

What Can A Group of People with a Common Goal for Good Do?

Usually my remarks are to acknowledge and thank all of the volunteers, committee people, and Trustees for their work and involvement in all of our projects, committees, and activities. Today I am going to review the fruits of your labor that has produced a very desirable Lake Community that we all love and are proud to live in. The work that has been done in the past 5 years gives the Cranberry Bay Homeowners Association and our residents a strong base for stability and future growth.

When the Cranberry Bay Homeowners Association received the Waterfront Strip and the authority to manage the Protective Covenants, Easement documents, the Lake Lands Agreement and all of the docks attached to the Waterfront Strip, there was no pattern from the Bounds Family to follow. In the past 5 years the CBHA Trustees and the many community members that have served on committees have worked together to develop policies and provide leadership to develop Cranberry Bay and Maple Bay into thriving, highly desirable places to live and enjoy lake life. The homeowners association has developed into a management company that continues to improve our community. The Licking County Auditor agrees with us and has increased the values of most of the properties in our areas.

During the 5 years I have served our area as President we have accomplished the following;

1. Cranberry Bay Homeowners Association developed the Dock Use and Indemnification License Agreement and established a management relationship with the Ohio Department of Natural Resources.
2. As the manager of 284 docks, CBHA negotiated a reduced ODNR Mylar fee for our residents.
3. When CBHA inherited the Waterfront Strip, all of the existing docks were inventoried and matched with the correct owners. That was an immense project and it took 2 years to complete.
4. CBHA also identified all of the owners of all of the lots in Cranberry Bay and Maple Bay and keeps a record of all land transfers.
5. The Dock Use and Indemnification License Agreement that CBHA developed allows for transfer of docks with the lots and provides guidelines for responsibilities of lot owners and CBHA .
6. When CBHA accepted the Waterfront Strip, we inherited 100 year old trees that had only minimal care from some of the homeowners who had trees in front of their cottages. In the past 5 years we have inventoried and reviewed with several arborists all of the trees that are on the Waterfront Strip. The past 3 years we have aggressively thinned, trimmed, and/or removed most of the trees. We also have a plan for replacement of trees that were removed.
7. There have been several spots on the Waterfront and the access areas that needed repair from damage done by previous homeowners. The repairs were done through the cooperation of the homeowner and CBHA working together.

8. The Waterfront Strip had all kinds of Encroachments on it from many homeowners. The CBHA supplied our homeowners with Encroachment Forms giving permission for these items and structures to remain and continue to be used by the homeowners that reported them. Most of our homeowners filed the Encroachment Forms with the CBHA and continue to enjoy their patios, decks, and dock platforms.
9. CBHA continues to approve dock patios which are partially over the water and on the Waterfront Strip so that all of our residents can enjoy the breathtaking beauty of our Lake and the joy of sitting by the water.
10. In honoring our Protective Covenants and Dock Use and Indemnification License Agreement, CBHA has established guidelines for reviewing and approving procedures for dock and seawall replacement and repair.
11. The Protective Covenants require architectural review and approval of all building projects including: new additions, new builds, patios, decks, walkways, and fences. Guidelines and committees are in place to accommodate our lot owners. Since 1996 when the land was sold to the lot owners, 90% of all of the homes have been improved and/or replaced by new construction. In the past 5 years we have had 7 new builds and 8 extreme makeovers. All of these plans were reviewed and approved by the Architectural Review Committee.
12. The CBHA has grown from 65 member families 6 years ago to 119 household memberships this year. The participation in our Annual Picnics and Block Parties has also increased during this time. We all have fun-now there are just more of us getting to know one another!
13. We have worked on improving communication with our membership and other residents. We developed our website www.cranberrybayhoa.com so that our residents and future residents can view and download all of our documents including forms for architectural review, dock work, and land management requests. The contact information for the Trustees is available and the name of the chairs can be clicked on for immediate contact. Emails and the Bay Breeze are other forms of communication that members receive between 4-8 times a year.
14. CBHA also developed a Block Watch program that included signage for both areas and a group of block captains that watch their area and report suspicious activity to their neighbors and the local law enforcement. A strong relationship has developed between the Buckeye Lake Police and CBHA. We have more patrols and they are very responsive to our resident's calls.
15. CBHA had the Waterfront Strip and the access areas surveyed so that markers would be placed to identify the boundaries.
16. The website has protected access for members only that includes contact information for all of our residents so we can contact one another. This directory can be downloaded.
17. CBHA is in compliance with the new Ohio Homeowners Law and our Code of Regulations is registered with the Licking County Recorder's Office.
18. CBHA is involved in community activities such as the July 4th Boat Parade, the Buckeye Lake Memorial Day Parade, and Trick or Trunk. We also support the Buckeye Lake

Area Civic Association, Buckeye Lake for Tomorrow, The Friends of the Library, The Buckeye Lake Youth Organization, and the Buckeye Lake Museum.

19. Cranberry Bay and Maple Bay has positively affected the property values in the Village of Buckeye Lake. As our property values increased, the sale prices of homes in the Meyer Addition have continued to increase. This is causing a change. The sale prices have gone from the low \$20's to the \$50's and above. This is making the Meyers Addition less desirable as investment grade property and encouraging lot owners to improve their properties.
20. The Cranberry Bay Homeowners Association is a supporter of the "New Village of Buckeye Lake." We have developed a relationship with the government and financially supported the Gateway project.
21. The Cranberry Bay Homeowners Association has been fiscally responsible to our residents. The administrative fees and dock fees have financed all of our projects without being excessive. When there have been costly projects, we have done them over a period of years to keep our residents from feeling the financial pinch.
22. I have heard some complaints over the past 5 years regarding cost. At the Leaders on the Lake program sponsored by the Buckeye Lake Area Civic Association, the ODNR chief of engineering described the Dam Replacement Project for West Bank and North Bank. The West Bank Project will start in the next year. When it is completed, the residents of West Bank will have between 20 and 40 feet of state ground between their property lines and the shoreline. This new ground will be open for public use. The same will be true of the North Bank Dam project. We pay a dock fee, but the Waterfront Strip belongs to the CBHA because of the Lake Lands Agreement and it will never be open to the public.

In summary, we have a vibrant community filled with wonderful people who have made Cranberry Bay and Maple Bay the best place on the Lake! All of our work is not done. We have ongoing projects and new projects. We have Trustees who have taken ownership of the community and want the best for all of us. The committees are continuously looking for ways to resolve the issues facing us as individual lot owners and as a community. Thank you all for working with CBHA and one another.

Submitted By:
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