

Visit our website howellpoint.org for news and updates about...

Association By-Laws

Last year the members voted to adopt a set off revised By-Laws. We thank everyone that voted by proxy or in person to modernize the rules we all live by. You can find our current By-Laws on our website.

Deed Restrictions

Deed restrictions have NOT been changed but we have a reformatted version of the deed restrictions out on our web site. The reformatted, not revised, deed restrictions are easier to read, easier to search, and easier on the eyes.

Financial Report

The 2023 year-end Financial Statement and 2024 Budget are posted for your review.

Draft Agenda for our Annual Meeting

A draft agenda for the May 25 Annual Meeting is posted for your review.

Proxy for Annual Meeting Votes

You can download and print a copy of the Proxy for this year's Annual Meeting from the website. A copy of the Proxy will also be included in the mailing being sent to members where we lack their email address. Even if you expect to attend the Meeting, please fill this out and send it in with your dues payment. This makes it easier to establish the quorum for the meeting in advance to expedite the Meeting. Remember, your dues must be current for your Proxy and votes to count.

Important Reminder:

We Need Your E-Mail

We are moving much of our member communications to email. This is faster, more flexible, and saves the Association postage costs and the time to stuff all those letters. Please make sure we have your complete contact information here in Howell Point, and at your best home / winter address. You can email updated contact information to howellpoint@gmail.com

- Michigan Lake and Stream Associations: www.mymlsa.org
- MSU Extension Land and Water Program: www.shoreline.msu.edu
- Cass County Animal Control: 269-445-3701

useful links:

- Diamond Lake Association: www.dlacassopolis.org/
- Cass County: www.casscountymi.org
- Cass County Sheriff: 269-445-2481 www.casscountymi.org/1209/Sheriffs-Office
- Village of Cassopolis: <https://cassopolis-mi.us>
- Penn Township: www.casscountymi.org/1273/Penn-Township

Howell Point ASSOCIATION



mark your calendar:

- Boat Owners Meeting at the Park Saturday, May 25th @ 9:30 am
- Howell Point Annual Meeting at the Park Saturday, May 25th @ 10:00 am
- Diamond Lake Association Annual Meeting TBD
- Diamond Lake Fireworks Saturday, July 6th @ 9:00 pm (Rain/Wind date: Saturday, July 13th)
- 2024 Diamond Lake Triathlon Saturday, July 20th @ 7:30 am *Email diamondlakesports@gmail.com for information and registration*
- Howell Point Potluck/Picnic at Howell Point Park & Willow Beach Saturday, July 27th @ 4:00 pm
- Cass County Fair July 29th thru August 4th
- Pier Removal Begins Monday, October 7th (All boats and mooring posts must be removed no later than Sunday, October 6th)

Attention all Howell Point Members! We value your support and participation!

PLEASE take the time to attend our 2024 Annual Meeting Saturday, May 25th at 10:00 am in the Park. We will be electing the President, Treasurer, and Secretary positions for 2024-25. All three are one-year terms. This year none of our trustee positions are up for election. Nominations for the officer positions will be taken and voted upon at the meeting.

Have a wonderful and safe summer! — YOUR HOWELL POINT BOARD

The production and printing of this newsletter has been generously donated by our lake side neighbors, Chris and Lori Stanicek. Thank you!

VISIT OUR WEBSITE: www.howellpoint.org

Important Announcements:

A Special Thanks

Volunteerism is alive and well in Howell Point!

A special thanks goes out to Michael and Leeanna Aflague. Michael and Leeanna are relatively new Howell Point members. They joined our community in August 2022. Without being asked, Michael and Leeanna replaced the wood for one of our park benches that was in disrepair. Their efforts to improve the park are very much appreciated.

Thanks to Pam Montgomery for her assistance in the development of a comprehensive membership directory for Howell Point. Working with Penn Township, Pam was able to provide a set of files that significantly sped up the development of our member directory. Pam and her husband Lloyd have been long time residents of our community. Both have a history of service to our association and our community at large.

Thanks to Sue Monaham for her assistance with getting our billing statements out to members with Pier and Kayak rack privileges. Her efforts are much appreciated.

Howell Point members contribute to our community in many ways, Helping Hands, the food pantry at the Church of Cassopolis, Diamond Lake Association, and special events such as the Diamond Lake Triathlon.

Thanks to all members that give up their time to improve our community. If you hear about a member contributing to the betterment of Howell Point or to our larger community, please pass that on to the association president.



Many of us rely on our cell phones here at the lake, with no land line. Smart 911 allows you to create a Safety Profile at www.smart911.com for your household that includes any information you want 911 operators and response teams to have in the event of an emergency. Cass County now participates in Smart 911. When you make an emergency call your Safety Profile is automatically displayed to the 911 operator in the Sheriff's office. Learn more and sign up by visiting www.smart911.com.

annual dues

Boater deadline: April 1st

Non-Boater deadline: May 1st

How do we utilize your payment?

- Park lawn care
- Park trash service
- Picnic tables & lawn furniture
- Park and entrance lights
- Park upgrades and maintenance
- Maintenance of swimming area
- Liability Insurance
- Annual Neighborhood Picnic

Please send your payment to:
(Please include your current e-mail address with your payment)

Howell Point Association
C/O Teresa Dahlgren
21670 Shiawassee Drive
Cassopolis, MI 49031

New Rules! Changes to Handling Delinquent Membership Fees!

In the past, 2 to 3 late notices were sent out to members that failed to honor their obligation and pay their membership dues. If the member still did not pay, the matter would be dropped. There was not much more the board could do. For the 90+% of our membership that do meet their obligations, this is **unfair and disrespectful**.

In 2023, a set of new by-laws was agreed to by our members. The new by-laws gave the board additional actions that can be taken regarding non-payment. This year the board has agreed that starting in 2024, the board, on behalf of the association, will initiate the lien process after repeated late payment reminders are communicated.

All costs, including monthly late fees, attorney and filing costs incurred by the Association in connection with processing the lien shall be included along with recurring costs and late fees. The Lien shall remain in effect until paid back in full.

Additional details will be provided later this year.

Contact Information

The board at their January meeting created a rule making it a requirement that whenever possible members of Howell Point provide a current email address and telephone number. Last year we were able to gather contact information from many of our members. Currently we are lacking contact information for about 23 members. Requests for this contact information was mailed in February. An update will be provided later.

The objective of using email is to lower costs and lessen the effort to communicate with our members. Having an up-to-date telephone number will be beneficial in case of emergency. For example, this winter we had a need to contact 4 members due to issues with their property.

Remember when Building!

Howell Point is a Deed Restricted Community.

There are rules we are all asked to follow as members of Howell Point. The scope of these restrictions include a new home, an addition, a free-standing garage or storage building. Our deed restrictions are posted on our website. These important safeguards created some 80+ years ago have had a lasting impact on Howell Point as our community has been developed over the years, and they continue to guide new development within the subdivision.

Added to the website this past year is the Architecture Review Committee's Requirements and Procedures. In summary:

- Building plans and site drawings used to pull permits are to be given to the Architecture Review Committee prior to submitting them for permitting.
- The Architecture Review Committee will begin the evaluation process once the information is provided. The committee is committed to completing the review within 10 days.
- It is the position of the board to take unresolved issues to mediation, sharing the cost with the property owner with the goal of avoiding the escalation of the dispute.

If the owner does not accept the results of mediation and there is an escalation of the dispute, the current association by-laws state that 'costs incurred by the Association in connection with enforcing the Deed Restrictions shall be paid by the property owner of the planned non-conforming building.

Please keep the Architecture Review Committee in mind when building. Thank you for your cooperation.

Picnic Date is July 27



The annual Pot-Luck Picnic for members and guests is scheduled for Saturday, July 27th, beginning at 4:00 pm. Fun activities, food, pop and water will be provided.

- If your last name begins with **A thru N**, please bring a **pot-luck side dish to share**.
- If your last name begins with **O thru Z**, please bring a **favorite picnic desert to share**.

Please bring plates and table service for your family and guests, lawn chairs, and maybe a blanket, too.

A rain decision will be made no later than 2 pm to postpone until Sunday at 1 pm (or, if necessary, cancel entirely). If this becomes necessary, a message will be posted on the bulletin board and an email will be sent notifying everyone of the change in plans.

Neighborhood Watch:

We've heard of increasing incidents of car break-ins and other problems. If you see something, say something! Don't hesitate to call the Cass County Sheriff's Office at **269-445-2481**, or **911**. Also, you can report a concern by going to the Sheriff's website at www.ccsso.info.

Howell Point Association Board of Trustees:

OFFICE	ELECTION CYCLE	CURRENTLY
President	1 Year	John Dombrowski,
Treasurer	1 Year	Teresa Dahlgren
Secretary	1 Year	Dede Petro
Board Members	4 Years	Rosanne Byrne, Jerry Droppo, Joe Scharnak, Dave Sheppard and Wayne Vandermeer

Volunteers Welcome!

Your mother probably told you this... **Many hands make light work!** The same holds true for Howell Point Park. If you can help out with some of our activities your efforts will be greatly appreciated. Opportunities abound to help keep the park looking good, and we can use some extra hands for the Annual Pot-Luck Picnic with setting up, and taking down. See something you'd like to see improved – or fixed – let us know and pitch in to give us a hand.