



THE CRANBERRY BAY HOMEOWNERS' ASSOCIATION INC.

P.O. BOX 1565
BUCKEYE LAKE, OH 43008

www.cranberrybayhoa.com

Happy Summer, Neighbors,

July 20, 2022

I hope you all are enjoying the beautiful summer days and sunsets on the lake. The fireworks on the lake over the July 4th weekend is always magical and gathering with hundreds of boats like a sea of green and red lights at night, just reminds me of why I choose to live here.

I wanted to touch base on a few things:

- CBHA Picnic, July 23rd - THIS SATURDAY!
- Easement/Parking Reminder
- Making Property Improvements Easy
- The Thing About Covered Docks
- Planning ahead for Seawall Improvements
- Dock Wait List
- Fall General Membership Business Meeting, October 15th

CBHA PICNIC, JULY 23RD

- Time: July 23rd will begin at 5:30pm. (*Rain date will be July 24th.*)
- Where: Lakefront or street depending on weather. (Dockside Dr (between Island View & Nautica)
- Jeff Cox will be our DJ.
- We will have a 50/50 raffle and will be raffling off another handmade CBHA blanket!
- Bring: a side dish or dessert, your choice of drinks and lawn chairs

WE NEED YOUR HELP SETTING UP & CLEANING UP! 10:00AM set up tables and tents

EASEMENT/PARKING

Just a reminder to visiting family, friends and renters, please communicate where approved parking areas are. Do not park in easements or in other people's property. We have had incidents recently of renters parking illegally on the street and on other people's property.

MAKING PROPERTY IMPROVEMENTS EASY

We are all for property improvements! Teresa Kaylor and her committee have been working with residents for years to help them get projects approved and share the necessary steps required with either Buckeye Lake Village or Licking Township. Please lean on Teresa for any questions you have!

THE THING ABOUT COVERED DOCKS

We've had a few inquiries on putting in covered docks or Shore Stations. Per our DUIL agreements, covered docks are not allowed in Cranberry or Maple Bays. The main reason for this is to not block the view of residents and neighbors from the Waterfront. We take great pride in our shoreline and tree line and want to preserve the views from both the water and the land.

The covered docks that exist today, were approved by the Bounds family and were grandfathered in when the Waterfront land was given to CBHA. The Board will approve the improvement of those covered docks as long as the footprint remains exactly the same or is reduced, but not expanded in any way.

PLANNING AHEAD FOR SEAWALL IMPROVEMENTS

The Dock Committee would like all dock owners to plan ahead with any seawall repairs that you are planning for the Fall. Once boating season is over, ODNR reduces their hours and turnaround times for approving seawall plans grows longer. If you know you will be doing some seawall work, apply for those changes before the boating season is over so your work is not delayed. Click here for the [CBHA Dock/Seawall Improvement Application](#).

DOCK WAIT LIST (AND OTHER DOCK PROCEDURES)

Over the past year, the Dock Committee and Board have been working on updated Dock Procedures. Previous updates were made in 2009. Procedures for the following have been updated:

- Dock Transfer procedures for new residents
- Private Dock transfers or sales
- Dock Sales resulting from voluntary termination of DUILA, DUILA termination due to violations or property foreclosure.
- Dock Wait List

Dock Waitlist Background and Information

When the transfer of land from the Bounds Family occurred in the mid 90's, the dock assignments were verified and the owners without docks were identified. The newly organized CBHA solicited dock preferences from those owners for future dock assignments, of which some owners chose "NO DOCK WANTED". The remainder were listed by date of purchase on a list. Since then, only 2 docks have been reassigned since the Bounds handed over the property.

The Board has created and approved new Dock Wait List procedures. The existing lot owners who qualify will be contacted next week to see if they are interested, update them on the new procedures, including dock sizes and prices. Qualifying members will be added to the list on a first-come, first-served basis. The list will be maintained by the Dock Committee and made available on the CBHA website.

Qualified Dock Wait List Applicants MUST:

- Own a lot that does not currently have a dock assignment
- Have an inhabitable dwelling on the lot
- Is a current member of CBHA, in good standing

FALL GENERAL MEMBERSHIP BUSINESS MEETING

- Our Fall meeting will be on Saturday, October 15th at 9:30am (Registration beginning at 9:00am).
- The meeting will be held at Harbor Hills Country Club.
- Our featured speaker will be Mark Fornataro from Buckeye Lake Region 2036!
- More details will be coming later this summer.

I know this was a lot of information, but I hope you found it helpful. If you have any questions about anything, please let me know or any of your Board members.

Have a safe and fun rest of your summer and I hope to see you all at the picnic!



Lisa Powell
President, CBHA
Lmp8804@yahoo.com
614-563-8188