

Presque Isle Harbor Association

Message from the Board President

November 2025

This month we are transitioning out of fall as most of the trees are now bare and we are getting ready for winter and for some of us we are getting ready to head into the woods for annual November ritual of deer season. We did see a very minor snowfall this week, but I think many of you that live south might have received much more snow than we did. As usual, there is still much activity happening within the Association.

The committee working on the pool replacement and expanded fitness center project has expanded to nearly 20 members that will be helping in different aspects of the project. Several sub-committees were formed such as; design/cost sub-committee to work with the architects on a revised plan that would reduce the project cost by a minimum of \$250,000, a special assessments sub-committee is working on the funding aspect of the project, a get out the vote sub-committee that will be calling members reminding them to return their proxy forms and answer any questions members may have on the project. As of today, we have an alternative plan, "Plan B", that we fully expect will be less in overall cost, but it does come with sacrifices from the original design. The architects are working with contractors to get us a cost estimate for the revised plan. No decision has been made to scrap the original plan and only move forward with the revised plan as the special assessment sub-committee is looking into how much of a mortgage the Association can afford that would reduce the amount of the special assessment for either design (Original or Plan B).

We are researching enrolling the PIHA Common Properties into the Family Forest Carbon Program which would provide the Association with an income stream and allow us to get a Forest Management Plan created. If you are not familiar with a Forest Carbon program, is a pathway for landowners to improve forest health and help mitigate climate change while earning an income to cover the cost of taking care of their land. It helps landowners implement improved forestry practices in their woodlands that result in greater amounts of carbon stored in their trees. Companies and other organizations can purchase verified carbon credits generated from the additional carbon sequestered on woodlands enrolled in the program. For example, Taylor Swift buys carbon credits primarily to offset the environmental impact of her private jet travel, which has drawn significant public criticism due to its high carbon emissions. California operates one of the most robust carbon markets in the world and every business that emits emissions into the air must purchase carbon credits to offset their emissions.

As everyone is likely already aware, both Petitions filed in the 53RD Circuit Court for Presque Isle County Court to establish Lake Level SADs were denied by the Hon. Kimberly S. Gildner, Presiding Judge on Monday November 3rd, 2025. What does this mean? **As of this update, the establishment of the SADs for both lakes and the requested changes to the existing Lake Level Orders for both lakes will not occur.** However, the next steps are now with the Presque Isle County Board of Commissioners as to how they will proceed.

We continue to work the past-due member accounts. Additional invoices are being mailed, phone calls are being placed, and small claims court cases continue to be filed. In the cases where we have received a judgment, but the responsibly party has not paid we are moving to set-up garnishments or have a warrant issued against the individual. This brings me to my next subject that maybe some will not agree with me, but I recently purchased some land in the area and the Title company made the following clear to me:" Since closing is so close to the Winter Tax bills coming out – the treasurer may still have their system set up with the seller's name. So, if you do not receive the winter tax bill in the mail, it is still **YOUR** responsibility to pay those". Why do I mention this? It is every **members responsibility** to pay your PIHA

Annual Assessment on time as they are due the same time every year. All the effort that we must spend on collecting unpaid assessments is just money wasted that could be used for member services. Unfortunately, we are spending money on collections and not member services.

We continue to work with PIE&G regarding the issue of them not supplying sufficient power capacity at the Campground, this remains as work-in-progress. All but 2 trailers were all moved into storage at the Campground by the bonded and insured mover this past Saturday and Tim and the Campground Manager are getting everything ready for the Seasonal Rate drawing on Monday December 1st at 1:30pm at the Clubhouse, members do not need to be present.

If you are interested in serving on a PIHA committee, please reach out to the Chair of the committee or any of the BOD members. You can find the contacts for the Committees on the "About Us" tab on the PIHA website.

From a Social Activities standpoint, here are events planned out for the next 30 days; On Thursday November 27th, join the PIHA family for Thanksgiving Dinner at the Clubhouse! The Social Activities Committee will provide turkey, gravy, and drinks (water, coffee, tea). Members to provide side dishes. Register at the Clubhouse desk and receive a ticket for entry & sign up to bring a side dish. You MUST have a ticket to enter as the Clubhouse is closed on Thanksgiving Day. Doors open at 3:00pm with dinner served at 4:00pm. On Saturday November 29th is the annual Outdoor Christmas Tree Lighting ceremony at 7PM. Enjoy hot chocolate and Christmas caroling to celebrate the start of this beautiful season! Tree lighting will occur in the PIHA Clubhouse parking lot. On Saturday December 6th is Christmas in Presque Isle. This is not sponsored by PIHA, but is a daylong event hosted by multiple community groups. The Natural Resources Committee is sponsoring a trail hike at the New Lighthouse at 4:30pm, the hike will be the trails around the point at the New Lighthouse.

Below is a link to see all the activities for Christmas in Presque Isle:

<https://www.facebook.com/groups/presqueislehappenings/permalink/2085008132035908/>

On Saturday December 13th at 10am is Breakfast with Santa serving pancakes & sausage, crafts, cookie decorating, games and coloring. Bring your wish list for Santa! This is a great event for the kids and has been a big hit every year! That same day in the evening will be a Christmas Potluck at 5pm, bring your favorite potluck dish to share and join holiday celebrations with friends in our community!

I am sure I missed something and did not cover all the organizations in the area that may be hosting events. Please always review the PIHA website, Grand Lake Association website, & Presque Isle Township Museum Society websites for the most accurate details on all these events.

In addition to all the events and activities mentioned above, don't forget we have shuffleboard courts at the Clubhouse, jumbo Jenga set, basketball equipment is available at the Clubhouse, indoor games, volleyball, horseshoes.

The next PIHA Board meeting will be Tuesday December 9th, starting at 6pm.

Best regards,



Michael Grochola

President, PIHA Board of Directors