

Seeking a Board Member

Two of our three vacant Board of Directors positions were filled at our Annual Meeting in November 2022. But we're still seeking another person to fill the final vacancy. No specific skill set is required, only a desire to lend a hand and help out your timeshare association. If you are interested, please fill out the Board of Director application listed on our website or contact our President, Cheryl Schmelzle at schmelzle@scpa.pro.

Pay By Credit Card

Our property management company, Northern Michigan Escapes, is prepared to process by credit card your annual dues payment or Special Assessment payment. A pass-through processing fee is charged. Or, send a check to our contact address below. If you need special arrangements, contact our Treasurer, Don Scheible at dscheible@scheibleassociates.com

Contact Us

HARBOR COVE TIMESHARE
ASSOCIATION
P.O. Box 581
Harbor Springs, MI 49740
231-242-8093

www.harborcovetimeshare.com
Passcode: HarborCove2018 (case sensitive)

COMMUNITY CENTER REBUILD UPDATE

The Community Center rebuild which began construction in October 2022 has progressed to include the construction of the indoor pool including plumbing and pool deck, installation of the standing seam metal roof and completion of exterior walls. We'll keep you posted along the way and you can follow the progress as well as review the detailed rebuild presentation on the HCTA website:

<http://www.harborcovetimeshare.com/news/> > Owners Resources.
Passcode: HarborCove2018 (case sensitive).

NEW FURNANCES AND WEB ENABLED THERMOSATS INSTALLED IN ALL UNITS

Our ongoing capital improvement projects moved forward this year with the installation of new energy efficient furnaces in all our units. Together with WiFi enabled thermostats, these furnaces will consume less energy and allow our property management company to check the temperature in each unit, schedule start-up and set-back remotely resulting in significant energy savings each month and reducing utility expenses.

We now have new washer / dryers installed in Units 2 & 8. All ground level main bathrooms have been renovated. Next up will be the purchase and installation of new water heaters.

An evaluation of the cost to replace A/C units in 5 of our 6 units over the next two years is underway.

SELF-RENTAL OF TIMESHARE UNITS

We all have become familiar with the cottage industry of AirBnB, VRBO, and other short-term rental arrangements. If you are renting your unit, you are required to notify Lauren MacNaughton at Northern Michigan Escapes, lauren@nmesapes.com / 231-881-1055, of the renter's name, address, mobile phone number and email address for arrival instructions. Be aware that as a co-owner of a timeshare unit, you are ultimately responsible (financially and liability) for the conduct and consequences of inhabitants of your unit. If you are interested in renting your unit, you are encouraged to use Northern Michigan Escapes to mitigate your liability and that of the Harbor Cove Timeshare Owners Association.

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SELF-RENTAL OF TIMESHARE UNITS

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Please make sure you communicate the Phase I and Community Property Association's Rules and Regulations located here:

<http://www.harborcovetimeshare.com/> > Owner Resources > Bylaws & Rules. Passcode: HarborCove2018 (case sensitive). You can also find the Rules in the green binder in each unit.

FINANCIAL UPDATE

The income statement for the four months ending April 30, 2023 reported some income and expenses categories slightly over and under budget with a net result of \$9,000 favorable variance to budget. To note, there are still several owners who have not yet paid their annual dues and are now delinquent. We need everyone's timely payment to ensure proper fiscal management. Our property management company can accept credit card payments for dues and assessments – see the note in the sidebar on page 1 for more information.

The Special Assessment Budget is tracked separately from the Operating budget. Its balance as of April 30 was \$17,582 which included expenses incurred for the furnaces project. Forty-two percent of our owners have taken advantage of the early pay discount which has allowed us to jump start our Cap Ex projects. The next Special Assessment installment is due in December 2023 and December 2024.

Board of Directors

Cheryl Schmelzle, President

schmelzle@scpa.pro

Phil Beaudette, Vice President

pbbeau@bellsouth.net

Don Scheible, Secretary / Treasurer

dscheible@scheibleassociates.com

Norm Schmelzle, Member - Projects Manager

NSchmelzle@comcast.net

Fred Humig, Member - Liaison Phase I & CP

fhjr27@comcast.net

Penny Cash, Member - HCTSOA sales & HC information

pennyicash@gmail.com

HCTS Rentals

Northern Michigan Escapes, our property management company, handles rental weeks on units the HCTS Association has control or ownership. If you're interested in renting any of these weeks, please call NME and talk to their friendly reservation staff at 231-459-4257. You can also visit their website: northernmichiganescapes.com

HCTS Sales

Our website includes Owner Listings of weeks for sale (or rent). If you want to add or remove a listing, please contact our property manager, Cindy Dickson, by email with details, cindy@nmesapes.com.