



THE HARBOURS
Condominiums

The Harbours Newsletter

May 2014

- 5/1 May Day
- 5/2 Kentucky Oaks
- 5/3 **140th Kentucky Derby**
- 5/5 Cinco De Mayo
- 5/6 National Teacher's Day
- 5/11 Mother's Day
- 5/12 **SPRING PROPERTY TAXES ARE DUE**
- 5/17 Armed Forces Day
- 5/23 RiverStage Concert Series Begins: The Louisville Crashers 8:00 P.M.
- 5/24 Jeffersonville Aquatic Center Opening Day
- 5/26 Memorial Day

Rolling Out The Weekend Concerts

Every Friday in June, July and August, local and regional bands will perform on the RiverStage in downtown Jeffersonville.

Entertainment typically begins at 7pm. Lawn chairs, blankets and coolers are welcome. No alcohol is permitted but there is a beer garden and food vendors are also available.

This is a free event

From The President ...

At our annual meeting on December 5th last year almost 70% of the owners who cast a ballot voted in favor of passing the three amendments which had been presented. Unfortunately not enough owners participated in the election to reach the required 67% approval of the total ownership. As a result none of the amendments were implemented.

Because a significant majority of owners who voted at the annual meeting approved the amendments and the board is unanimous in its support, the Board of Directors has called for a Special Meeting on July 17th for the specific purpose of asking owners to vote again for passage of these amendments.

By focusing all of our attention on these amendments we hope to have very wide participation. Our goal is to have 100% participation of owners and as close to 100% approval of the amendments as possible.

The election committee will be sending out the ballots and instructions in sufficient time for owners to review the documents and submit their ballot by mail if they will not be attending the meeting. In order to keep costs to a minimum, mail in ballots will be returned to the Harbours office. The ballots will remain sealed until they are opened and counted by a volunteer group of owners at the special meeting. The entire process of sending, collecting and counting the ballots will be controlled by the election committee.

Two of the amendments are administrative procedures that will allow our processes to run more smoothly.

The first amendment will allow more time between the last date for nominations to run for the board of directors and the actual election.

The current period allows someone to submit their nomination 10 days before the annual meeting. This allows very little time for the election committee to finalize all of the forms, have them printed and mailed, and for owners to meet and evaluate the candidates before casting their vote, especially if their vote has to be mailed in.

The revised amendment would require nominations to the Board of Directors to be submitted 40 days prior to the annual meeting. Extending the nomination period to 40 days will provide time for more owners to evaluate the candidates and vote.

The second amendment will allow each owner the option to authorize the HOA to send specific notices, newsletters and other documents electronically. This amendment will not alter the way ballots are distributed or notices to Mortgagees are handled.

The third amendment would eliminate renting by FUTURE owners but not affect the right to rent for current owners. This is a very important and necessary step toward our goal of being recognized as the best place to live in this area. In the 2013 November newsletter I wrote a detailed explanation of this amendment. When this amendment is approved it will start a long term program that will eliminate renting by owners who purchase a unit in the future. The owners who voted in last December's election voted by almost 70% to approve this amendment.

This amendment will not affect a current owner's right to rent. It also includes several special exceptions for future owners:

- Future owners may rent their unit:
 - * To an immediate family member (defined in the amendment).
 - * If the owner moves into a nursing home.
 - * If they are transferred more than 50 miles for work related purposes.

Reducing the number of units being rented is an important part of our long-term effort to increase the value of our property. In order fill the building in the early days of The Harbours, investors were encouraged to purchase units which could be rented. Our building has been filled for many years now and it is time to move toward a more stable community of ownership.

In fact, we are behind the curve in this area. Most condominiums of this quality, size and age either do not allow renting at all or severely limit renting. The reasons are very straight forward. Owners know the nuances of the property, the rules, respect the facility, know the management and staff, and recognize what to do if there is a problem or emergency. It's no secret that a person who owns and occupies a property will typically take better care of it than a person who does not own the property.

Properties that do not allow renting are often more marketable than ones that allow renting. These are some of the reasons why banks and insurance companies discourage renting and often charge higher interest rates if your building exceeds a certain percentage of renters. For the past few years we have been very close to that critical threshold. All of these things are telling us that it is time to move forward and begin to reduce the level of renting at The Harbours.

As I have previously stated, all three of these amendments received more than enough "yes" votes to pass had we had wide enough participation. I want to thank you for taking time to give these documents your time and consideration when you receive them. And thanks, too, for casting your vote! Please vote to approve all three of these amendments. *Russ*



Board Member Resignation

Jackie O'Banion has tendered her resignation from the Board of Directors. Jackie has accepted a position with a company in another state and she and her family will be selling their townhome and relocating.

Jackie only served as a board member for a few months but her expertise and knowledge were greatly appreciated. She will be missed by the Board and all of her friends at The Harbours. We wish Jackie and her family all the best.

Shop Vac Now Available

We have purchased a Shop Vac for our residents use. If you're interested in using the Shop Vac, please contact the office and reserve a date and time that you want to use it.

Residents may sign out the Shop Vac from either the office staff or Concierge. We recommend you reserve the Shop Vac with the office in advance so that the Concierge is aware that you will be picking the unit up and that there isn't a conflict with another owner's reservation of the unit.

Please be courteous of other residents who will be using this equipment next and return it dry, clean and within the time allowed. We request that no resident check the equipment out for longer than 24 hours unless they check it out for the weekend.

Water Alarms

There were two incidents over the past two weeks that water alarms prevented from becoming water-intrusion tragedies.

On Thunder a water alarm alerted the President of our HOA that his water heater was leaking. Turning off the water to the water heater and draining the water heater prevented a disaster from occurring on a day when he was hosting friends and family for a day of fun.

This past week a water alarm sounded and prevented another disaster from occurring. We recognize that these alarms have the ability to let owners know that there is an issue that requires immediate attention. Even if an owner is not home, the alarms are loud and alert anyone walking past the condo that there is something wrong.

Our shipment of water alarms has arrived and we'll be distributing them to individual units later this month. We'll forward a notice to all residents and out of town owners to let you know when your floor will receive distribution of these units. We'll also provide information on what you may expect if the battery becomes weak or if the water alarm detects a level of moisture within the near vicinity of the alarm.

When we deliver and install the water alarms we will also be checking the balcony railing posts in each condo to determine which posts still need to be repaired.

Preliminary inspection of a few balconies indicate that there are issues with 100% of the rail posts on tiled balconies. Water has seeped in under the tile and rusted the posts below the tile. This is occurring because of the inevitable cracks in the tile and no ready access to the posts.

This will have to be corrected by removing the tile around the rail posts, grinding off the rust around the post that is below the tile line, priming the post and install an appropriate caulking material (not Ready Mix concrete which will crack and make it more difficult to repair in the future).

We will have recommendations for the appropriate materials in about a week and you may call the office if you need the information to correctly repair the posts on your balcony.

If you previously purchased one or more high decibel water alarms from the HOA you may request reimbursement for up to 2 alarms.

Derby Dinner Playhouse

SPECIAL OFFER FOR HOMETOWN TOURIST MONTH!

BUY ONE TICKET AT REGULAR PRICE & GET ONE FREE for "SINGIN' IN THE RAIN" on May 14 only and for the upcoming comedy "CASH ON DELIVERY" on May 20, 21, 27 & 28 only.

Not valid on previously purchased tickets or with any other discount, and is subject to availability. Limit 2.

Must mention HOMETOWN TOURIST for discount.

Call 812-288-8281 for reservations or visit www.derbydinner.com



Thunder Funder Recap

A Special **Thank You!** to everyone who made donations to Thunder Funder. The total donations raised this year exceeded our 2013 contributions by over 50%.

The Derby Festival is a non-profit organization, but it provides world-class entertainment. Thunder Over Louisville is the region's largest annual event, but the Festival makes virtually no financial return on the show. However, Thunder greatly benefits a large number of other local non-profit organizations. For instance, Thunder is the No. 1 fund-raiser for the Louisville Science Center, the Kentucky Center for the Arts, Louisville Slugger Museum, Easter Seals, Actors Theatre of Louisville, the Louisville Ballet and the Belle of Louisville. For these and many other reasons, the Festival remains committed to producing such an important community asset.

The Festival would not be able to produce such a far-reaching economic impact on the community without the unwavering support of its corporate sponsors and other sources of revenue, including individual contributions.

This year's Harbours contributors include:

- George Bott & Amy Blevins
- Berkshire Hathaway
- Parks and Weisberg Realtors
- Sharon Chandler
- Diana & Courtney Crombie
- Russ and Sandi Johnson
- Kevin and Terrie Korte
- Ryan and Tammy Kruger
- Elizabeth Lacer
- Mary Lou Trautwein-Lamkin
- Kevin Malenga
- Irmgard Mercer
- Daniel Musinski
- Patrick and Tony O'Steen
- Tony and Jayne Pelaski
- W.T. Roberts
- Kathleen Quiggins
- Dusty Sloan
- Jennifer Stansberry
- Lloyd and Teresa Tarter
- Elizabeth Wyckoff
- Brian, Robin & Dorie Zipperte
- Kevin & Debbie Zipperte

Total Amount Contributed by Harbours Residents was \$1,020.00.

Thunder Recap from the P.M.

Hats off to our great staff for their massive Spring clean up efforts. Our great lawn and pool area looked terrific.

As you know, Thunder Over Louisville was earlier this year and the weather prior to the event was below normal. Thankfully we had a perfect day and I hope everyone enjoyed the event.

Thanks to everyone who shared their generous accolades regarding our staff. Many of you made very favorable comments and offered great suggestions that will be considered next year.

I'm pleased to report that the total amount spent for security and other Thunder expenses was significantly lower than in years past.

Thanks also to everyone who contacted our city officials regarding our request to restrict vendors from parking on Riverside Dr. We salute our community leaders and appreciate their efforts. Mayor Mike Moore and Councilman Mike Davis were both instrumental in standing up for our cause. They both truly know that "We have the view" and wanted our residents to be able to enjoy this great, fun day. I've purchased a special "Thank You Card" for each of these men. I'll have them in the lobby for a few days if you would like to stop by and sign the cards personally.

Thanks again to everyone who made this a very special event.

Daniel M

HOA Utility Recap for March, 2014:

Cost per sq.ft. for March:

- Electricity: \$.0572
- Water: \$.0072
- Sewer: \$.0207

Type of Unit & Square Footage:

Type of Unit	SQ FT
AA	845
A	992
B	987
BB	1,974
BC	1,929
BD	1,800
C	942
CF	2,140
D	813
E	1,353
EE	1,500
F	1,198
G	1,420
T	2,469
U	1,832
V	1,358
W	3,537
X	1,988
Y	1,988
Z	1,957
TH1	1,953
TH2	1,903

Example:

Type AA Unit
March Electricity for HOA:
845 sq.ft. x \$.0572 = \$48.33



Building Exterior Project Update

The findings of the engineer's investigation of the condition of the exterior of our building have shown that there is a significant amount of repair work that must be done prior to cleaning and/or painting the building. The engineer's report has confirmed that we have water leaking through the mullions in some of the windows. The *saw tooth* portion of our building appears to have the most and worst issues.

We are in the final stages of getting quotes for caulking the window mullions as well as around all of the windows in just the *saw tooth* units. After the repairs have been completed in this section it is our intent to proceed with making any applicable repairs to the EIFS in the *saw tooth* units. The *saw tooth* section will then be ready to be cleaned and/or painted. This will be the first stage of completely waterproofing and refurbishing one section of our building.

Windows are an owners responsibility and a prorata cost will be assessed to each owner to caulk the mullion in their unit's window(s). The cost of caulking around the windows is not an owner's responsibility and that cost will be absorbed by the HOA in the Exterior Building Project. We will forward a letter to each homeowner that will include a complete description of the work that is required, explaining why it must be done and what the cost will be to the homeowner. All costs will be disclosed and assessed before the work is started and owners will be required to submit payment in a timely manner as stated in our by-laws and declarations. Our best estimate is that the cost to each homeowner to repair and seal the mullion in their window will be approximately \$250 plus applicable taxes. This estimate is based on our be-

ing able to do all 70 of the *saw tooth* units at the same time and if our engineer approves the current repair proposal that we have received. We recognize that there is still much more engineering work that needs to be completed before the repair procedure and costs can be finalized.

Another study we are in the process of wrapping up is a problem of leaking in the balconies of the *saw tooth* units. In these units there is a unique caulk seal that runs through the center of the balcony. In the other wings of our building this caulk seal is between units and not exposed to the weather. This caulk seam has a life span of approximately 15 to 20 years and has begun to fail in some units. The units which have poor drainage (not slanted away from the sliding doors) are the most problematic. Some units that have covered their balcony with tile and restricted access to the caulk joint are also creating problems.

Our engineer has written a specification for properly covering a balcony with tile that will allow proper access to the caulk joint as well as correct water proofing and drainage. If you are interested in covering your balcony with tile, please request a copy of the specifications that your contractor will need to follow to ensure you do not incur damage to your unit or the unit below. Daniel has a copy of these specifications and will assist with inspecting your balcony to ensure that the contractor is adhering to the required specifications.

We are in the process of trying to find a solution for those balconies that have already been covered with tile but the installation may not be in line with our current requirements. If your unit or the unit below you are not experiencing a leak, we are not requiring any action on your part.

Remember that you own your balcony and you are responsible for its upkeep as well as any damage that a leak might create, regardless whether the damage is to your condo, another condo or HOA property.

The Best New Carts!

The new carts we have are very nice. Special thanks to Daniel's idea of asking the contractors to only use the old carts which means that we now *almost always* have a cart available for unloading.

However, if you want to be 100% sure you always have a cart I can highly recommend this model that I bought about 7 years ago for my daughter who had moved to a high rise in Chicago. She has since returned home and now my husband and I enjoy the use of this cart. It is very light and folds up like an umbrella however it can carry up to 120 lbs. The wheels all rotate so it will turn on a dime. The carrier is water-resistant, heavy duty canvas and it has held up very well with lots of use over the last 7 years. It is called Versacart and is available at their website or on amazon.com for about \$50.00.

CALLING ALL ARTISTS

Creative Crosswalk Project

The City of Jeffersonville and the Jeffersonville Public Art Commission in collaboration with the Jeffersonville Street Department are seeking artists or art teams to assist with the replacement of old crosswalks within the Historic Downtown District with something distinctive, unique and artist designed. The new crosswalk compositions will be compliant with traffic and safety regulations. The project goal is to enhance the pedestrian experience, give better definition to Jeffersonville's Historic Downtown district and provide an additional public art experience for our citizens. A total of 4 designs will be chosen.

OFFICIAL CALL FOR ENTRY **WILL CLOSE July 18, 2014 @ 3:00 PM**

Send OR email responses to the:
ATTN: PUBLIC ART COMMISSION
500 Quartermaster Court
Jeffersonville, Indiana 47130

Water, Water Everywhere...But When It Floods Will The Damage Be Covered By Your Insurance?

Insurance Information Institute

Water can be extraordinarily destructive. The Insurance Information Institute ("I.I.I.") pointed out that it often takes only a few inches of water to cause tens of thousands of dollars in damage. In fact, water damage and freezing was the second most frequent home insurance claim from 2008 to 2012.

"Many consumers don't understand what type of water loss is or is not covered, nor the various types of policies that are available to them," said Jeanne M. Salvatore, chief communications officer for the I.I.I. Fortunately, coverage is available but it is important to contact your insurance professional to make sure that you have both the right type and the right amount of insurance."

Generally speaking, water that comes from the top down is covered by homeowners or renters insurance. For example, if wind shatters a window or damages the roof allowing rain or snow to get into the home, this is covered. Water damage caused by burst pipes is also generally covered by home insurance policies. However, water that comes from the bottom up, such as an overflowing stream, river or lake caused by melting snow is covered separately, by flood insurance.

It is unlikely that your homeowners or renters insurance includes coverage should a flood occur. A separate flood policy would provide coverage for your condo improvements and contents which would not be covered under any policy that the HOA acquires. In addition, you should verify that your current policy provides coverage for sewer and drain back-up. Your agent can determine if you need to purchase a rider to cover this type of water damage.

Water damage to a car is covered under the optional comprehensive portion of an auto insurance policy.

The I.I.I. recommends you take the following steps to protect yourself from water-related disasters:

1. **Contact your insurance professional.** Make sure you understand all of your insurance options. Take time to ask questions and make informed insurance decisions to protect your financial investment.
2. **Conduct a home inventory.** Document your belongings. This will help you buy the right amount of insurance, make claim filing easier and it can also be used to document financial losses whenever filing tax returns or applying for financial assistance after a disaster. The I.I.I. provides a free **KNOW YOUR STUFF** software that will assist you with updating your home inventory.

To find out more about flood insurance, visit the **Insurance Information Institute** and also talk with your insurance professional.