



THE HARBOURS
Condominiums

The Harbours Newsletter

January 2014

01/01 New Year's Day
Full Moon
01/20 Martin Luther King Day
01/30 Full Moon

Thank You!

A special "thank you" to Daniel, members of the Interior Committee and our staff for all of the lovely holiday preparations. We appreciate how festive The Harbours looked throughout the season.

Discarding Christmas Trees & Removing Holiday Lights

Christmas trees and fresh wreaths may be discarded in the first floor lobby area by the service elevator. Whenever possible, place these items in this area during the morning hours. Please do not leave these items in the recycle areas on the upper floors.

As a reminder, holiday lights should be removed from all balconies by Monday, January 13th.

From The President . . .

Happy New Year! I've enjoyed having an opportunity to meet so many great people this past year

There are a number of good things that happened during our 2013 election that are noteworthy:

- About 75% of the owners participated in the 2013 election process which exceeds the percentage that many of the other associations in the area indicate they typically have.
- Seven people stepped up and volunteered to serve as a Board Member if they were elected. This also far exceeds the number that most associations receive.
- We received significant feedback on 6 items that the board has been discussing.
- The election committee put together a process that worked quite well in spite of our By-Laws which hinder the process.

There were also some things that did not work well. In spite of the significant participation from our owners we were unable to pass several important Amendments which were supported by a very large majority of the owners who did participate. To keep it simple I will use the number of owners who voted and ignore the percentage statistics for this discussion since the results are almost exactly the same either way.

Results on the Amendments:

1. Provide more time to get voting packages to the owners and receive Absentee votes:
77% approved
2. Eliminate leasing of units for owners who purchase after July 1, 2014:
71% approved
3. Allow increased use of electronic communication to owners:
85% approved.

Results of the items Surveyed:

1. No pets for renters:
61% approved
2. Continue concierge service: **59% approved**
3. Begin confidential background checks on tenants:
59% approved

The Board will be discussing how to proceed on the items that were surveyed, so for this discussion I will focus on the Amendments.

Despite receiving approval from approximately 3 out of 4 owners who voted on the Amendments, none passed. Our Declarations require that 67% of the TOTAL ownership must approve a new Amendment.

Keep in mind that if you didn't cast a vote that means you automatically cast a vote against the Amendment.

If you are not actively involved in the Harbours community, I can appreciate your hesitation to vote for Directors that you may not know. But it is important that every owner take time to vote on Amendments when we bring them forward so that we may improve the way we do business. If you did not vote on the Amendments you did the Association and the other owners a disservice.

The Board will work to simplify the process if possible but I would ask that every owner step up and vote when we present Amendments in the future. Without a very high percentage of participation we will never succeed in making the changes that will improve our operations.

Next month we will provide some of our major objectives for 2014. We will also present a schedule for future Town Hall Meetings that will be held to discuss specific issues. We look forward to receiving input from owners during these meetings as we work toward common goals for our community.

Thank you, Russ



Concierge Service

Concierge service with Securitas started in December. Securitas and Daniel are currently interviewing applicants for a permanent placement of a concierge at The Harbours. In the interim Ian is working with our staff and the Board to establish the procedures that Securitas will continue to provide on a daily basis.

We now have a direct line for the concierge. You may contact the concierge during the hours they are scheduled to work at:

812-704-2328

The hours of service that Securitas will be on staff at The Harbours:

Sunday - Friday: 5:00 pm - 9:00 pm
Saturday: 6:00 pm - 10:00 pm

The procedure for a concierge to allow someone to enter the building who does not have a FOB and the person is unable to access a condo using the remote access system are:

- Allow the person to enter the lobby
- Ask who they are here to visit
- Contact the owner/tenant using the current contact list
- Admit or deny access based on the owner or tenant's instructions.

The concierge has assigned duties and may not always be available at the front desk. Consider calling the concierge before you head downstairs and ask when they will be available for you to pick up a package.

FOBS

During our Annual Meeting we received comments regarding the cost of FOBS. Daniel has since researched the market and located a FOB at a lower cost. After the current inventory is depleted, the next purchase will be from the new vendor at a reduced rate.

Maintenance Issues

We completed the clean-out of all drain lines in December. We hope that this procedure will minimize the water intrusion problems that have occurred in the past due to backed up drain lines in the kitchen sinks.

The Building and Grounds Committee and Daniel remain committed to researching and implementing preventive measures to reduce our water intrusion problems.

Pet Registration Required

At the annual HOA meeting the majority of homeowners who responded to the survey question: "**Should tenants be allowed to have pets**" voted "No." Tenants who register their pet before February 1st will be grandfathered in. After February 1st, no renters will be allowed to have a pet that was not registered before this date.

Owners are also required to register their pets, so please contact the office about registering your pets.

When you register your pet you'll receive a sticker to place next to your front door. The sticker should notify emergency and/or maintenance personnel that there is pet inside the condo should an emergency occur.

Love your dog?

Love your cat?

Register your pet today!

Capital Improvement Projects

The following projects are scheduled to be completed during the first quarter of 2014:

- New tile in the 3rd, 4th, 5th and 6th floor service area lobbies
- Replace hallway lighting with high efficiency lights
- Hallway painting in service areas
- Extend the awning over the service elevator entrance
- Interior upgrades
- Water Alarms for condos

Update on the Building Exterior:

the Building & Grounds committee is currently meeting with a few engineering firms that have supervised similar projects to gain their perspective. Meetings will be scheduled between the B&G committee, engineers and Dryvit representatives to assess the condition of our building.

The goal is to have a resolution to all of the issues and that the project will begin no later than June.

Prior to making final decisions the B&G Committee will hold a Town Hall Meeting to give the owners an opportunity to review the project design and ask questions.

Maintenance Personnel:

Daniel and the Building & Grounds committee will schedule our Maintenance Personnel to work on some of the Capital Improvement Projects throughout the year. This will provide an efficient use of our staff while extending the monies allocated for Capital Improvement Projects.

The hours our staff spend on these projects will be tracked and the financial impact shown on our quarterly financial statements.



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Sewage Bills

In 2008, the City of Jeffersonville and EPA (Environmental Protection Agency) entered into an agreement concerning the municipality's obligation to improve the sewer system. This agreement was made to reduce the amount of raw sewage that was being discharged into the Ohio River.

As a result, our sewer expense has increased dramatically over the past two years and we estimate it will increase an additional 15% in 2014. Basically, for every \$1 we spend on water, we are charged \$2.50 for sewer costs. This rate will continue to climb over the next few years.

I would like to challenge all residents to perform the following test on your toilet bowls this month...

"TOILET LEAK TEST" from the Louisville Water Company:

- Remove the toilet tank lid.
- Place 10 ten drops of food coloring in the tank. Red or green work best.
- Replace the lid.
- Do not flush the toilet for the remainder of the night.
- Check the toilet bowl the next morning. If food coloring shows up in the bowl, you have a leak that needs to be repaired.

If you discover that you have a leak, please inform the office so that we can work with you on a solution!

Our budget for sewer expense this year is **\$65,250**. Unless we incorporate conservation measures, that cost may increase. This literally means that we have money going down the drain!

Thanks for doing your part to help us remain in budget and not spend money unnecessarily.

Chuck Fugate, Treasurer

Access to Units

We recently had several water intrusions and Board Members & staff were trying to access units to determine if there was any damage in those units. In one incident there were 8 units that needed to be accessed and no one was home.

If you've recently changed your locks or installed a new system that provides access by a code, please remember to provide a new key or access code to the office. It could make the difference between a \$10,000 cost or \$100,000 cost to the HOA. Reliable access to units is greatly appreciated when these instances occur.

Light Up The Harbours

Thanks to everyone who put up those great Holiday lights on their balcony. If you have an idea on how to make our building spectacular during Thunder Over Louisville, please send your comments to Daniel.

Perhaps next year we will have more participation from owners and tenants and we'll make Clark Griswold jealous!

Committees

The Board will be working with the Committee Chairpersons over the next few weeks to fill open positions.

If you're interested in joining a committee, please contact Daniel or the Chairperson of the committee you are interested in working with.

A list of the committees is located on The Harbours website at www.theharbours.com

Election of Officers

The Board will hold it's first meeting of the new year on January 9th. During that meeting the Officers will be elected. A list of those appointments will be posted on our website.

Charities

"Thank you" to everyone who donated to the charities The Harbours sponsored this Holiday Season. Many coats were donated to "The Coats For Kids Foundation".

Several donations were also forwarded to the "Wounded Warrior Project" and "Coats for Kids Foundation".

Thank you again for your generous donations.

Hallway Temperatures

In an effort to reduce our utility costs, we have set the thermostats in the hallways at 65 degrees. We will monitor temperatures and try to keep the building as comfortable as possible without spending too much money on heating our hallways.

If you find an area that is either too warm or too cold, please contact the office and we will try to correct the problem.

After Hours Maintenance

If you have a maintenance emergency please call **812-288-1100**. We have personnel available to assist with most after hour emergencies.

If your maintenance emergency is not the result of an HOA-related incident, you will be billed for time and materials for the service call and parts.

WINE DOWN WEDNESDAY



Relax and "wine down" with your neighbors at Sheraton Louisville Riverside's Lounge. As a Harbours resident, you and your guests may enjoy exclusive drink specials.

Enjoy:
\$2 Domestic Beer
\$5 Wine by the Glass
\$5 Woodford Reserve

Cheese & Fruit provided by
Sheraton Louisville Riverside Hotel

Derby Dinner PLAYHOUSE

Derby Dinner Playhouse has extended an offer for residents of The Harbours to receive \$5.00 off each ticket for any performance.

For ticket information:
call 812-288-8281
or visit www.derbydinner.com.

Mention that you are a:
Corporate Value Member with The Harbours
and receive \$5.00 off each ticket.

Currently playing is the Broadway Comedy:
Don't Dress for Dinner
playing through February 16th

Copacabana
February 18th thru March 20th

Bistro 301

Recently my date and I were looking for a lunch spot within walking distance of the Harbours and came across **Bistro 301** on the corner of 3rd and Market just a few blocks south of the Second Street Bridge in downtown Louisville. An amply sized dining room with open brick walls, tin ceilings and excellent service by Adam who was attentive but not annoying. Adam was knowledgeable about the food and drink and very personable.

Their lunch menu offers a variety including starters, salads, favorites and sandwiches ranging from \$3 for a cup of soup; \$6 to \$12 for a small to meal sized salad; and \$9 to \$12 for a sandwich. The sandwiches were exceptional and varied.

I enjoyed a smoked salmon sandwich with benedictine, capers, red onion and tomato on a pretzel bun. I had enough left over to take half home for another meal. Sandwiches come with a choice of home made chips, slaw, potato salad, fruit, fries or tobacco onions (all delicious and made in house). My date tried the grilled ham & cheese whose title doesn't do justice to the hot country ham, house-made beer-cheese, mixed greens and tomato on a pretzel bun.

We enjoyed craft beers with our meal and checked out the breakfast and dinner menus while we were there.

We will certainly return for more of Chef Lucas' delicious meals.

Bistro 301

301 W Market St, Louisville, KY
(502) 584-8337

Monday - Friday 11 am to 10 pm
Sat 9 am to 2 pm & 4 pm to 10 pm
Sunday: Closed