

Presque Isle Harbor Association

Message from the Board President

December 2025

While it is not officially Astronomical Winter, the Solstice, as of the day I am writing this letter, believe me it is winter for all those here as we received a significant snowfall on Thanksgiving weekend and continue to get snowfall every few days and it has been cold. We may see a bit of a thaw next week, but right now it is a winter wonderland. As usual, there is still much activity happening within the Association.

Before we get started, I want to take a minute and say “Thank You” to ALL our Association staff team members for all the efforts that get put forward every day to operate the Association. When we experience a significant snowfall event, our maintenance team leaves arrives by 5am to plow, shovel, and salt the Clubhouse parking lot and sidewalks for an 8am opening, staff members arrive on-time to be ready for members 7 days a week, they decorate for the holidays, volunteer to help out for many of the activities that are hosted by the Association, and our office team makes sure all the bills are paid while are working on all the past-due member accounts. We get asked by the greater Presque Isle Community to help as they know we are prepared. In the last couple weeks, we helped the Post Office when their truck arrived on a Sunday morning full of Amazon packages got stuck. We assisted the monthly Food Pantry by clearing snow and unloading pallets of food from the delivery truck. I commend Tim and his staff for simply doing the right thing.

We received the project cost estimate back from the architects for the alternative, Plan “B”, Pool Replacement and Expanded Fitness Center project. Plan “B” kept the pool the same size but retained the existing space for the locker rooms (reconfigured to add one family bathroom), eliminated the billiard room to be used as part of an expanded fitness room that would be extended into the existing hallway. A new covered entrance would be added where the coat racks are located today in the hallway. While Plan “B” did achieve the targeted \$250K savings, the Board has decided to stay with the original plan as the Board does not want to **reduce** services/amenities/options to the membership, the Board wants to **expand** the services/amenities/options available to the membership. The Activities Committee has been working on plans for repurposing the existing fitness room once the new expanded Fitness Center becomes available. Additionally, the Board did not see a large enough savings with Plan “B” to merit moving forward with it. While the design sub-committee was working on Plan “B”, the Finance Committee reviewed the financials of the Association for the past several years and determined the Association can responsibly afford a mortgage for a portion of the Pool Replacement and Expanded Fitness Center project. With the available funds that have been set aside and a mortgage for a portion of the project, the Special Assessment required for the project has been reduced by almost 1/3. Stay tuned for a news release coming in early January 2026 on the timing of the next Special Assessment meeting and voting process.

We received an offer to enroll the Common Property of the Association into the Family Forest Carbon Program providing a new income stream of ~ \$5K per year for the next 20 years, slightly over \$100K in total. The Board approved taking the next step which is to have our Lawyer review the Family Forest Carbon Program contract for any egregious terms or conditions that would violate the Restrictive Covenants. If we move forward with the program, we will get an additional \$1,900 to use towards getting

a Forest Management Plan created. I did ask if the Family Forest Carbon Program sells any credits to Taylor Swift, they do not.

Regarding the Grand Lake and Lake Esau SAD's, on November 21st, 2025, the County requested Judge Gildner to reconsider her ruling denying the establishment of the SAD's and changes to the existing Lake Level Orders. On December 8th, 2025, the Michigan Department of Environment, Great Lakes, and Energy, EGLE, sent a letter to Judge Gilder that they will be filing a Motion of Concurrence supporting Presque Isle County's Motion for Reconsideration. On Friday December 12th, the County Commissioners received notice from Judge Gildner that she is **maintaining her existing ruling** until the Higgin Lake SAD Court Case is decided. Currently, the Higgin Lake SAD case is at the appellate level (U.S. Court of Appeals for the Sixth Circuit), challenging both the process of the SAD creation and the new state law that affects the long-term lake level mandate. The Higgins Lake SAD case has been in the Michigan Appellate Court for over 2 years. While I am not able to predict what will finally occur with the courts, the PIHA Board is committed to **"strongly"** requesting that the County Commissioners set the "factor" used to calculate any costs to the "Backlots" in the Association to as close to **ZERO** as possible if the SAD's are put into place for Grand Lake and Lake Esau.

Tim and his staff are making very good progress on collecting on the past-due member accounts. Lee Compton who managed the Campground for us in the summer has agreed to stay on over the winter and take the lead on PIHA Collections. While there are still funds to be collected, we have seen month after month of the past due balance owned to the Association continue to decline.

PIE&G has advised us they believe the repairs they made this past July 4th weekend, their power supply to the Campground is stable and sufficient to meet our peak demand. The Seasonal Rate drawing ran smoothly on Monday December 1st, and we received deposits for 35 Seasonal sites. There is room for a couple additional Seasonal spots, contact Tim Supinger (989-595-2411 or tsupinger@presqueisleharbor.org) if you are interested in a spot. Due to the early snowfall, the fall site maintenance planned will be deferred to the spring and fall of 2026. This maintenance will include adding stone to all sites and leveling for drainage, removal of electric meters, replace all hose spigots, restore 30amp service to lot 25, fix the broken culvert, and grade and fill the Campground roads.

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 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! This remains a signature PIHA event, we have 30 kids signed up so far and over 100 people in total will be attending. 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!

The Clubhouse will be closing early, 3pm, on Wednesday December 24th, 2025 and Wednesday December 31st, 2025 to allow staff to have time with their loved ones. Also, the Clubhouse is closed on Thursday December 25th, 2025 and Thursday January 1st, 2026.

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. Yes, we will give you a shovel if you want to play shuffleboard in the winter.

Merry Christmas and Happy New Year to all!

Can you believe that 2026 is just around the corner...

The next PIHA Board meeting will be Tuesday January 13th, 2026 starting at 6pm.

Best regards,

A handwritten signature in black ink that reads "Michael Grochola". The script is cursive and fluid, with the first letter of each word being capitalized and larger than the others.

Michael Grochola

President, PIHA Board of Directors