



THE HARBOURS
Condominiums

The Harbours Newsletter

November 2014

November 2014

- 11/06 Full Moon
- 11/09 11:59 P.M. Final Time to Register as a candidate for the Board of Directors
- 11/10 Distribution of Ballots for election of 3 Board members and the 2015 Budget
- 11/10 Fall Portion of Property Taxes Due
- 11/13 6:00 P.M. "Meet & Greet" event. Introduce candidates for the Board of Directors.
- 11/13 6:00 - 9:00 P.M. Downtown Merchants Holiday Open House
- 11/19 6:30 P.M. HOA Annual Meeting at the Sheraton
- 11/29 11:00 A.M. Nutcracker on Ice @ Jeffersonville Ice Rink
- 11/29 5:00 P.M. Light Up the Holidays Parade
- 11/29 5:30 P.M. Light Up Jeffersonville @ Warder Park
- 12/02 6:00 P.M. Town Hall Meeting @ the Sheraton
- 12/06 1:00 - 3:00 P.M. Holiday Cookie Stroll

From The President

We are nearing completion of the 2014 building refurbishment projects and we hope everyone likes the new look.

There are some stains already forming from dirty water dripping off the balconies. It's more important than ever that we all keep our balconies clean. The cleaner the balconies are, the less staining we will have on our building. The Building and Grounds Committee is exploring options to determine what can be done to reduce the staining. We should be able to supply more information regarding staining next month.

There are some clean up issues that remain. We are aware of some of the items but we would like everyone's help to make certain we don't miss anything. Please take a good look around your balcony and make sure that no surfaces were missed by the painters. Keep in mind that the concrete ceilings in the balconies were not part of the contracted project.

We also need you to inspect your railings for paint splatter.

Whenever it rains, please check for water leaks. If you have an extra water alarm, you may want to sit it next to your windows the next time it rains. We want to identify any caulking issues while we still have access to the equipment.

Report these items to the office as soon as you can. Provide your name, unit number and a description of the problem. Please don't assume that the office is already aware of your issue.

There will be some additional repair work and you will see the lifts back in front of the building. That work will remove and replace some caulking that was incorrectly installed. This work is being done at the contractor's expense.

The front driveway will be replaced as soon as the heavy equipment is no longer needed but weather permitting. We will only allow the right type of asphalt to be installed and if the asphalt plants are already closed, we will have to wait until spring to complete this project. As we previously reported, this work will be done as part of the project because the driveway was in bad condition before the project began. We were advised that the heavy equipment would likely further damage the asphalt.

There may be a few additional areas coated on the outside of the stairwell towers. This would get more of the building coated this year while creating a transition between the new coating and the old coating. We will try to get this additional work done if the weather permits.

The entryway ceiling and the "tunnel" back by the freight elevator still need to be completed. No additional funding will be required. We have not had to

make any major repairs so there is enough money left in the project to do this portion of the building.

Thanks to everyone for their continued cooperation and patience.

Russ

Annual Meeting

The Harbours Homeowners Association Annual Meeting of homeowners will be held Wednesday, November 19, 2014 at 6:30 P.M. Owners will be asked to select three board members and approve the 2015 Budget.

The deadline to register as a candidate for the Board of Directors is Sunday, November 9th @ 11:59 P.M.

The Election Committee will distribute voting packages to the owners on November 10th. Included in the package will be the bio of every candidate who is running for the board.

The board will host a "Meet and Greet" event in the lobby at 6:00 P.M. on Thursday, November 13th. We invite all owners to come by and meet the candidates.

The Harbours HOA Annual Meeting will be held at the Sheraton.



Energy Conservation

In October 2014, we achieved a milestone in our energy conservation. Historically we have consumed 66,000 Kilowatts during the month of October and this year we only used 51,000.

This milestone has taken several years and it started in 2011 when Lee Ann Page (prior board member) initiated a program to convert approximately 200 interior Flood Lights to energy efficient CFL's. More recently, updates to our common areas have included new heaters, replacing old hallway lighting with LED fixtures, and converting of some the garage lighting.

With all this effort, one would think that our energy costs have been reduced . . . unfortunately that is not the case. In January 2011, our average cost per kilowatt hour was \$.07 compared to our current rate in October 2014 of \$.11, which represents an increase of \$.04/ kilowatts per hour, a 36% increase.

October is traditionally a low consumption month as outside temperatures are relatively stable. In comparison we used 3 times as much energy in January 2014 (150,500 kw/hours) due to an extremely cold winter.

In our 2015 Proposed Budget the Electric Expense is budgeted at \$121,000. This is based on an estimated \$.115 kilowatt/hour usage rate. As energy costs continue to climb our goal will be to strive for cost containment by reducing consumption and upgrading systems whenever appropriate.

Notes from the P.M.

Pets . . . There have been several complaints regarding residents not picking up after their pets. For your convenience, there are plastic bags provided in the pet station so you can properly dispose of your pet's waste.

Residents also continue bringing their pets through the main lobby and use the main elevator. This is against our Pet Policy. We will begin viewing the security tapes of the main lobby to identify residents who bring their pet(s) through the main lobby.

Residents who do not abide by the pet policies will be sent notices and fined accordingly. Our pet policies and applicable fines are available on our website under Association Resource Materials/Governing Documents/Pet Rules, as revised December 2009.

Cigarette Butts . . . There have been numerous reports that cigarette butts are being discarded from balconies. Especially damaging and dangerous are the ones discarded above the townhomes. Townhome owners have reported that discarded cigarettes have burned their lawn furniture, grill covers, etc. **THIS IS OBVIOUSLY A SERIOUS FIRE HAZARD!** Please use an ashtray when disposing of lighted cigarettes.

A Very Special "Thank You" . . . As you may have noticed, several Halloween decorations were placed throughout the building again this year. Connor Strohm was the gracious benefactor who provided both the festive décor and his time to bring the Halloween Spirit to The Harbours. Thank you, Connor.

Building Exterior . . .

We will schedule the windows to be cleaned after the contractors complete the exterior painting project this month.

The asphalt area in front of our building will be resurfaced very soon.

The Building & Grounds Committee will continue to meet with the contractors and engineer to address concerns and suggestions.

Daniel

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Capital Improvement Projects

The following projects have been targeted to be completed in November:

1. New Front Doors

The front doors to the lobby are scheduled to be replaced.

2. Asphalt:

The asphalt near the main entrance will be addressed, weather permitting.



Town Hall Meeting

A Town hall meeting has been scheduled for Dec 2nd at the Sheraton and will start at 6:00 PM. The two topics for discussion are the painting of the balcony railings and the monitoring and control of contractors on our property.

The painting of our balcony railings has been an issue for many years. Several options regarding the patio railings are being considered and will be presented for consideration and comments.

The contractor discussion will address contractor requirements, responsibilities and rules regarding work hours, clean-up, insurance and permits. Additional suggestions and concerns regarding contractors that owners consider important are welcome.

Survey Questions, Election Package, Etc.

Included in this year's election package are four survey questions. These questions are non binding but they allow the board to hear what the majority of the owners who vote think regarding specific issues.

Rodefer Moss & Company will count the ballots for the board of directors and the budget, however we will use volunteers to tally the survey questions. This will help minimize the Annual Election expenses.

The first sheet of your package will identify how many pages should be included in your package. Please be sure you have a complete package before you begin voting.

We encourage owners who will not be attending the Annual Meeting to submit your votes directly to Rodefer Moss & Company.

HOA Utility Recap for October 2014:

Cost per sq.ft. for October:

Electricity: \$.0235
Water: \$.0085
Sewer: \$.0195

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 E Unit

October Electricity for E Units:
1,353 sq.ft. x \$.0235 = \$ 31.80

October Water for E Units:
1,353 sq.ft. x \$.0085 = \$11.50

October Sewer for E Units:
1,353 sq.ft. x \$.0195 = \$ 26.38

New Life Cleaning Services, Inc.

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Byron Steinbach "Cleaning the Harbours"
502 -338-7398 Hallway Carpets Since 2008"

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Parking Spaces Near The Freight Elevator

The HOA is potentially interested in providing more parking near the freight elevators for residents who are loading or unloading and require a little extra time. We also recognize that we've had a large number of contractors working in our building recently and additional spaces could be used by contractors if all of the contractor spaces were occupied.

We would like to know if any owners who own a parking space in this area would have an interest in trading their space, either permanently or temporarily. If this is something you might consider, please forward your name and the number of your parking space to Daniel. It may be awhile before we take any action on this, but it would be helpful to know if any owners are interested.

The 2015 Budget

A draft of The Harbours Homeowner's Association's 2015 Preliminary Budget was distributed to the owners on September 29, 2014. If you did not receive a copy of the 2015 Preliminary Budget, please contact the office and we will forward a copy to you.

At the Harbours HOA Annual Meeting that will be held on Wednesday, November 19th, owners will be asked to vote on approving the 2015 budget.

Salvation Army Angel Tree

This year The Harbours will sponsor a Salvation Army Angel Tree during the holiday season. The tree will be placed in our lobby and we hope all of our residents will participate in making the holidays special for children who otherwise, may not experience the joy of receiving something special on Christmas morning. We will distribute more information as we receive it but I've included the following article that was published by The Salvation Army on 11/7/2013.

"The true impact of the Great Recession is tough to measure. Americans have lost money, jobs and homes. Our families and friends may have fallen on hard times. Some who had little to begin with now have less and are working harder everyday to make it to tomorrow.

These same families who are struggling to meet the financial demands of day-to-day life question how they might provide a gift or two for their children on Christmas Day.

Every child deserves to experience the joy of Christmas morning. And thanks to supporters of The Salvation Army's Angel Tree program, thousands of American children will find this waiting under their Christmas trees this year.

The Salvation Army's Angel Tree program provides new clothing or toys for children of needy families through the support of donors. Found in local companies and corporations, Angel Trees are decorated with numbered paper angel tags with the first name, age and gender of a child in need of presents. Contributors remove one or more tags from the tree and purchase appropriate gifts for the child or children described on the tags."

Hard To Believe

It's hard to believe but we've recently had several incidents where some nit wit or nit wits were throwing eggs off their balcony and also shooting water balloons at people on the street. Please keep an eye out and let us know if you can pin point where the missiles are coming from.

If you see it happening please report it to the office and we will report the incident to the police. The police and The Harbours HOA take this very seriously.

November Quote

"Happiness is when what you think, what you say, and what you do are in harmony."

Mahatma Gandhi

Harbour Lights

Hello Neighbors! For the holiday season this year, we would like everyone in the building to participate in the First Annual "Harbour Lights" Holiday Light Display.

We are asking all of the residents of The Harbours to put lights on their balcony railings this December for the holiday season. Think of how amazing it will look, the positive attention it will bring, and the incredible statement it will make about The Harbours to have the entire building lit up. We will be the most festive location in all of Kentuckiana!

If you are willing to participate, please let the office know that you can't wait to be a part of the celebration. The easiest way to respond is to email Daniel at:

Daniel.musinski.theharbours@gmail.com

We really hope everyone participates in this special event. You'll be hearing more soon!