

PIHA Swimming Pool Chronology

Current concrete pool constructed ~1972, the pool is ~ 53 years old

2022-2023 Fiscal Year:

- PIHA Board of Directors (BOD) began receiving news of the failing health of pool with increasing difficulty finding parts to repair the antiquated equipment, recurrent leakage issues of the shell, and structural concerns of the roof. In house repairs had been made to the rafters by PIHA staff.
- BOD voted to start a Pool Committee (PC) to investigate the two options of keeping the current pool functional and safe for as long as it was economically feasible, versus the construction of a new pool. Both options were investigated at the same time. Monthly reports were given to BOD during this process.
- The PC contacted 21 different pool contractors in 2023 expressing PIHA's desire to build a new pool, and of these 21 companies, 2 companies responded that their company would travel to Presque Isle to build a pool - Midwest Pools in Flint, and Al's Pools in Alpena. Clearwater Pools of Ann Arbor never responded to requests from PIHA.
- The PC investigation into the membership's desires with regards to a new pool structure included both a written survey available at the Clubhouse, and an online survey which were run concurrently in summer and fall of 2023. The PC held 2 separate Town Halls for membership to collate their wants/needs of a new pool. Lastly, the PC kept data on all pool usage by membership for 2 different months, in July and September of 2023.
- The research revealed the majority of responding members wanted the pool replaced. Members were evenly split between keeping the old pool open while building the new pool at an adjacent site vs. closing the pool completely to build the new pool in the same site. They wanted the ability of lane swimming, a hot tub, handicap access, and a shallow wading area for families with toddlers.
- The PC traveled to Lakes of the North HOA near Kalkaska, our sister HOA, to evaluate their newly finished indoor pool and speak with their management in fall 2023. They were asked about what they were happy with as well as what they would do differently. They regretted adding a water slide and lazy river, as their constructions costs over-ran their established budget. When they were done with the construction of the new pool building, they ended up way over budget and no funding remaining to demolish the old pool structure which remains as an eyesore. They have since instituted charging a fee for pool usage.

2024-2025 Fiscal Year:

- A certified structural engineer from RS Scott of Alpena evaluated the rafter space above the pool ceiling in of Spring 2024 and found much damage to the structural integrity of the trusses holding the roof up, due to the decades of high humidity and chemical exposure, 2 of the rafter trusses had completely failed and several of the roof sheeting panels had rotted. Remedial steps were

advised and accomplished to shore up these structural issues in June 2024, and after a second evaluation by a certified structural engineer the BOD was told that the repairs would allow an approximate 1 year of safe usage, before another structural evaluation would be required.

- In the Summer of 2024, one of the employees of Clearwater Pools who owns property in PIHA, and said they very much wanted to be considered. However, after speaking with the staff at their home office, emailing their company, as well as promises from their employee with PIHA ties who “would pass on the information” to the owner of Clearwater Pools of PIHA’s desire to have a presentation from Clearwater Pools, no contacts have been made from the owner. Clearwater will no longer be considered.
- The PC learned that there were 3 major different types of pool construction: concrete (AKA gunite), fiberglass, and vinyl lined.
- The decision to stick with gunite was made due to fiberglass shell pools being too small (the pool has to fit on a truck and go down the highway) and vinyl liner pools being susceptible to cuts/leaking. Al’s Pools in Alpena installs only vinyl liner pools, and they were no longer considered.
- The PC traveled to Midwest Pools near Flint and spoke with their owner and staff. Midwest gave a presentation to PIHA members and the BODs in 2024 at the Clubhouse. A tentative bid was obtained.
- The BOD researched different firms in Northern Michigan and found an Architectural firm, Shoreline Architecture, out of Petoskey who recently completed a Community Pool project for another HOA and invited the firm to PIHA to discuss how the recent project and how they could help PIHA.
- The PC traveled to Harbor Springs to speak with Shoreline Architecture about their recently completed indoor pool for an HOA near them. The PC toured the Harbor Springs facility and spoke with their management. The PC spoke with the owner of Northstar Pools of Oakland County who built the Harbor Springs pool. Northstar Pools was not among the original 21 companies contacted, as they rely upon word-of-mouth advertisement from the commercial pool customers they’ve worked with (hotels, HOA’s) and didn’t have an online presence.
- Northstar Pools gave a presentation to PIHA BOD in the Winter of 2025.
- RS Scott Architects in Alpena gave renderings and cost estimates of two different options for a new pool structure in January 2025.
- Due to the favorable presentations of Shoreline Architecture, they were contracted to begin phase one of the new pool design. Phase one will consist of the following: Site Survey and Engineering, Conceptual Floor Plans, Elevations, and Renderings, Web Page Development, and Project Cost estimates. Shoreline Architecture, Northstar Pools, and the General Contractor for the Harbor Springs new pool have worked together on 3 recent indoor pool constructions. The general contractor expressed his willingness of traveling to PIHA to complete our project.
- In Spring 2025, after the ice storm, a repeat evaluation by a certified structural engineer revealed additional detrimental changes to the rafter trusses and additional deterioration of several roof

sheeting panels. Out of concern for membership safety, the BOD voted to permanently close the pool. Additionally, the costs to maintain the operation of the pool have significantly been on the increase as the pool level drops 3" to 4" every few days due to a failing pool shell. This drives up the cost of chemical maintenance and propane usage to bring the newly added cold water up to temperature. During the fall/winter of 2024/25 major repairs were needed to the pool filter, pool heater, and spa heater that ran into the thousands of dollars.

Moving Forward

- As of Spring 2025, both Midwest Pools and Northstar Pools will bid for our project.
- Due to the permanent closure of the existing pool, the option of building an adjacent Clubhouse addition for the new pool is moot. The new pool can be built on the same site.
- The basic design of the new pool has been proposed as a 30' x 60' rectangle, with shallow 3.5 foot deep on both ends and a deeper 5-foot section in the middle. There will be an attached 18-inch-deep wading area attached off one shallow end, and an adjacent hot tub at the other end. A handicap hoist will be positioned to be dually tasked for use by the pool and adjacent hot tub. The Architects will be evaluating additional options that may be pursued such as creating an "Outdoor space" that can be integrated into the Pool Building to enhance usage in the warm months and allow for new activities to be planned to use the space.
- Once the Conceptual Designs are developed, the PC will have displays available in the Clubhouse and Online to keep everyone informed every step of the journey.
- It is planned to have our partner in the journey, Shoreline Architecture, available at the Annual Meeting in June and they will make a presentation regarding the project.