

# Harbor Cove Timeshare Association Owners' Newsletter

The latest news, announcements and updates from your Board of Directors compiled by Cheryl Schmelzle

Your vacation home continues to be in the good hands of your dedicated Board of Directors and our Northern Michigan Escapes management team. We are making a focused effort on maintaining current information on our website, please stop by the website at [www.harborcovetimeshare.com](http://www.harborcovetimeshare.com) periodically for updates and announcements from our Association as well as the Community Properties. Refer your friends and family there too for available weeks for rent or purchase of our Association controlled weeks. The Owner Resources section requires a password (HarborCove2018). We welcome your comments and suggestions at any time, please do not hesitate to contact us. Our contact information is at the end of this newsletter and on our website.

## **What's New?**

### **Capital Improvements completed by June 2021**

- New GE electric glass surface stoves were replaced in Units 2, 5, 8, 11, 14 (19 had a newer stove)
- New Tuft and Needle Twin bed mattress, frames and headboards in all units.
- New safer TV Stands in all Units
- Fireplace timers replaced and inserts refurbished as needed in all units.
- Upper level tile replacement done in Units 8-11-14-19 (19 needs kitchen floor level fix) and new area rugs in the living room and dining room.
- Lower level/stairs carpet replacement done in Units 2-8-14
- Unit 14 replaced refrigerator and dishwasher

### **Capital Improvements BOD approved and funded, awaiting installation during Fall maintenance period**

- Upper level tile replacement for Units 2-5 (19 needs kitchen floor level fix) and new area rugs in the living room and dining room. Problem with availability of installers in the area delayed installation.
- Lower level/stairs carpet replacement for Units 5-11-19. Problem with availability of installers in the area delayed installation.
- Spotted wallpaper problem to be repaired in unit 11. Need access to unit for at least one week to repair.

As a board we are committed to keeping costs down without compromising safety first, as well as functionality, quality and cleanliness of our vacation property. The Board has been meeting on a monthly basis to deal with the many issues in directing our property. The Board is currently in the process of developing a Plan of Action for updating the Main Bathroom in the lower level including the tub area, fixtures including handicap handles, toilets and flooring. We are in the information gathering stage of this process. Our biggest issue has been finding licensed contractor to do the renovation at a reasonable cost that has availability. We anticipate having funding in place for a portion of this project to begin in the Fall of 2021 and will have proposals from the Board as the quotes are presented soon as far as a specific Plan of Action. Stay tuned to the website for more information as we progress through this process.

### **Update from the Community Properties and Phase 1 Boards**

- The Community Center including the kitchen and living area has been completely renovated including new white cabinets, white quartz countertops, white painted walls and new tile floors throughout. It looks fantastic, bright, fresh and cheerful.
- During June 2021, they will be painting the outside of the buildings in Phase 1.
- The outdoor pool opened June 14, 2021.

## How can you help your Board?

- Please make sure Cindy at Northern Michigan Escapes has a current email address on file for you, as we will be communicating more often by email in the coming months and years, as it is more timely and cost-effective.
- Become a Committee Member – bring your expertise to our BOD meetings, assist in project planning and execution, stay involved with management of your vacation home. You would not have a vote but we can really use your help, especially needed attorneys to assist us with foreclosures of long term delinquent weeks, IT experience – updating, expanding and maintaining our current website, licensed contractors of all kinds to assist or oversea renovations and updates to our property. Contact Cheryl Schmelzle if you are interested.
- Consider running for the Board in the Fall 2021 elections as 3 Board positions will be up for election. Contact Ken Newbury, current President, if you are interested in becoming a Board member.

## Special Rental and Sales Programs available to Owners in Good Standing

- Purchase a HCTS Association owned week for the price of the \$30 recording fee and payment of the 2021 maintenance fee of \$625 if the week has not passed by yet or the 2022 maintenance fee of \$625 (estimated) if the 2021 week has passed. Contact Penny Cash if you are interested in purchasing.
- Rent week(s) at a special rate through December 31, 2021 for owners only.  
See separate letter to owners from Fred Humig about this special offer included here and on the website.

## Contacts for your Board and Management Team

Ken Newbury President – VP	<a href="mailto:kennewbury@gmail.com">kennewbury@gmail.com</a>
Mark Ward - Treasurer	<a href="mailto:markward@gmail.com">markward@gmail.com</a>
Cynthia Homeyer – Secretary	<a href="mailto:cynthiahomeyer@comcast.net">cynthiahomeyer@comcast.net</a>
Fred Humig – Director (Rentals)	<a href="mailto:fhjr27@comcast.net">fhjr27@comcast.net</a>
Penny Cash – Director (HCTSA owned sales)	<a href="mailto:pennyicash@gmail.com">pennyicash@gmail.com</a>
Cheryl Schmelzle – Director (CPA – assist Treasurer)	<a href="mailto:schmelzle@scpa.pro">schmelzle@scpa.pro</a>
Domenico Gabrielli – Director (Rentals)	<a href="mailto:domenicogabrielli@yahoo.com">domenicogabrielli@yahoo.com</a>
Northern Michigan Escapes Management Team:	
Cindy (Finance and operating officer)	<a href="mailto:cindy@nmescapes.com">cindy@nmescapes.com</a>
Terri (operations and maintenance)	<a href="mailto:terri@nmescapes.com">terri@nmescapes.com</a>
Lauren (Owner/ renter/RCI check ins)	<a href="mailto:lauren@nmescapes.com">lauren@nmescapes.com</a>

Happy Summer and Stay tuned for more news in the coming months.

## **A message from the Harbor Cove Board Members on our Rental Program**

In the past few years, we have become more aggressive with our Rental Program for our 60 units that do not have HOA dues paying owners. The new rental program has also increased our revenue which pays for many of the improvements you have seen as you visit your Harbor Cove Unit. ALL rental funds are used specifically for unit improvements, but we need more funding at this time to pay for more necessary and costly upgrades--mainly the upper and lower bathrooms.

We are also presenting a new program to current owners who are in good standing so they can enjoy more vacation time at Harbor Cove. These are our new "SURPRISE OFFERINGS" just for all of you who have supported our organization!

Listed below are our current 2021 rental specials only for our Owners who just want to get away and enjoy northern Michigan again.

From November 5 until December 10, we have 10 WEEKS available for rent at the AMAZING low price of \$450 for each week. We also have 2 units (#5-#8) available for THANKSGIVING WEEK this year!!

And for a SUPER offering, how about a NEW YEAR'S EVE week deal. We have four units remaining for this great time to bring in the New Year. Perhaps you could enjoy this fantastic offer with a family or friends gathering at this special time? These are Week #53 "Bonus Weeks," which have no unit ownership.

You would all be arriving on 12/31/2021 with these rental options.

- 1) Rent one unit -- \$650
- 2) Rent two units -- \$1,200
- 3) Rent three units -- \$ 1,650
- 4) Rent all four units -- \$2,100

Thanks to all of you for your past support.

Your Harbor Cove Timeshare Board

Please send your responses to [hcts2019@gmail.com](mailto:hcts2019@gmail.com)

Fred Humig, HCTSA Board Member 586-232-4966

Rental Coordinator for HCTSA