



THE HARBOURS
Condominiums

The Harbours Newsletter

June 2014

June 2014

- 6/5 RiverStage Theatre
6/6 RiverStage presents
100% Poly w/Guest
Indiana Joe and Arrow
6/7 RiverStage Cinema:
The Goonies
6/13 - 14th: Bar-B-Que,
Blues & Brew Festival
with nightly entertain-
ment at RiverStage
6/14 Flag Day
6/15 Father's Day
6/19 Jeffersonville High
School presents
"Smokey Joe's Café" at
the RiverStage
6/20 RiverStage presents
Louisville Brass &
Electric
6/21 RiverStage Cinema:
Tangled
6/27 RiverStage presents
Wayne Young and the
New Legends w/
Caribou
6/28 RiverStage Cinema:
Monsters University

RiverStage Fitness

Every Monday 6:00 pm:

JAZZERCISE

Every Tuesday 6:00 pm:

ZUMBA

Every Saturday 10:30 am:

YOGA

From The President . . .

There will be a meeting for owners on June 11th at 6:00 pm at the Sheraton to discuss the building refurbishment project. We will outline the approach we are going to take and answer questions.

The priorities are water proofing, extending the life of the building and then improving the exterior appearance of our building.

The saw-tooth units are where we are having most of our water problems, therefore the plan is to do all of the repair work and caulking on stacks 05 through 11 first. Once the repairs have been completed we will determine if painting or cleaning is the best way to finish that section and proceed with that work.

After we have completed the saw-tooth section we will proceed to another large section of the building and so forth until we are finished. The reason for this approach is to be sure we know the extent of repairs that are necessary and to also establish a base line for what the entire job should cost. We will continue working section by section as the budget and time frame allow us.

We recently had one set of balcony rails painted. Once the paint has had time to cure we will run adhesion tests to determine if the process we selected is what we want. If this process passes the adhesion tests we will begin painting the balcony railings of units in which the base of their rail posts have been properly repaired or did not require any repair.

If you are not sure your railing posts are in good condition and ready to be painted, please call the office and ask to be put on a list for someone to take a look at them as soon as possible.

We'll send a letter out within the next month to owners who have not contacted us that their posts have been properly repaired or if they have been inspected and do not require repair. Owners will have approximately 30 days from receipt of the letter to have their balcony posts repaired so that their railing can be included when we paint.

I hope to see everyone at our owners meeting on June 11th when we discuss the specifics of our building exterior renovation.

Russ

Notes from the P.M.

Missing Buggies . . .

Please be considerate of your neighbors when using a shopping buggy and return the buggy promptly after each use. Many times, there are no buggies available in the service area.

Garage Parking . . .

Special thanks to everyone who tidied up your parking space(s) in the garage. Keep in mind that our policy states that parking spaces may only be used for vehicles and not storage of any kind.

Yard Sale . . .

The HOA will sponsor a Community Yard Sale later this Summer. Watch for additional information and details.

Pet Owners . . .

Thank you for picking up after your pets. We have seen an overall improvement recently.

Unfortunately we have received an increased number of "barking" complaints. If you aren't sure of our pet rules as they relate to barking, they are available on our website.

Daniel



Board Business . . .

The Special Meeting scheduled for July 17th to ask owners to vote on three Amendments has been postponed. The Board received numerous suggestions regarding the wording of one of the Amendments and elected to forward the document for legal review and clarification of specific sections.

The Board also received a request to include a fourth Amendment and they are reviewing that request.

The Special Meeting will likely occur later this fall. Since the information on the amendments is not considered confidential, the Board will request that the Election Committee assign volunteers to count the votes of this Special Meeting. The estimated cost of this meeting is \$200 - \$250 vs a typical meeting cost of approximately \$3,500 wherein an accounting firm is hired to count the votes.

Wi-Fi Access

The Wi-Fi login code for wireless access at the pool is:

outdoor_pool
Password: resident

The Wi-Fi login code for wireless access at the fitness center is:

fitness_center
Password: resident

Water Alarms

By now most of our residents have received delivery and installation of two water alarms for their unit. Please ensure that these water alarms remain in the designated areas.

In May there were a couple of incidents when water alarms alerted an owner to a problem and prevented damage to their unit and potentially their downstairs neighbor's unit too. The water alarms have already proven that they work and we've managed to prevent several water incidents within the past several months.

Since we know these alarms can alert either a homeowner or someone passing by, we ask that you place the water alarm that is located under your sink on your kitchen floor if you intend to be out of your condo for awhile - especially if you go away for a few days. We hope this will help alert us to potential water problems and prevent you from returning home to an unsightly mess.

FINALLY!!!

The Jeffersonville restaurant scene is exploding and all within walking distance of The Harbours. Recently my date and I managed to eat at Red Yeti Brewery twice in one day!!

The first meal was lunch and was immediately before the Big Four Bridge opened. There were plenty of open tables and we selected one in the bar area. A nice selection of craft beers appeared on a large chalk board and we each enjoyed a brew.

My date ordered the grilled pork ribs which he declared fantastic! They were slowly braised in Thr3e Wise Men Blackberry Wheate Ale and slathered with blackberry BBQ sauce and came with a side of cabbage slaw which was fresh, crunchy and had just the right amount of a dressing that appeared to be a cross between French and mayo. I enjoyed the brisket sandwich with a healthy piece of meat, caramelized onion and bacon jam, smoked cheese on a house made roll.

We were too full to enjoy dessert but heard the Funnel Cake was excellent (with vanilla bean ice cream and chocolate.) After lunch we walked over to the bridge to watch Mayors Fischer and Moore cut the ribbon.

Later that evening we returned for dinner with a friend and could barely get a table. Several items were sold out. We enjoyed the ribs again and the smoked pork belly sandwich with an order of house cut fries which are served with parmesan and roasted garlic aioli - delicious. They also serve starters, salads, sides and wine.

Prices range from \$10 to \$15. I can highly recommend that you try out this new venue on our restaurant scene.

The owner will be doing his own brewing as soon as the feds give him the okay.

Red Yeti Brewing Co.

256 Spring St., Jeffersonville
812-288-5788



ATTENTION HOMEOWNERS

The Building Exterior Project will be discussed in length at a meeting on Wednesday, June 11, 2014.

Robert Shaw, an engineer with GEM Engineering, will be at the meeting to discuss the findings of the inspection of the building performed earlier this year. He will also explain recommended water-proofing repairs.

The meeting will begin at 6:00 PM at the Sheraton in the Lewis & Clark Room. All homeowners are encouraged to attend.

It's Worth Repeating . . .

Most homeowners routinely change their HVAC unit air filter as recommended by the manufacturer for maximum efficiency, but how many of us periodically check the drip pan area that carries away the condensation from an AC unit?

In the past we've had a number of water intrusions from one unit into the unit below that were a direct result of drip pan overflows. These incidents occurred when the AC drain line became clogged with lint and dust build-up on the coils, which ultimately ended up in the drip pan.

Drip pans are easily checked and cleaned by removing the air filter and checking the drip pan located at the bottom of the AC coils. Take a bunch of paper towels and wipe out the drip pan. Next pour a mixture of 6 parts water to 1 part Clorox into the drip pan (about 16 ounces). After the water has drained then pour another 16 ounces of clear water into the drip pan. You should hear the water run freely.

It's especially important to perform this maintenance every spring. Your unit has been running all winter and lint and dust typically accumulate in the drip pan during the winter months. When the drip pan gets full the fibers begin to clog the drain line. Once the drain line is clogged the water in the drip pan will start to overflow. If not caught in time, this water will eventually leak onto your floor and into the unit below your unit.

HOA Utility Recap for May 2014:

Cost per sq.ft. for May:

Electricity: \$.0247
Water: \$.0084
Sewer: \$.0206

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

May Electricity for AA Units:
845 sq.ft. x \$.0247 = \$20.87

May Water for AA Units:
845 sq.ft. x \$.0084 = \$ 7.10

May Sewer for AA Units:
845 sq.ft. x \$.0206 = \$17.41



Financial Update

The January thru April 2014 Budget Comparison is now available on The Harbours website.

Comparing our Income and Expenses with the Budget, we are \$4,120 over budget. There are three items that impacted this overage:

#1 - The hallway heating units on the third floor had not been operational for a few years. The repair bill for these units was approximately \$2,000. An expenditure of this size had not been identified when the 2014 budget was developed.

#2 - Electrical conduit lines along the exterior wall of the townhomes required extensive repairs. This expenditure was approximately \$3,700 and it exceeded the current budget for Electrical Parts and Repairs.

#3 - Our utility expense category captures how significant our utility costs were impacted by the extreme cold weather. After defrosting from the single digit days we have enjoyed mild weather and our utility bills decreased significantly. Our May electric bill is approximately \$3,100 under budget.

As a point of reference, a comparison of the first four months of Income and Expenses for 2014 are compared with the 2013 numbers in the spreadsheet to the right.

Please let me know if you have questions regarding any of the reports.

Thank you,

Kathy Mathews

Finance Committee, Chair

The Harbours Condominiums

January thru April 2014

Budget Comparison

	Actual	Budget	Variance
Total Income	\$ 318,762.	\$ 321,905.	(3,143.)
Operating Expenses:			
Salary Expense	93,344.	96,745.	3,401.
Operational Expenses	5,142.	5,085.	(57.)
Thunder & Promotional Exp.	5,321.	8,960	3,638.
Housekeeping Expenses	3,163.	3,185.	22.
Maintenance Expenses	15,787.	18,737.	2,950.
Service Expenses	18,941.	20,736.	1,795.
Professional Expense	609.	3,610.	3,001.
Utility Expenses	77,240.	62,970.	(14,270.)
Taxes & Insurance	31,033.	29,575.	(1,458.)
Casualty Losses	<u>12,000.</u>	<u>12,000.</u>	<u>00.</u>
Total Operating Expenses	<u>\$ 262,580.</u>	<u>\$ 261,603.</u>	<u>(\$ 977.)</u>
Net Operating Income (Loss)	\$ 56,182.	\$ 60,302.	(\$ 4,120.)
Capital Funding	60,040.	60,040.	00.
Net Income	<u>(\$ 3,858.)</u>	<u>(\$ 262.)</u>	<u>(\$ 4,120.)</u>
Capital Projects Funded		76,940.	
Capital Reserve Reimbursement		(72,701.)	

The Harbours

Comparison of January thru April 2014 vs 2013 Income and Expenses:

	2013	2014	Variance
Revenue	\$ 303,413	\$ 318,762	\$ 15,349 Increase
Total Expenses	\$ 284,932	\$ 262,580	<u>\$ 22,353</u> Decrease
Total Positive Variance			<u>\$ 37,702.</u>

6' Ladder Now Available

The HOA has purchased a 6' ladder for our residents use. If you're interested in using the ladder please contact the office and reserve a date and time that you want to use it.

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

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