

Presque Isle Harbor Association  
Message from the Board President

January 2026

Happy New Year! As the holidays fade and we look toward the Super Bowl on February 8th, our community remains very active. We've had a steady cycle of snow and thawing, but work within the Association continues full steam ahead.

As discussed in December, the revised proxy voting forms for the Pool Replacement and Expanded Fitness Center project were mailed on Friday January 9th, 2026. The Special Assessment amount has been reduced by almost 1/3 as 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 project. The revised Special Assessment will be a **one-time** cost of \$640.00 for a Primary lot and a **one-time** cost for **all** secondary lots of \$320.00. We are now offering members the ability to cast their vote electronically using software similar to DocuSign. If you want to vote in this manner, please send an email to [mgrochola@presqueisleharbor.org](mailto:mgrochola@presqueisleharbor.org) requesting a proxy via email. The date of the Special Assessment meeting has been set for Saturday February 21<sup>st</sup>, 2026 @ Noon at the Clubhouse. All voting needs to be submitted before the start of the meeting, if you want to cast your vote in person at the meeting please arrive 1 hour before noon on Saturday February 21<sup>st</sup>. Starting in the next week or so, the "Get out the Vote" sub-committee will start calling members that have not yet submitted their proxies. The due date for the Special Assessment has not yet been determined, but it will most likely be a separate date from the due date of the annual dues.

**\*\*\*\*\* PROXY SWEEPSTAKES - Win Your Assessment! \*\*\*\*\***

Two PIHA members who wish to remain anonymous have graciously escrowed money to sponsor a sweepstakes to encourage voter response to the Special Assessment Proxy regarding the Pool Replacement & Expanded Exercise Center project.

- Prizes:
  - 1st place - one primary lot paid in full
  - 2nd place - one primary lot paid at 50%
  - 3rd place - one primary lot paid at 25%
  
- Rules:
  - No purchase is necessary to enter and every PIHA member who returns a valid, properly completed proxy vote will get one entry only (one entry per member, not per lot) by February 14<sup>th</sup>, 2026 will be automatically entered into the sweepstakes.
  - **Your proxy must be received by Feb 14<sup>th</sup>, 2026.** The deadline vote for proxies is Feb 21st but to qualify for the sweepstakes, your vote **MUST** be received by February 14<sup>th</sup>, 2026.
  - The Sweepstakes will be held only after the successful passage of the Special Assessment.

- This is **not** sponsored by PIHA. The sweepstakes sponsor(s) will conduct the random drawing at the Feb 21<sup>st</sup> Special Assessment meeting and inform the PIHA Board President who will then inform the winning individuals.
- The winners will be congratulated on the PIHA Facebook page with their permission.
- There is no cash value of the prizes.

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 received feedback from the PIHA lawyer regarding the contract terms in the Family Forest Carbon Program and will be reviewing the feedback and working with the Family Forest Carbon Program requesting changes to the contract before any further actions are taken.

On December 22<sup>nd</sup>, 2025, Hon. Judge Kimberly Gildner reversed her earlier ruling and has **ordered the creation of the 2 Special Assessment Districts, one for Grand Lake and one for Lake Esau**, and amended the Lake Level Orders for both lakes to what was originally petitioned by the County of Presque Isle. The following is a small portion of Hon. Judge Kimberly Gildner Order on the lake SADs:

Reconsideration of the Court's November 3, 2025 Order is warranted due to the issuance of the published Michigan Court of Appeals decision in In re Higgins Lake, Docket No. 367805, 2025 WL 3635789 (Mich Ct App Dec 15, 2025). This precedential decision establishes controlling legal principles governing issues central to lake level proceedings under Part 307 of the Natural Resources and Environmental Protection Act ("NREPA"), MCL 324.30701 et seq. Published opinions of the Michigan Court of Appeals are binding on this Court and must be followed under the doctrine of stare decisis. MCR 7.215(C)(2); City of Detroit v Qualls, 434 Mich 340 (1990). Such precedential authority remains binding notwithstanding the filing or granting of an application for leave to appeal to the Michigan Supreme Court. Under NREPA Part 307, a county board may initiate proceedings to determine or modify a lake's normal water level. MCL 324.30702(1). Part 307 's statutory procedure governing special assessment districts is bifurcated: (1) establishment and confirmation of the special assessment district and its boundaries; and (2) levy of special assessments against properties within the district. **There is no statutory requirement that a specific project be identified or that costs be calculated prior to the establishment and confirmation of a special assessment district.** In re Higgins Lake, supra, p. 8-9. Modifying a lake level order for the purpose of creating a special assessment district is expressly permitted because the Legislature vested county boards with discretion to determine that such districts are necessary to fund lake level maintenance.

The PIHA Board has written to the Presque Isle County Commissioners including the Law firm hired by the County to establish the SADs urging the Commissioners set the "factor" used to calculate any costs to "Backlots" in the Association **be set as close to ZERO as possible**. A copy of the letter can be viewed using [this link](#). I encourage any member to freely copy this letter and make it their own and send it to the Presque Isle County Commissioners. I will be attending the next County Commissioner meeting on January 30<sup>th</sup>, 2026 to give them a copy of the letter personally.

Tim and his staff continue making very good progress on collecting of the past-due member accounts. Tim is exploring the mechanics of placing liens against the properties of the past-due member accounts working with the PIHA legal team. As mentioned last month 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.

We have a new Clubhouse attendant that started on December 22<sup>nd</sup>, 2025, his name is Marc Riley. We will be creating a temporary position to assist with past due member account collections and court case management. If you are interested in this role and have this unique skillset, please contact Tim Supinger 989-595-2411 / [tsupinger@presqueisleharbor.org](mailto:tsupinger@presqueisleharbor.org).

On Campground updates, there is room for a few additional Seasonal spots, contact Tim Supinger 989-595-2411 / [tsupinger@presqueisleharbor.org](mailto:tsupinger@presqueisleharbor.org) if you are interested in reserving a spot for 2026. Site maintenance is still planned for 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.

Due to weather, the planned siding and window replacement at the Clubhouse due to the 2021 Hailstorm has been delayed. The contractor, MVP, has informed us that all materials have been received, and weather conditions are now the remaining issue regarding completion of the work. MVP has indicated that as soon as weather permits, they are ready for the work to commence. The other pending work is replacement of the air handling units on the roof of the gym and other units damaged by the storm. Due to updated code compliance, the rooftop units cannot simply be replaced without bringing them up to code. We are working with Weinkauff to replace the rooftop units with ground level units. Additionally, we require 3-phase power for these units, and we are working with PIE&G to bring 3-phase power to the Clubhouse.

The Association is reviewing upgrading the software used to run the Association to bring improvements to the membership as well as streamlining back-office functions of the Association. We will be reviewing 2 packages that meet most of our requirements starting in late January with a transition possibly in late 2026 allowing us to start the fiscal 2027-2028 year operating under the new software. Expect such features as: "24/7 Self-Service" Member Portal, Online payments and account history, ability for streamlined member communications, online voting and proxies, ability to quickly survey the members, etc.

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.

If you are not receiving this letter via email or not getting your invoices via US mail, please contact the Clubhouse mainline at 989-595-2411 and make sure your account information on file is up to date and accurate. This could include updating your phone number, email address, and validating your mailing address.

From a Social Activities standpoint, here are events planned out for the next 30 days; On **Saturday January 31<sup>st</sup> at 3:30pm** the Natural Resources Committee is sponsoring an event to view the rising of the Snow Moon at Crystal Point at 4:08pm. There will be a campfire, hot chocolate, and hot dogs roasted over the open fire. For anyone interested, there will be a guided hike through the Crystal Point after the Moon rise. On **Sunday February 8<sup>th</sup>, 2026** the Activities Committee is sponsoring a Super Bowl Party at the Clubhouse @ 5pm, please bring a dish to share and your beverage of choice.

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.


Remember, the next Special Assessment meeting will be on **Saturday February 21<sup>st</sup>, 2026 @ Noon at the Clubhouse**. Your vote is **VERY IMPORTANT**, responding promptly helps minimize mailing costs, avoids unnecessary communications and eliminates follow-up phone calls. Remember, if we do not get enough responses to form a quorum, we must call another meeting and spend additional funds for additional mailings.

**Key Information:**

- The Special Assessment has been **REDUCED by 1/3<sup>rd</sup>** as the Association will take out a loan for a portion of the project to **reduce the financial impact to membership**.
- A **2/3's majority "Yes" vote** from the membership is required for the project to proceed.
- A **"No" vote** will still result in significant costs to the Association to demolish the current structure and weatherproof the remaining walls (estimated at \$200K)—**without adding any value** to the membership.
- The Special Assessment amount will be **capped** at the figure shown on the proxy form.

The next PIHA Board meeting will be Tuesday February 10<sup>th</sup>, 2026 starting at 6pm.

Best regards,

A handwritten signature in black ink that reads "Michael Grochola". The signature is written in a cursive, flowing style.

Michael Grochola

President, PIHA Board of Directors