

CHERRY HOME NEWS

Cherry Home Association, PO Box 745, Northport, MI 49670
www.cherryhomeshores.com



Road Improvements Completed!

By David Schmidtke

Those of you who have been in Cherry Home Shores since the 4th of July holiday have noticed the recent repairs to our road system. What an improvement! For the others you have to come up and see it. Our county road commission contracted with Elmer's to put asphalt over the worst of the dips. They were in and out in less than a day and have made a significant improvement. Of course we hope this does not result in increased driving speeds in the subdivision. Ironically, just before the 4th holiday I came upon someone along Forest Beach Shores who had just had a boat and trailer come loose from the towing car/truck right after one of the bad spots in the road. (Before repair) I am sure they will appreciate the improvement.

Of course time will tell if this is a repair with long life. We hope the road commission can find room in their budget in 2008 to return and fix some of the lesser problem areas, but still aggravating to drivers and snow plows. Keep in mind that at some time in the future (3-9 years) the whole road will get a general resurfacing with grit and tar again so this use of asphalt does not mean we are free of the dust etc. from the tar/grit resurfacings. The Board has thanked the road commission and asked for work again next year.



INSIDE THIS ISSUE

| | |
|-----------------------------|---|
| Road Improvements | 1 |
| Bylaws Amendment Passes | 1 |
| Parks and Trails | 2 |
| Dues Collection Policy | 2 |
| Arch Committee Requirements | 3 |
| Submit Building Plans First | 4 |
| Speed Limits | 4 |

CHA Bylaws Amended

Last Winter, the CHA board made a series of suggested amendments to the association bylaws to update, clarify and eliminate duplication. A special meeting of the association was called on August 11, 2007 to vote on whether to accept the proposed amendments. The proposed bylaws were overwhelming adopted by over a 10-1 margin.

Thanks for your participation and support of the bylaw changes. The new bylaws can be viewed on our web site at www.cherryhomeshores.com.

New Service for Members Web Site Classified Ads

This is a service we are providing for members, to sell anything from their old bicycle to a home. Only members and their families will be allowed to advertise on this site, and ads will be limited to 50 words and one photo. Please send any request for ads by email to classified@cherryhomeshores.com with a lot number to prove membership.

Parks and Trails Committee Report

By Chuck Whetsel

Ahhhhh fall is upon us again. Well it was a good summer. With the trail markings and signs complete, members and guests enjoyed the beautiful trail system we have on CHA property. A committee was formed to evaluate improvements to the clubhouse. Al Noftz is the chairman. Committee members are Dave Schmidtke, Don Walworth, and Chuck Whetsel. Don Beaudry did a great job of maintaining the Clubhouse grounds again this Summer. Thanks Don!. The Hammer family funded the installation of a memorial bench for long time resident Max Hammer.



Max Hammer Memorial Bench, 2007

We have wood chips at the entrance to each trail which need to be distributed. Watch the bulletin board for a "work bee" to get this done. We are looking for the use of a small tractor/front loader. If you would like to participate in the work bee and/or have a tractor we could use please contact Chuck Whetsel (231-386-5503 or chuck_whetsel@yahoo.com).

As many of you know, our deer herd is growing. With the mild winter last year most doe's have two fawns, and the survival rate of yearlings was high. While there is a significant population of coyotes in the area, they tend to stay in the state park so Cherry Home Association property has become a "safe haven" for the deer herd. At the north end of Cherry Home the deer are becoming a hazard to cars and bikers. Some residents enjoy feeding the deer. Please consult the Michigan Department of Natural Resources for the rules for feeding deer. When a deer herd gets to large the potential for disease increases. Improper feeding can increase that potential.

At the last board meeting in September, Chuck Whetsel proposed that the CHA property north of the Wisser property be opened to limited bow only hunting. The primary goal in 2007 would be to

assess whether a limited hunt would help control the size of the herd and whether the presence of a hunter would help disperse the herd. After much discussion and a split vote, Chuck Whetsel was given permission to hunt with a bow on this northern most property in 2007. All Michigan DNR hunting rules will apply. Chuck will report back to the board with an assessment in January.

If you have comments and/or concerns you would like to express please contact Chuck or any other board member.

Dues Collection Policy

If a CHA lot owner fails to pay their assessment after five years or their delinquent dues exceed \$250.00, a letter shall be sent to the lot owner by CHA notifying them they have 30 days to pay the delinquent dues. The letter shall state that the CHA board will take legal action in small claims court if the total past due assessment is not paid in full within 30 days from date of the letter.

If court action is necessary, the judgment against the lot owner shall include all past due amounts, any and all late penalty fees and all legal costs incurred by CHA to collect the past due monies.



Building, land clearing, and development rules

The following rules and procedures prior to any development, lot clearing or building have been in force for a number of years. They are still in effect. You must have Architectural Control Committee approval before ANY building, lot clearing or development of your lot. This includes additions or alterations to existing property. See the rules below, that are also on our web site.

The Architectural Control Committee members are:

| | |
|------------------------------|------------------------------|
| Bob Vandermark | Rick Tatro |
| 14062 N. Forest Beach Shores | 14058 N. Forest Beach Shores |
| Northport, MI 49670 | Northport, MI 49670 |
| 231-386-5978 | 231-386-5516 |

You may contact either one of them.



Cherry Homes Architectural Requirements

Prior to any work being done, the property owner or his representative shall supply to the Architectural Committee or the Board of Directors of the Association the following information:

1. Name of owner, address of owner, telephone number and email address if available.
2. Address of proposed project and lot number(s) and subdivision.
3. A site plan drawn to sufficient scale to show the lot on which the proposed improvement is to take place. The plan shall show location of all abutting streets, location of existing building, and the proposed location of structures to be built or altered. It must also show the location and type of fuel tank to be used. Location of major trees should be included as well as a tree-cutting plan.
4. A detailed drawing of the proposed structure(s) indicating materials to be used in construction and type of construction. Especially important are the outside finish, elevation showing # blocks exposed.
5. The site plan shall show the location of the water well and sewage system approved by the Health Department.

The following standards shall apply:

1. All dwellings must have a minimum enclosed living area of 850 square feet with a minimum building size of not less than 24 feet in width for a single story home or 1150 square feet for a two story home, exclusive of open porches or attached garages. All structures shall be completed on the exterior within six months from start of construction.
2. Mobile homes are not permitted structures on any lot.
3. Setback requirements shall be the same as those established by the township.
4. Homes must have a minimum 4/12 roof pitch.
5. Homes must have a permanent foundation. Exposed foundation no more than thirty- six (36) inches above final grade.
6. LP gas tank shall be placed a minimum of 20 feet from the road and be screened with fence or plantings.
7. Owner is responsible for repair of all construction damage to roads and shoulders.
8. After determining setbacks, natural topography should be retained as much as possible. Maximum number of trees will be retained.



Please Comply with Deed Restrictions

During the past year, several members have started home improvements or new building without submitting plans to the CHA Architectural Committee for approval prior to starting the project. This violates the deed restrictions. For this reason, we are publishing the Architectural Committee requirements in this newsletter. Please see complete document on page 3.

We're on the Web!

Visit us at:

www.cherryhomeshores.com



25
MPH

Slow Down and Enjoy the Scenery

The speed limit in Cherry Hone shores subdivision is 25 MPH. Speed limit signs are posted throughout the subdivision, so please comply with these limits, for the safety of our members.

Cherry Home Association
P O Box 745
Northport, MI 49670



Mailing label