

Background: Hal Wolff is a property owner on Cedar Lane in the Tonnadoonah subdivision on Lake Charlevoix. In 2017 Hal assumed ownership of family property that his parents purchased in 1967. At the time his parents purchased the property, **there was (and still is) an RV trailer on site** along with an adjacent stand alone “outdoor” bathroom structure, with a fully functional septic system. Also on site was a 260 ft² beach house (which the family refers to as the “summerhouse”).

Hal took ownership of the family property on April 20, 2017. (The deed (MI-312255) was recorded on 5/2/2017.) *It is clear that the HOA Board is unfairly trying to coerce Hal to alter or sell his property.*

Complaint summary: my family has maintained the rustic nature of our lakeside property since we bought it in 1967. It now seems some of the neighbors are unhappy. Sadly, we’ve been harassed for decades, by the original developer, Eveline Twp, HDNW and now by the Tonnadoonah HOA. The HOA formed in 1985, but didn’t register bylaws until June 2, 2017, which was *after* I took ownership of the family property. *I do not care to be a part of this HOA or use any of their services - except for use of the road as is required.*

The HOA has long allowed the” locals” (the few homestead residents on the lane) to gain a financial benefit by creating a “we’re-all-equal” stance (ie everyone pays equal dues) when the property owners are definitely NOT all alike – there is a 3-tiered mix of 1) year-round cottage goers, 2) seasonal cottage owners (who close down for the winter) and also 3) year-round homestead residents. The homesteaders clearly benefit from the equal-rate policy, and by no coincidence it seems, the homesteaders have long dominated the HOA board.

I have been disappointed with the service provided by the HOA for many years (rubbish service in particular – my complaint is on record). I requested relief from the fee associated with the dumpster, but was denied and threatened with legal action. The HOA Board has also taken to singling me out for public harassment over the longstanding (60 yr) use of an RV trailer on the property, and more recently based on a questionable (punitive) Cease & Desist order the Health Dept. implemented in 2021. **With no valid chain of title claim and a history of harassment, I believe I should not be bound to this mismanaged & predatory HOA.**

Timeline:

1967 Wolfe family purchases Charlevoix lakefront property on Cedar Lane in Eveline Twp.

1985 Tonnadoonah Assoc. is informally formed (due to issues with current and previous developers).

April 20, 2017 Hal Wolfe (later Hal Wolff) takes ownership of family property.

May 2, 2017 Wolfe/Wolff deed is filed with Charlevoix County Register.

June 2, 2017 Tonnadoonah Bylaws are filed with Charlevoix County Register. (*For the first time.*)

July 2, 2022 Tonnadoonah membership mtg – Wolff trailer usage (deed restrictions) on agenda. After much discussion (also on septic), Pres. McCabe states board could, but will not to take legal action.

July 3 2022 Hal removes his name from the large Cedar Lane road sign on Ferry Road.

May 4, 2023 Hal writes note to Kevin McCabe indicating he will no longer pay full dues.

May 20, 2023 Hal writes to HOA Board and states he won’t pay for dumpster service he no longer uses.

Aug. 2, 2023 Hal writes to HOA Board officers requesting relief on dues fee based on non-usage of dumpster service (and plow service).

Sept. 3 2023 Hal sends check (387) for \$250 to Jim Caroll. (He also creates a \$600 escrow account.)

Nov. 22, 2023 Kevin McCabe files lien for \$971.67 against Wolff property.

Personal Statement: I’ve endured poor service and harassment for as long as I can bear. I do not want this aggressive HOA to hold dominion over me any longer, but am happy to pay for any road expenses as is fair.