Presque Isle Harbor Association

Message from the Board President

September 2026

As early autumn crispness begins to settle over Northern Michigan, our community remains active and vibrant. September is traditionally a month of transition across PIHA as we finalize summer facility projects, prepare our amenities for the upcoming cooler months, and advance strategic infrastructure initiatives. I would like to take this opportunity to update you on our major association's developments over the past month.

Pool Replacement & Exercise Facility Project Update

We have achieved a long-awaited milestone for our new pool building and expanded fitness center! Following an extensive bid and evaluation process, **the Board of Directors officially accepted the low bids submitted by Devere Industrial and Midwest Pools**.

With the primary contractors selected, our focus immediately shifts to the next critical steps:

1. **Contract Formalization:** Finalizing and executing the formal construction agreements with Devere and Midwest Pools.
2. **Project Financing:** Securing the formal financing package to fund the remaining capital construction requirements.

We are thrilled to move this cornerstone community asset into its execution phase while remaining committed to fiscal discipline and transparent management.

Infrastructure, Operations & Technology

- **Clubhouse Improvements:** The new gutters and downspouts have been installed. A final punch list—primarily awaiting Anderson window replacements—was submitted to MVP for review prior to processing final contract closeout. Meanwhile, PIE&G is scheduling the installation of the 3-phase electrical upgrade, which will run concurrently with the HVAC equipment installation for the new pool HVAC equipment.
- **North Bay Beach House:** Lewis & Lewis Surveying completed and staked the boundary survey along our north property line in August. The preliminary survey indicates an impact to our existing parking lot area. We are awaiting the final official survey plan to evaluate parking lot adjustments. The Clubhouse, Beach, and Pool Committee have been asked to provide the Board with recommendations on how to address the parking area.
- **IT & Systems Modernization:** Our software modernization program is officially underway! Initial property and owner records were submitted on September 14th to begin building our new HOALife management platform. Additionally, our accounting consultant is actively reviewing accounts to facilitate our migration from QuickBooks Desktop to QuickBooks Online. Weekly implementation meetings are scheduled, and online staff training has begun as we target full system go-live by December 31, 2026.

- **Staffing & Operations:** We warmly welcome Amelia Elizondo, who was recently hired as a part-time clubhouse attendant and is currently completing staff training.

Financial & Assessment Collections Summary

Our collection rates for both annual member dues and the Pool Special Assessment remain strong and stable through the end of August:

- **2026–2027 Member Dues:** 83.8% collected ($706,626 of $843,622 billed).
- **Pool Special Assessment:** 78.7% collected ($1,296,077 of $1,646,720 billed).
- **Prior Year Past-Due Dues:** We have collected $46,719 (9.9%) of prior-year past-due balances through active follow-up, invoicing, and court actions.

Our accounts receivable staff continues to follow up on outstanding balances, including filing follow-up subpoenas on court judgments where payments have not yet been received. Please note that local courts now require notarized physical signatures on documents previously submitted via email. Thank you to all members who pay their assessments on time!

Natural Resources & Trails

Our Natural Resources Committee are walking ALL of our physical trail network this month to update the trail maps, re-number trail sections, update directional signage, and establish color-coded trail markers. Planning work continues on community additions along Trail #2, including the "Sky Phone" quiet reflection space and the "Inspiration Trail" that is planned to feature hand-painted rocks created by members.

Calendar of Events (Next 45 Days)

Here are the scheduled community activities and key operational dates for the upcoming 45 days (late September through early November):

- **Upcoming Scheduled Activities:**
    - **October 7, 2026:** Flu Shot Clinic at the Clubhouse
    - **October 9, 2026:** Pumpkin Carving at the Camper's Pavilion to support the Pumpkin Stroll - Bring your own pumpkin and carving tools (7:00 PM)
    - **October 11, 2026:** Bingo at the Clubhouse (2:30-4:30 PM)
    - **October 17, 2026:** Campers Village Seasonal Rate Lottery (Official notices posted on the website and Facebook)
    - **October 20, 2026:** Blood Drive at the Clubhouse (10:00-2:30 PM)
    - **October 20, 2026:** PIHA Board of Directors Meeting at the Clubhouse (6:00 PM)
    - **October 31, 2026:** Trunk or Treat in the Clubhouse Parking Lot (6:00-7:00 PM)
    - **October 31, 2026:** End of 2026 Camping Season *(All RVs, accessory structures, and personal items must be removed from seasonal sites by this date)*

Thank you to our volunteers, staff, and members for your dedication to keeping Presque Isle Harbor Association a wonderful place to live. I look forward to seeing everyone around the Clubhouse and along the trails as the fall foliage peaks!

If you are interested in shaping the future of our community, we are always seeking dedicated volunteers to serve on various PIHA committees. Please reach out to any Board member or Committee Chair via the contact information on the PIHA website.

Please continue to monitor the main Clubhouse bulletin boards and presqueisleharbor.org for real-time announcements and event schedules.

Best regards,



President, PIHA Board of Directors