

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 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.

What's New in Our units for 2021?

Capital Improvements completed as of 9/30/2021:

- 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 foam mattresses, frames and headboards in all units.
- New safer TV Stands in all Units
- Upper-level tile replacement done in Units 8-11 and new area rugs in the living room and dining room. 14 & 19 done in 2019, 19 needs kitchen floor fixed.
- 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 in Spring 2021.
- Lower level/stairs carpet replacement for Units 5-11-19. Problem with availability of installers in the area delayed installation in Spring 2021.

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 bi-monthly basis to deal with the many issues in directing our property. Thanks to our strong rental program collections in 2020 and 2021, the Board developed a Plan of Action with funding currently available to renovate two of our Main Bathrooms in the lower level including installation of a new tub and wall tile, new fixtures including handicap handles, new chair height toilets, porcelain tile flooring and a new vanity with quartz top and under counter sink. Cheryl Schmelzle and committee member, Norm Schmelzle have found a reliable, qualified, licensed, insured contractor down state to do two bathroom remodels in Units 14 and 19 beginning October 22, 2021. This contractor has worked with Norm at his home in the years past. Norm and Cheryl coordinated with our manager to select and order the materials within the Board approved quotes and budget. The Board has funding in place for two bathroom remodels during Fall 2021 maintenance period. Depending on what we uncover during these first two remodels of our over 25 year old bathrooms, we anticipate having funding in place for two more bathrooms in Spring 2022 maintenance period and will develop a Plan of Action for the remaining two bathrooms during early 2022. 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.
- Community Property BOD had their meeting recently and issued a new policy for using space at the Community Center parking lot for Trailers and Boats. Renters and guests will not be allowed to bring trailers or boats on to Harbor Cove property. If this affects you or you have questions, please contact lora@harborcovehs.com.
- The Beach House is scheduled to be closed October 24, 2021 for the winter season, earlier if harsh weather is expected.

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Rental Program for 2022 – What's new?

- Thanks to the hard work and dedication of Fred Humig, our rental director, we have accumulated some extra funds to do many of the updates you are seeing in our units.
- We are able to recoup some of the delinquent dues by renting the units when an owner becomes delinquent. We are currently in the process of reviewing our rental program rates and policies.
- Beginning October 2021, Fred will be passing on the main responsibility for our 2022 Rental program to Dom Gabrielli. Dom's contact is eHCTS2019@gmail.com or 248-573-7113. Fred will continue to be involved to help promote our rental program.
- We will be posting our 2022 Rental Program with units available for 2022 rentals on our website by the end of October. It is a first come/first serve basis to hold your favorite unit for 2022. In January 2022, the rental contracts will be sent to all those who have units on hold for rent in 2022. Contracts must be signed and returned with rental payment before unit can be permanently held for your use that year.
- For December 31, 2021, this year we have a week 53 for rent, unit #8 & #11 are still available for rent as of this time. Contact Fred at 586-232-4966 if you are interested in this rental option.

Upcoming Annual Owners Meeting

- Ken Newbury, our President, has tentatively set the annual meeting date for Tuesday, November 16, 2021 to begin at 7 pm as a remote Zoom meeting. All the details, as well as voting materials for the upcoming election of 3 Board positions, will be mailed to you during October 2021. Please watch for your package in the mail.

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, 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 oversee renovations and updates to our property. Contact Ken Newbury-President 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 if you are interested in running for election as a Board member for information needed. Annual meeting is set at Tuesday, November 16, 2021 at 7 pm. Your annual meeting package will be coming soon by mail, if you do not receive it by October 31, 2021 please contact Cindy@nmesapes.com

Special 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 2022 maintenance fee. Contact Penny Cash if you are interested in purchasing.
- Available weeks to purchase are listed on our website, which is updated periodically.

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Contacts for your Board and Management Team

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

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