Presque Isle Harbor Association

Message from the Board President

October 2026

As vibrant fall colors peak across Northern Michigan, our community remains focused and productive. October is a pivotal month of transition for PIHA as we finalize seasonal facility tasks, prepare our amenities for winter, and advance major capital and technology projects. I would like to take this opportunity to update you on our key developments over the past month.

Pool Replacement & Exercise Facility Project Update

We continue to make significant progress toward bringing our new pool building and expanded fitness center to fruition:

- **Contract Formalization:** Following the Board's approval on September 22nd accepting the low bids from **DeVere Industrial** and **Midwest Pools**, our legal counsel reviewed the formal construction contract. The agreement has been sent to DeVere for final review, approval, and incorporation of their detailed construction schedule.
- **Project Financing Approved:** On October 5th, the Board officially approved moving forward with **Nicolet Bank** for project financing. Tim is actively working with Nicolet Bank to finalize loan processing. The financing has been approved by the bank, and we are now in the final step, which is the appraisal process required for the loan. They have indicated to us it will take around 18 business days for the appraisal to be completed due to the unique nature of our property.

Infrastructure, Operations & Technology

- **Clubhouse Improvements (hailstorm remediation):** The punch list for remaining clubhouse improvements was submitted to MVP, with final closeout review pending the installation of replacement Anderson windows. Additionally, PIE&G is scheduling 3-phase electrical line work to support the new pool HVAC units and activity room rooftop units.
- **North Bay Beach House Property Line:** Lewis & Lewis Surveying completed and staked the boundary line. Preliminary survey markers indicate an impact on the existing parking lot that is currently on Mr. Perkin's property. The Clubhouse, Pool, and Beach Committee are reviewing options and are planning to bring their recommendations to the Board at the November meeting for consideration.
- **IT & Systems Modernization:** Implementation of our new operational management platform and QuickBooks Online (QBO) accounting engine is progressing. Initial property data imports have been completed and reviewed for accuracy, admin access is active, and live bank feeds (Nicolet Bank & AAACU) are configured for post-migration activation. QBO team training is underway for required staff members. Target go-live for QBO is set for November 1st, with full system transition by December 31, 2026. Expect additional communication regarding the new software implementation and all the new benefits to the members this system will bring to PIHA.
- **Campground & Seasonal Operations:** 2027 camping rates are posted online. There are 5 seasonal sites available for the 2027 Camping Season and the Cabins are available for October Fall Color

Tours. Please contact Amy Dodge at (989) 595-2174 for further information and reservations. Campers Village water shut-off is scheduled for November 1st, and electrical shut-off for November 30th (a port-a-potty will remain available for November hunters). All RVs and personal items must be removed by December 1st.

- **Financial & Assessment Collections Summary:** Collection rates remain solid through late September:
    - **2026–2027 Member Dues:** 85.3% collected ($719,424 of $843,622 billed).
    - **Pool Special Assessment:** 81.1% collected ($1,336,275 of $1,646,720 billed).
    - **Prior Year Past-Due Dues:** $56,127 (11.9%) collected through active follow-up, small claims filings, and payment arrangements.

Natural Resources & Trails

- **Trail Network:** Committee members completed physical trail walks across the entire network. **Dave Wolf** is developing a revised master trail map for deployment next year featuring updated signage and paint markings.
- **Shoreline & Events:** The committee partnered with PITMS for the Annual Shoreline Clean-Up along Crystal Point.

Calendar of Events (Next 45 Days)

Here are the scheduled community activities and key operational dates for late October through November:

- **October 31, 2026:** Trunk or Treat in the Clubhouse Parking Lot (6:00 PM–7:00 PM)
- **November 10, 2026:** PIHA Board of Directors Meeting at the Clubhouse (6:00 PM)
- **November 26, 2026:** Thanksgiving PIHA Family Dinner at the Clubhouse (3:00 PM)

Thank you to all our dedicated staff, committee members, and volunteers for keeping Presque Isle Harbor Association thriving. Please continue to check the Clubhouse bulletin boards and **presqueisleharbor.org** for updates.

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.

Best regards,

Michael Grochola

President, PIHA Board of Directors