

Review of the Year 2022 at The Moorings Association Marina

Hello to all The Moorings Owners and Renters! We hope you are all doing well. Happy New Year to all of you. Below we have provided a summary of the 2022 year at The Moorings to keep you all up to date:

It started off with a brutal winter and quite a bit of winter damage to the finger piers. Donkersloot came in and repaired everything that was damaged, and they did a great job. We had 17 inches of ice in February, and it was brutally cold. The end of the year in December, we had 40 below wind chill and 7 inches of ice in two days, and the deicers kept up. To date, there is no finger pier damage.

With first-hand experience on the maintenance crew, I will provide you with a list of maintenance accomplishments:

We painted all of D and E peninsula's finger piers. It was quite a facelift for the two peninsulas.

We had D & E peninsulas seeded and the grass came in very well this summer. D & E are looking great.

We replaced dock box platforms on D peninsula and are continuing to do so on E peninsula.

We upgraded 95% of peninsula A to GFCI breakers.

The wood on B and C peninsulas have been replaced as needed.

The Pool, Hot tub, and Bath House:

The pool and hot tub area was complimented by The State of Michigan on the pristine cleanliness and chemical balance at inspection.

We had an awesome cook-out for our members during the summer and plan to do so as well this season. It was great to get everyone together for socializing and food. If you missed last season's cook-out, make sure to mark your calendars for this season's cook-out. We will announce details at a later date.

Pump-out:

Pride pump-out service was contracted to pump our boats. We feel that they did a good job, there were some hiccups, but issues were corrected. The pump-out cart finally came in for us to service D and E peninsulas and it works exceptionally well. The grant that we applied for is in its final stage and we will be reimbursed for the pump-out cart as well as material and labor to repair the piping on D and E for pump-out, pending on lake level.

Managing of The Moorings Association:

We have been trying to cut costs in different areas. With the rising costs of inflation this is very difficult, but we have managed to find a different cleaning company who we believe does a better job at a lower cost than previous cleaners. We are very happy with them. We want our bath houses to be in top condition for our members. We are saving money with our new landscaper. We also were able to cut costs on the pool phone bill and saved money by shutting off comcast at the shop.

Speaking of inflation and costs, our water and sewer bills have tripled here at The Moorings. All of New Buffalo is being affected by this rising cost. Our Board President and Property Manager attended a city meeting about the rates. A letter was written to the Mayor of New Buffalo asking for a consideration of the rate just on our usage and sewer ready, seeing that the Marina is closed for 6 months of the year, but we have gotten no response. This is just one of our rising costs. Inflation is affecting everyone throughout the United States.

Our Board has decided that it is now time to have a Reserve Study done to keep our Marina up to date. The last Reserve Study for The Moorings was 23 years ago. We are thinking about raising assessments, but we are going to let the Reserve Study and the Accounting department give us their recommendations.

The heating and air conditioning at the office and attached bath houses is about 85% complete. We are just waiting for permission from South Cove to set the condensing unit so that we can get it completed.

We have signed up to be a Certified Clean Marina and are doing what we can to possibly become Marina of the Year.

The Board President Glenn Logan, Property Manager Patty Crum and Administrative Assistant Michelle Lawson all attended The Docks Expo in Tennessee the first week of December. The 3 of us attended educational seminars and it was very informative. Safety in a Marina was one topic which we try to stress at The Moorings. Examples: no gasoline cans stored under dock boxes, no open flames, no swimming in the harbor, and electrical safety. With all the new boaters, it is highly suggested that you take boater's courses.

At the end of the season, the Marina Wi-Fi system went online thanks to Mr. Dalzell. He volunteered his time and equipment to get us online. With Comcast supplying us with the best service available, we will be putting Comcast to the test, we are hoping people will be able to stream services. We will be asking for donations to pay for this service.

The Harbor was finally dredged in late August. We are very thankful that it was taken care of. We were very worried about our boaters getting in and out of the Harbor.

Thank you,

The Moorings Association