on roads, trees, building, and communications. Ed has worked with owners and board members to take on many special projects like engineering the beach sandbags at the north access, engineering and testing drainage solutions, along with engineering and building numerous water runoff solutions around Cobmoosa. Professionally, Ed is the Vice President of Education Solutions for PowerSchool Group, LLC. PowerSchool software products are used by most schools in Michigan to power school operations.

BIO FOR BOB LIECKFIELD, JR., MEMBER, SEEKING ELECTION TO COBMOOSA SHORES BOARD, 2023-2026, 4295 S. OTTAWA TRAIL

I would like to be considered on the ballot for a position on the Cobmoosa Shores Association Board of Trustees. My wife, Baiba, and I are long-time residents of the CSA having built our cottage in 1983. Our property has been in Baiba's family since 1960, so she has seen how Cobmoosa has grown and prospered over the years. We spent our working years in the Detroit area. Myself in the occupational safety and health field, and Baiba as a RN and Figure Skating coach. We decided to make Cobmoosa our year-round residence with the renovation of our cottage that was finished in January 2021. I have previous experience working on community boards having spent 5+ years as President of the Livingston County Hockey Association in Howell, MI and serving as Director and Secretary/Treasurer of a 700 resident Oak Pointe Community for 10+ years. The current CSA Board has served as excellent stewards for the CSA community. I believe my past Board experiences and my respect for CSA history makes me an asset to the community.

BIO FOR TIM PIERI INCUMBENT SEEKING REELECTION TO COBMOOSA SHORES BOARD, 2023-2026, 9098 W. HURON TRAIL

I'm Tim Pieri, married to Deb. We have six children and nine grandchildren. We built our year-round home here in the community in 2016 and have been here full time over the past several years. I believe in working for the community and doing one's part. I have served on community organizations over the decades, along with school boards. I have completed my first term on the board and see the need to remain during a period of transition. I am completing my career as a clinical Social Worker, having recently stepped back from a full-time practice, so now I commute to GR only twice a week. Having a thoughtful and practical orientation helps lead our community forward through a variety of challenges.

BIO FOR RICK SLAGTER, MEMBER, SEEKING ELECTION TO COBMOOSA SHORES BOARD, 2023-2026, 9185 SHAWBACOUNG TRAIL

Rick Slagter has been part of the Cobmoosa Shores community since 1962 when his parents purchased their lot at the corner of Erie and Shawbacoung Trails. He shared his concerns about the Association and the Board earlier in the spring in a letter that he mailed to members.