A message from the President:

May 10, 2022

It’s been a while since I updated you on what has been going on with our Association and I would like to take a few minutes to fill you in on the happenings of our organization.

First, it looks like spring has sprung! It has been a long winter in the Northland. With it came a large amount of winter tree and grounds damage, the usual deterioration of our buildings and a very late start to clean up and repairs. The good news is that the Board has been working on plans to get the facilities and grounds back in shape, ASAP. Of course, we will be looking to our volunteers (and asking for new recruits) to get Potawatomi back in order.

The Rental Program is in full gear. Although we are only able to offer three Island cabins this year, we have already surpassed 2019 and 2020 in reservations and income. We have instituted new “self-service” check-in/check-out procedures and eliminated the annoyance of collecting cleaning deposits. Very simple: if folks don’t return the units to “like found” condition, they will be billed accordingly, and they won’t rent from us in the future. If they don’t pay, we will turn the bill over to collections. As you know from the resolution passed in January, the Board is determined to redesign the program so that we have financial profits rather than the losses that we have been incurring. I’ve heard from a few participants of the program from year’s past who have registered their disappointment in the changes to the program. To date no-one has provided an alternative, yet profitable plan. With tens of thousands of dollars in deferred maintenance, less than competitive rental rates and a $50/lot annual assessment, I’m all ears as to a better plan.

We are already opening buildings and have turned on the water at the Campground and on the Island.Luckily, we have had only minimal plumbing damage over the winter (toilet cracked in the Wanigan, so we can’t open the Wanigan until it is repaired). We have installed a new outside potable water spigot at the Campground and intend to start testing the site pipes in a few weeks. The pipes out in the Campground and at the dump station have not been operable in many, many years. We are establishing 6 new RV campsites with signage, fire rings and picnic tables located next to water and electrical hook ups. As always there are acres of primitive camping spaces throughout the property. The dump station will be available for a separate fee. The Wanigan Internet is back on, and the 2022 password will be posted in the building. Board members have been working to spruce up the three Island cabins, including a new electric fireplace insert in the Lodge. Volunteers have been removing old and damaged wares and working hard to provide the best guest conditions possible. We have lots of other projects lined up as time and volunteers’ permit.

There are two “unfortunates” to report. First, we had to postpone the Firewise brush chipping event scheduled for June. The previous contractor will no longer provide this service to PPOA. In order to secure a new contractor at a reasonable rate, we were forced to delay. If we can find someone soon, we will reschedule. If not, we will postpone until the fall. If you have brush
to dispose of, don’t forget that the Town of Barnes accepts property owner debris. Check with them for details. Second, we still have a number of folks who have not paid their 2022 assessment. We are sending another statement but be aware that we have been forced to send many of your “seriously past due” neighbors to collections, and we have actually started wage garnishment on a property owner who is completely ignoring the Association. Annual assessments are legal liens against all PPOA property, and they will be collected.

Last, I have had a few inquiries about the January survey and the question about selling PPOA common property. From the survey, and various conversations, it seems folks are supportive to selling off some common property that is undeveloped, unused and that accrue property taxes. Simply stated, we (PPOA) pay taxes on 30+ pieces of unused common property that could be accruing annual assessments. Obviously, we are not talking about what I call the “Legacy” properties: the Island, Campground, golf course, Screen Porch, boat landings, etc. The PPOA Restrictive Covenants makes the process cumbersome, requiring full membership voting. The Board is reviewing the process and making a list of the potential properties. Nothing is in place but stay tuned. Remember, PPOA would need to notify ALL members (as stated in the Restrictive Covenants) prior to any decision to sell common property.

That’s it. Let’s get the 2022 “warm-weather” season underway!

Rob

P.S. If you are looking for a project or can help the Association with some spring clean-up, CONTACT US by using the CONTACT US tab on the webpage!