



## LETTER FROM THE PRESIDENT

Can you believe that summer is officially over? As we approach the fall months, the HOA will quickly turn our attention to year-end preparations which include presenting the 2017 Annual Budget and Election of three new board members.”

This year, the Board will be losing three individuals that have contributed a tremendous amount of dedication, knowledge, and experience to our Association as their terms will expire at the November Annual Meeting.

In last month’s newsletter, I mentioned our need to revamp our Committees to encourage more participation of owners. We are a community of over 200 individuals with unique talents and life experiences – and I hope that we will be able to tap into this tremendous resource.

I understand that not everyone can make the commitment to serve on the Board of Directors; however, I do believe the majority of our owners have the desire and ability to volunteer thirty minutes once a month to serve on a committee. I would like to see our 2016-2017 Committee’s as the best ever assembled here at The Harbours. I recently commented that the nine Board of Directors simply cannot shoulder the burden of advancing our Association alone. A strong network of functioning committees will provide insight, advice, and recommendations to help assist our Board of Directors in making the best decisions for our community.

If you are ready for a bigger challenge, I encourage you run for the Board of Directors. I’m not going to sugar coat it – this responsibility requires a significant time investment. A Director will need to plan on 3-4 Hours a month (minimum) for normal Director activities, which include our Monthly Open Board Meeting (2 hours), Committees (1 hour), and on occasion we’ll ask you to attend social functions, new owner orientation, or assistant in after-hour emergencies.

Directors serve a 3-year term. Per our Declarations (*Article III, Section. III.2: Additional Qualifications*), you will need to be the Appointed Voting Representative for your unit to serve on the Board. If you have any question about your AVR Status, please contact Stuart in the HOA office.

Batter... Batter... Swing!! If you are ready to step-up to the plate, then please volunteer for a committee or run for the Board of Directors! I see nothing but good things on the horizon... Our reputation is stronger than ever, our sleepy river town is quickly becoming an epicenter for social activity, and the completion of the Bridges Project will only increase our locations desirability as “The Best View of Louisville”.

For now, I just want to plant the “volunteering” seed in your mind... and take a few minutes over the next month and think about joining a committee. In Mid-October you will receive the 2017 Proposed Budget Package –additionally, we’ll include a committee sign-up form. Select the committee group that best matches your interests (Social Activities, Voting Process, Capital Improvement, Beautification & Design, Building & Grounds, Finance/Budget, Insurance, Rules & Regulations) – and let’s get started making 2017 our best year at The Harbours!

***Kind Regards and Until Next Month,  
Chuck Fugate/ HOA President***

## **GARAGE REPAIR UPDATE – Sept 9 2016**

On Thursday Sept 1<sup>st</sup>, the Board of Directors assembled a special Board Meeting as requested by the Building and Grounds Committee. The B&G Committee requested the board to approve the proposal for having the surface of the 6<sup>th</sup> level parking garage improved and repaired. The process identified by our 2015 Engineering Study required that we use a common process of grinding down a layer of the concrete, making repairs, and then applying a polymer layer to protect the remaining concrete from water, salt, usage, and other environmental damage. This was to be the first process in many years of garage improvements that should help reduce our water issues within the structure while also preserving and extending the useful life of the garage.

After nearly four years of debate and after informing our owners of the needed repairs during last year's pre-annual meeting, the committee worked closely with our Reserve Study engineers to reschedule items in our long term capital planning program to make room for these necessary repairs. The long term capital improvement plan was able to accommodate the request without requiring any new funding for the next two years. (meaning that 2016 & 2017 capital reserve funding amounts remained the same.) Therefore, the capital reserve program was modified early this spring to allow for \$135,000 in garage repairs this year and nearly another \$55,000 in repairs in 2017.

Therefore, the board accepted the request and approved the work to be started during the first week of October in order to ensure completion while outside temperatures remain within the guidelines of applying the new polymer. (outside temps must be 40 degrees or rising to apply the polymer).

Keep in mind that the board and the B&G committee have made great efforts in performing our due diligence to ensure we are protecting the building while being careful guardians of your money. Based on our interpretation of the Declarations, this expense likely falls under our standard proration's of sharing expenses. Remember, it is the structure we are trying to preserve, not improving the 6<sup>th</sup> deck solely for the benefit of the owners that park on that level.

However, due to demands and threat of legal action by a small group of owners that feel that the expenses for the garage repairs should be assessed and charged to each owner that owns a parking space as opposed to our standard proration's based on unit square footage.... I have decided as President to not exercise my authority to sign a contract for repairs as granted by the Board of Directors. I want you to know that this greatly disturbs me as I have great trust and faith in the work and recommendations of our B&G Committee.

Therefore, the Board will hire an attorney to review our Declarations and provide a written letter of opinion on how we shall handle the distribution of costs associated to the Limited Common areas. I hope that we can have resolution prior to our annual meeting, as time is of the essence. As each season passes while entangled in gridlock of indecision, we risk the health of our parking structure and the long term financial health of our association.

Stay tuned.....



THE HARBOURS  
Condominiums

# The Harbours Newsletter

September 2016

## Notes From The Property Manager:



### Manager's Mingle – Mark your calendars

Please join me along with your Board of Directors on THU, OCT 27, 2016 from 5:30pm-6:00pm for any questions you may have concerning the building's maintenance and cleanliness. We will have snacks and drinks. I look forward to seeing everyone and meeting any new faces. My number one goal is to make your home the best it can be. Join me!



September 2016



### Quote of the Month:

The harder you work for something, the greater you'll feel when you achieve it.

### Time Warner Cable

Please turn in any billing errors to Stuart for your cable service at

stuart@theharbours.com. Remember, this is the last opportunity TWC is giving us to correct owner billing. I will turn these in by SEP 30, 2016.

Please make a note of the TWC service number: 844-725-4323.



### RESULTS OF THE 1-YEAR RENTAL AMENDMENT

The final count from the Rental Restriction Special Meeting is as follows:

YES: 61.5    NO: 14.68

Approximately 13 proxies were deemed invalid as they were presented after the commencement of the meeting. If those proxies had been included, the vote would have been 66.1 (YES) and 20.07 (NO).

An amendment to the Declarations requires a 67% approval before passage is permitted.

We appreciate everyone that took the time to vote. Even though the amendment was barely defeated, this shows great improvement in our voting participation rate. Thank you for being great neighbors by expressing your desire to vote.

*Notes From The Property Manager:* (CONT.)

**Outstanding violations or request for follow up**

#	Issue
3 units	ARA approvals
31 units	Corridor door repair requests
1	Balcony drainage repair
4	Non-compliant with unit liability Insurance
1	Lobby floor damage on move out
1	Parking violation
1	Dog barking
1	Pet violation
1	Rental lease violation
2	Unit number not on door
2	Key on file reminder
2	Smoke Test violation - \$150 fine.



**Need some help from 4<sup>th</sup> floor owners**

Someone is utilizing the flower pots to hold open the double doors from the corridor to the service elevator. They also use the door mat to do the same thing. Have you seen this person? Please assist me in keeping the doors closed as they provide a nice sound barrier to the elevator noise and this affects proper air flow throughout the building. I appreciate any assistance that can be provided here.

**Storage unit #1**

**IMPORTANT** - Would the owner of Storage unit #1 please contact [stuart@theharbours.com](mailto:stuart@theharbours.com).





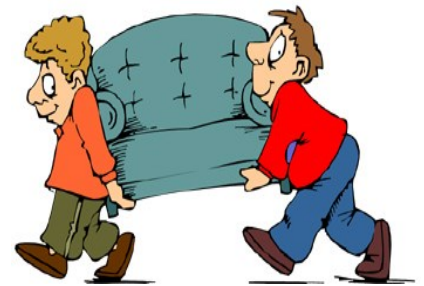
## Staff News

Bill, Lobby Attendant experienced a severe pain here at the Harbours and was rushed to the hospital via ambulance last week. This turned out to be a back issue and he had surgery this week. Until his return, we will have someone else in his place. We wish Bill a speedy recovery!

As I continue to tweak our labor model here at the Harbours, we have acquired a temporary worker on staff to assist us with numerous special projects as we elevate our standards. His name is Bill also. We may anticipate bringing on additional staff to maintain the building to a higher standard or make additional positions permanent.

## Furniture in the common areas

Any unwanted furniture should not be deposited in the common areas of the building. If you want to discard a piece of furniture, please do so by contacting a local charity who will remove it for you and someone else can put your gift to good use. In addition, upholstered furniture can carry bed bugs and other bacteria that could spread to the entire community very quickly when placed in common areas.



## On my Radar!

As your Property Manager, my focus is on our building! I am now making extraordinary efforts to elevate our standard of care of the physical building and the interior cleanliness. It is important to me that any streetscape view, corridor view or landscape view present an impactful caring of the building. Let me explain: When you pull up to the Harbours, first impressions mean everything. The lot should have no debris in it, no cobwebs under the entrance and the lights should be shiny and bright. The landscape should be finely manicured. Utilizing my walks and our new work order documentation system, we are slowly but surely elevating the property's care to a new standard! We encourage our staff to define a true critical eye to anything out of place.

Our entrances should telegraph the cleanliness inside and there should not be one standard inside and another standard outside. We are now preparing the parking garage entrances into the building. Like I said, these entrances should be as clean as the corridor carpet and maintained as such. I am excited as we detail clean these entrances, paint them, power wash them and reach a standard we can all be proud of!

In the future, please check out the garage lights! We are in the process of scrubbing them clean!

Stay tuned as we continue to make progress in this area.

## How do you like to receive the newsletter?



Please contact Allison at [allison@theharbours.com](mailto:allison@theharbours.com) on how your unit would like to receive the newsletter. We want to make sure everyone is receiving a copy!

## Financials – JUL

	MTD ACT	MTD BUD	YTD ACT	YTD BUD	LYTDA
Revenue	84,105.60	87,047.17	<b>592,844.91</b>	609,331.15	587,484.51
Salary Expense	22,789.08	26,450.00	155,700.04	185,150.00	<b>177,434.75</b>
Operations Expense	1,369.17	1,745.00	<b>15,408.11</b>	10,915.00	11,047.78
Meetings/Thunder	0	200.00	5,602.58	6,230.00	5,220.69
Housekeeping EXP	<b>698.99</b>	325.00	4,083.75	5,115.00	4,101.44
Maintenance Expense	<b>5,019.65</b>	3,190.00	<b>32,695.91</b>	24,880.00	23,386.98
Service Expense	<b>2,547.01</b>	3,450.00	<b>36,826.91</b>	29,645.00	30,393.15
Professional Expense	<b>608.25</b>	280.00	<b>5,331.10</b>	5,710.00	3,465.41
Utility Expense	20,954.53	23,276.00	167,111.90	184,935.00	165,756.47
Taxes & Insurance	<b>25,496.46</b>	7,000.00	47,690.08	44,770.00	<b>50,155.34</b>
<b>Total Operating EXP</b>	<b>79,483.14</b>	65,916.00	470,450.38	497,350.00	473,125.21
<b>Net Operating Income</b>	<b>4,622.46</b>	21,131.17	122,394.53	111,981.15	<b>114,359.30</b>



Letter to the editor:

After about 5 years as president of the homeowners association and about a half zillion years of life I am bowing out and will not run for the board for another term. I wanted to write this note to thank all the owners and the board members that were so supportive over the years and made the job so rewarding. I also want to say that had I never served on the board I would never have had a chance to meet many of you and I regard that as one of the most important rewards that came my way.

I encourage all of you to run for a position and at least offer to help the association by volunteering to serve on the board. I believe everyone owes it to the association to serve in one capacity or another at some point. Please donate some of your time to help try to make things a little better for everyone at the Harbours. Please consider running and serving on the board.

Thank you for your past support. I look forward to my "retirement".

Russ Johnson

# The NEW Official Facebook Page for The Harbours

**facebook**®



Harbours Condominiums  
(The Official Facebook Page)

Our Facebook page is a great source of information and positive things happening at The Harbours! Visit our page often.

**Friend the Harbours Facebook for real time updates.**

**Go to: *[www.facebook.com/harbours.condominiums](http://www.facebook.com/harbours.condominiums)***

**Due to technical issues with the other Harbours Facebook page, we have decided to create this new page. We want to make sure we can get information/ updates/ event notices out to our residents. Thank you for your understanding. As always, if you have any questions, please feel free to contact the office.**