

The Harbours Condominium Association, Inc.
Prospective Buyer & Realtor Information
2024

General Information

The Harbours Condominiums are located at One RiverPointe Plaza in Jeffersonville, IN, Clark County. The Harbours is a luxury high rise consisting of 184 condominiums which includes ten (10) townhomes. The property was built in 1991 and received its certificate of occupancy in 1991.

The Harbours was converted to a condominium property in 2000 and turned over to a Homeowner elected Board of Directors in April of 2004.

Board of Directors/Staff/Concierge Services

The Harbours Condominiums are governed by a nine member Board of Directors. In late fall of each year, an annual meeting is held for ratification of budget and election of three (3) members, who serve a three (3) year term.

The Harbours Condominiums are managed by Kirkpatrick Management Company with a staff of six, supplemented with various contractor services. An Association office is located on site with office hours, Monday-Friday, 8:00 AM- 5:00 PM. Emergency maintenance services are available on a 24 hour basis.

Property Amenities

Amenities include both an indoor and an outdoor pool, fitness center, business center and conference room. The property is professionally landscaped and offers both garden and pavilion areas which may be reserved for individual Homeowner or collective gatherings. The property is secured with a key-less access entry system.

A 350 space parking structure is located adjacent to the building and provides secured access into the building. Parking spaces are deeded as "Limited Areas" with the sale of a condominium.

A limited number of Handicap parking spaces are available for reciprocal exchange. Please contact the Association office for additional information.

Additional parking spaces are often available for rent from another owner. Parking spaces may be purchased, exchanged or sold among Owners pursuant to the restrictions of the governing documents.

Condominium Fees

The annual 2024 Condominium fees are based on \$5.53 per square foot.

Financial Information

Financial information that details the annual budget, cash and reserve accounts is available on our website and also in the Association office.

An Estoppels' Certificate, stating the status of an account may be obtained by a vested party upon written request. The assessment of condominium fees and other applicable charges becomes an automatic lien upon the property.

Governing Documents

Upon the initial sale of each Condominium, a Homeowner's Manual was conveyed consisting of The Declarations, By-Laws, Rules & Regulations and Amendments. Title to property is taken subject to these governing documents, therefore, this manual should be conveyed at or before closing with any subsequent transfer of title. Owners and their agents should be aware of the Indiana State Law requirements for providing a copy of the governing documents to buyers in advance of a closing. All sales are subject to our governing documents.

Marketing

It is a shared belief that the successful marketing of our property is best accomplished utilizing professional standards. To maintain the aesthetic value of our property, the placement of real estate lock boxes on an individual property however lock boxes are permitted in the designated section of the mail room. Real estate signage is not permitted.

Open house showings may be accomplished by listing a phone number of agent on duty in advertising sources. Upon contact, the prospective client may then be met by that agent at the lobby door for building access and their individual showing of the common areas and condominium. This procedure helps avoid any confusion in the event of multiple open houses or agents representing Homeowners.

Real estate lock boxes located in the mail room provide access to individual units. License SIRA agents are provided access via a lock box at the main entrance to the building.

Tax Structure

Clark County establishes the annual tax assessment for each condominium based on its fair market value. Tax billings are distributed to individual owners and are payable semi-annually in May and November each year. It is the responsibility of the Homeowner to ensure that the Clerk has the correct billing information. Please contact the Assessor's office to inquire if there are exemptions which you may qualify for to obtain a reduction in taxes, (i.e. Homestead, Mortgage, Veterans, etc.).

Prior to or at the Sale of a Condominium

Request an Estoppels' certificate to ensure that all obligations to the Association are current.

Ensure that your client has obtained their copy of governing documents in advance of the sale.

Advice your client of working capital fund obligations, (equivalency of 2 months condominium fees), that should be exchanged between buyer and seller at closing.

Advice clients that a new Homeowner orientation should be scheduled with the Property Manager. Appropriate Association paperwork will need to be completed, all access devices must be registered, and owners informed of the building policies and procedures.

Advice your client to furnish the Association office with a copy of their liability insurance coverage certificate, with a minimum coverage of \$300,000.00.

Exchange of keys should be completed at closing. Again, keys will be released only upon authorization of the owner of record. Please understand that the Association is not always privy to closing dates.

Prior to closing, a homeowner should return all assigned equipment to the Association office including access card (s) or fob(s), internet modem, and digital receiver(s). The Harbours Declarations and By-laws binder can be turned in to the office or transferred to the new buyer at closing. Equipment will be re-registered and assigned to the new owner at their orientation.

Reserve the elevator for your Move-In by contacting the office to schedule.

Contact Information:

Individual Board contact information is available on the website.

Property Manager Rachel Shanklin 812-288-1100 rshanklin@ekirkpatrick.com

Maintenance Supervisor Bill Moore 812-288-2085

2015 HOA Fees provide for:

Indoor and Outdoor Pools

Water, Sewer & Drainage Fees

Common Area Maintenance

Pest Control – Common Areas

Snow Removal

Window Cleaning

Elevator Maintenance

Fitness Center

Legal Services

Promotional Events for Residents

Outdoor Pavilion

Electricity for Common Areas

Business Center

Trash & Recycle Removal

Landscape & Grounds

Monitored Sprinkler & Fire Systems

Gates, Entrances, Fencing

Pet Area

Accounting Services (Audit & Tax Prep)

Thunder Expenses

Staffing

Replacement Reserves