



Cass Lake Community Association Newsletter April 2025

May 4th noon (Sunday) Annual Community Center Meeting (All residents are welcome)

LETTER FROM THE BOARD PRESIDENT – Robert Redner (President)

A milestone was reached in February with approval from the state. (Village Approval) There is still a lot of work to do!! Josh Barstow continues to work through all the challenges with the new Greer bridge. West Bloomfield can sure make things frustrating. Steve O'Connor is also working with WB for the new pump house permit. With the village, Greer bridge, and water system projects, we have a lot to do! See you on **May 4 at noon** for the CLCA (ZOX) annual meeting at the community center.

Important Facts

Organizing as a Village – Chris LaDuke (Board Member)

Pros

1. Allows Zox to advocate on its behalf directly with its state and federal elected officials
2. It better aligns its needs with existing funding sources for infrastructure
3. It removes the overhead from the township of identifying funding sources, thus saving taxpayer money
4. Demonstrates dynamic leadership in developing creative solutions to big problems
5. Qualifies for funding with the SRF for drinking water without Township participation
6. Positions the neighborhood on the best foot for the future

Cons

1. Much heavier lift for Zox: Expense of initial organization, additional overhead running a village, must get resident buy-in
 2. It makes the administration of Zox more complicated (legal requirements like Open meetings act, FOIA, hiring of a clerk, etc)
 3. No guarantee of funding once organized despite additional overhead
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Community Center UPDATES

- The flooring will be updated
- Added a new TV that will enable web meetings.
- Lighting Updates are coming soon.

Zox Infrastructure

Water

The water system was installed in 1917. It consists of 4 miles of cast iron pipes that serve 240 homes. The wells are 69 and 60 years old. A new one was recently built. Upgrading the water system will cost \$4-5 million.

Bridges



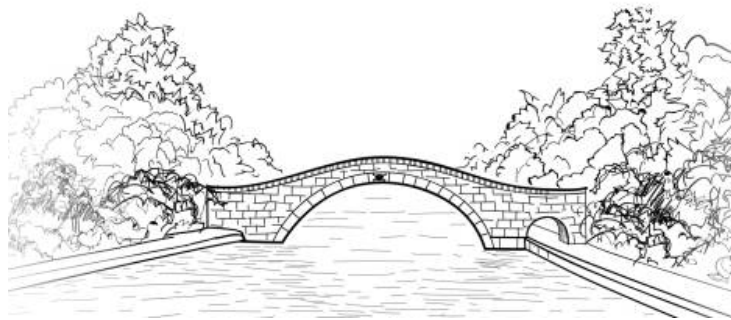
We maintain 15 bridges, 12 of which were built in 1919. Maintenance and repair costs will amount to \$2.5 million, and a current bridge replacement will cost \$11.7 million. (all bridges) Greer bridge replacement is \$1.2 million.

Roads

There are 3.75 miles of paved roads to maintain. The roads were redone 35 years ago and are now ready for refinishing. The cost to remodel the roads is \$2 million.

Canals

We maintain 2.5 miles of navigable canals. Approximately 15% of the canals are impassable and dredging them costs \$1.5 million.



FREQUENTLY ASKED QUESTIONS

When is trash collection?

Tuesdays and Thursdays

How can I rent the community center?

Call Cindy LaDuke at 248-860-8970

Are we approved to be a Village

Yes, but it will take time to institute.

How do I communicate the issues I am having to the board?

Don't hesitate to contact the appropriate board member listed below. You can also bring your concerns to the board meeting on the second Tuesday of each month.

During bridge construction, what will happen with school buses and trash collection?

It depends on the start date. But we are looking at a plan.

Do we have a Facebook page?

Yes. Cass Lakeside Community Association (ZOX)



SCAN ME

ANNOUNCEMENTS

- **Greer Bridge** will be shut down for 120 days in May. This is a tentative start date, and it could start as early as April. During this time, the Community Center will not be rentable.
- We would like to welcome Brik Pardo to the committee. He will handle our quarterly newsletter. Brik is new to Zox, having moved in three years ago. "This is a great community; living here offers so much to all its residents."
- If you plan any home building projects, please contact Wade Herzig.
- We have a **Board Member opening**, and if you are interested, please contact Wade Herzig as soon as possible.
- It's **dock season**, and Josh Barstow will send the invoices shortly.
- Board Meetings are held every second Tuesday of the month, starting at 7:30 p.m. You are welcome to attend.
- **Water/Membership** invoices for 2025 will go out on April 10.
- Created the Village Charter Commission to research a Village Charter and provide feedback.
- If you are a **new resident** or know of someone who just moved into our subdivision, please be our eyes and ears and let us know! The "Welcome to the Neighborhood" Team would like to "Gift" them with a Welcome Bag of helpful neighborhood information, a treat, and even the fascinating history of our unique subdivision. Call/Text/Email Barb at 248-739-6769 Barb@BarbKrause.com or Noreen at 248-758-8267.



Cass Lakeside Community Association Board Members / Support 2025

Name	Address	Phone	Title	Email	Information
Bob Redner	4761 Linwood	248-520-2722	President	grummang@ameritech.net	
Mike Johnson	1940 Allendale Av	734-732-1234	Vice President	Mj41183@gmail.com	
Debbie Zielesch	1827 Auburndale Av	248-681-8515	Secretary	zielesch@comcast.net	
Cathy O'Connell	1976 Auburndale Av	248-682-4256	Treasurer	oconnellbobcat@gmail.com	
Steve O'Connor	4691 Linwood	248-682-3349	Board Member	65ducati@att.net	
Wendy Rupp	1971 Allendale Av	734-891-0222	Board Member	wrupp2@comcast.net	
Josh Barstow	1806 Auburndale Av	248-425-0998	Board Member	Joshua.barstow@daimlertruck.com	
Chris LaDuke	1996 Allendale Ave	248-905-1217	Board Member	chris@ehrmedbilling.com	
Ken Russell	4675 Mapleview Av	248-343-5300	Board Member	Russell.electric@yahoo.com	Road Chairman
Wade Herzig		313-510-9593		wadeherzig@yahoo.com	Construction Bonds
Steve O'Connor		248-682-3349			Water Chairman
Chris Nelander		248-904-8001			Water Chairman Asst.
Steve Twyman		803-518-9673			Water Chairman Asst.
Brik Pardo	4755 Greer Road	734-558-7228		brikpard@gmail.com	Newsletter

248-520-2722 • grummang@ameritech.net • [Website – Coming Soon](#)