



THE HARBOURS
Condominiums

The Harbours Newsletter

August 2015

August 2015

- 8/01 Riverstage:
Jeffersonville Goes
Country w/Maddie &
Tae
- 8/02 International Friend-
ship Day
- 8/07 Riverstage: Endless
Summer Band
- 8/8 RiverStage Cinema:
Into The Woods
- 8/14 RiverStage: Juice
Box Heros
- 8/15 RiverStage Cinema:
Toy Story 3
- 8/21 RiverStage: Tony &
the Tanlines
- 8/22 RiverStage Cinema:
**Muppets Most
Wanted**
- 8/27 RiverStage: Cinema:
Top Gun
- 8/28 RiverStage: Muji Fuji
- 8/29 RiverStage: Cinema:
Cinderella
- 8/29 Full Moon

From The President.

Short-term rentals: Since first being sighted by an owner a couple of months ago, the Air B&B short-term rental issue has become even more serious. We have one unit at The Harbours that is being actively rented to weekend or short-term visitors to the area. Our current Declarations do not prevent this type of renting and these people come and go without being briefed on our rules, filling out the proper paperwork and providing the office with a copy of their lease agreement. Even if they wanted to file all of the proper paperwork and go through the interview process, we don't have sufficient staff to service daily, weekend, weekly or monthly rentals.

We now have more units being advertised for this type of rental and even worse we are exposed to future investors buying up units in the building and turning their condos into an "AirB&B" hotel. As owners, we have no protection against this scenario. The board is solidly against this type of renting and we have told our management to contact owners who we know are participating in this type of renting, and ask them to please stop. The board is actively seeking a short-term remedy such as fines for violations of the declarations or failure to file proper paperwork as a way to deter this activity.

This situation reinforces the need for an amendment to our Declarations that will control short-term renting. It is the intention of the board to submit an amendment to the membership to institute control over short-term renting. We are working with a law firm to have such an amendment prepared this year. Please send a note to (RHJOHNSON1013@twc.com) if you want to help get this done. I have about 30 people signed up, but I could use more volunteers.

Badly clogged drain lines: We have badly clogged drain lines that have backed up water within units in three stacks. Fortunately we have not had serious damage because all the backed up drains were reported quickly and cleared without incident. The drain lines are being clogged because some residents in stacks 21, 06, and 15 continue to pour grease down the drain. If you've been guilty of doing this in the past, please stop. The cost to clear these drain lines will be \$1,500. We have repeatedly asked that residents discard grease in sealed containers and dispose of them in the garbage after they have properly cooled.

Elevator shut downs: If you hold the elevator door open by any means other than using the "open" button on the control panel, you run the risk of the elevator sensing that a problem exists and locking itself down. Please don't hold the door open except when using the proper control button.

Russ

Pending Board Vacancy

A Board Member has informed the board that she has a pending sale on her condo and anticipates the closing will occur within the next 45 days. This will leave an open position on the board for the remainder of her term, which expires December 31, 2015.

Owners who are interested in being considered for the pending vacant board position are invited to send a note to Russ Johnson at:

RHJOHNSON1013@twc.com.

Quotes for August

"The trouble with having an open mind, of course, is that people will insist on coming along and trying to put things in it."

Terry Pratchett

"There are lots of people who mistake their imagination for their memory."

Josh Billings

"I tried to be normal once, worst two minutes of my life".

Ziadk Abdelnau



Notes from the P.M.

Light Emitting Lighting (LED) LIGHTS

Over the past 2 years we have made a conscious effort to transition into LED light bulbs whenever practical. While the initial cost of upgrading to LED lighting is more expensive than ordinary lights, the end result is lower consumption of utilities for our lighting.

When I compare our consumption for July 2015 with the data of our historical usage in previous years for July, it reflects that our usage was significantly lower this year.

Over the last few years we have transitioned to LED bulbs in the following areas: main lobby, exit signs, common hallway lighting, indoor & outdoor pool areas and other common areas throughout the property. We will continue to transition other areas to LED lighting beginning with the service area lobbies and replacement of the fluorescent lights in the stairwells.

It is our goal to see our rate of consumption continue to decrease when we compare the same time period to prior years. When we decrease our total electric usage, we are not only doing a service to the residents of our building with lower electric bills, but to our environment as a whole!

TIME Warner Cable

I am currently working with Time Warner Cable to get pricing for residents of The Harbours to have improved cable service within the next 30 days!

If negotiations are successful, all residents will benefit from the addition of the Showtime package added to their lineup. This includes Showtime, Showtime on Demand, Showtime West,

Showtime Too, Showtime Showcase, Showtime Extreme, Showtime Beyond, Showtime HD, and Showtime Too HD.

In addition, internet service speeds will increase to 30mbps for download speed & 5mbps for upload speed. Your current HBO package will remain the same, which includes HBO, HBO 2, HBO Latino, HBO on Demand, HBO West, HBO Signature, HBO Family, HBO HD, HBO Family HD, and HBO Signature HD. *HBO and Showtime will require a DVR to use the enhanced features.

I will forward additional information regarding changes and improvements to your cable service as it becomes available.

Garage Consultant

The Harbours has engaged the services of a Garage Consultant. During the first week of August **THP Limited Inc.** will be onsite, inspecting our garage. The scope of their work includes a written study that provides the following:

- * an assessment of the current condition of the parking garage

- * recommended repair options with long term maintenance items prioritized with probable costs.

THP will perform their services in accordance with generally accepted standards of professional care appropriate for the size, complexity and characteristics of parking structures similar in size and design to ours.

Hall Of Fame / Home Of The Week

Since the first of the year, the Courier-Journal has featured several condominiums here at The Harbours in their "Home Of The Week" column. The weekly article features homes throughout the Louisville and Southern Indiana area. The article showcases the creative decorative touches that make a home a masterpiece. We have seen the inside of several homes at The Harbours featured in this column with color photos of the unique features and decorative aspects of each homeowner. Featured units include:

January 10th, "Perched On The River" with Sandi & Russ Johnson
Features: "sparkling surfaces, gathering spot, fresh & modern"

January 24th, "Modern Marvel" with Teresa & Lloyd Tarter
Features: "dramatic touch, sleek lines, built-in storage"

February 28th, "Creative Eye" with Meg & Greg Rush
Features: "views inside & out, clever built-ins, ideal river watching"

June 12th, "Functionally Stylish" with Debbie Pullen
Features: "pops of color, light & airy, outdoor oasis"

All 4 of the articles that recognized Harbours condominiums have been framed for display in the lobby near the fitness center.

We want to continue promoting our beautiful property within the community and look forward to filling our walls with these beautiful articles!



Notes from the P.M. continued

Yard Sale

A few Residents have expressed an interest in having a community yard sale. Before we confirm a date and make a commitment to host this event, we would like some feedback of what the level of interest and participation would be.

If you're interested in participating in a Yard Sale, send an email to the HOA Office and let us know what you think.

Daniel

Looking For Christmas Party Volunteers

The second 2015 HOA sponsored event will be the Christmas Party and Harbours Float.

If you are interested in joining the planning committee and/or have a great idea for either of these events, please contact Gloria Hatcher at:

gloriahatcher767@gmail.com.

Financial Update

The financials through July 2015 reflect that our overall expenses remain in budget.

The Finance Committee and Board of Directors remain optimistic that our income and expenses will remain in budget throughout 2015.

Parking Violations

"Thank you" to everyone who parks in their correct, assigned parking space(s).

Almost daily, the HOA office receives complaints that residents and/or their guests have parked in a space not assigned to their condo. Many times residents arrive from out of town only to find a non-authorized vehicle in their parking space. This leaves the homeowner without a parking space and a hassle that is unnecessary and unwarranted.

We also have several homeowners who consistently park in guest/staff/contractor or other HOA assigned parking spaces. This creates more problems when the office assigns a parking pass to a contractor for a specific space, only to find that there is a vehicle already parked in that space. Please be advised that a Harbours parking sticker (provided by the office) must be displayed in your vehicle's windshield whenever you park in an HOA assigned space.

Any vehicle parked in a space that is not assigned to their condo or not authorized by the office is subject to be towed at the owner's expense.

Thanks for your cooperation.

HOA Utility Recap for July 2015

Cost per sq. ft. for July:

Electricity: \$.0229
Water: \$.0117
Sewer: \$.0204

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: U Unit
July Electricity for TH1 Units:
1,832 sq.ft. x \$.0229 = \$ 41.95
July Water for TH1 Units:
1,832 sq.ft. x \$.0117 = \$ 21.43
July Sewer for TH1 Units:
1,832 sq.ft. x \$.0204 = \$ 37.37

Medley's Total Home Improvements

(502) 593-8015

Rmedley22@aol.com

Specializing in Tile & Stone Work

Check out our work at YP.COM:
Medley Home Improvements

Paid Advertisement

Quality Painting

Kip Palmer, Owner

502-681-6914



Mention This Ad & Receive A Discount

Paid Advertisement



New Pool Guest Procedures

With the summer heat in full swing, many of our residents have been beating the heat by relaxing at the outdoor pool. The majority of folks have been courteous to their neighbors and they have adhered to the Harbours pool rules, however there have been a few exceptions reported. (Some of the noted complaints have been: Residents exceeding the 2 guest maximum; loud/vulgar music; glass bottles in pool area; children unattended). As a review of a couple of the rules, please make sure that you and your guests observe the following:

- * Absolutely no glass containers are permitted in the pool area.
- * Children under the age of 14 must be accompanied by an adult at all times.
- * To ensure a relaxing experience while visiting the pool area, please keep voices and music at a reasonable level at all times.
- * Appropriate decorum is expected in language and mannerisms at all times.
- * A resident must accompany their guests at the pool.

Our Pool Policy states that residents are allowed to bring 2 guests per condo. A limited exception to this rule will be allowed up to 3 times per year, per condo upon prior authorization from the office. To prevent overcrowding at the pool we have developed the following procedures:

- ◆ Residents are always allowed to have 2 guests at the pool.
- ◆ If a resident wants to have more than 2 guests they must request a daily pass for each additional guest from the office.
- ◆ There will be 15 daily guest pool passes available.
- ◆ Each pass will be numbered (1-15) and registered to a specific condo# for that day. Residents are required to return the passes at the end of each day. If the office is closed, passes can be returned through the mail drop in the office door.
- ◆ Passes cannot be distributed directly to a guest. A resident must come into the office to obtain a pass for their guest. Please do not call the office and ask us to "give" a pass to your guest because guests are not allowed in the pool area unless accompanied by a resident.
- ◆ Passes for Friday, Saturday and Sunday will be distributed on Friday.
- ◆ We will accept reservations in advance.
- ◆ Guest passes are limited to 15 each day and distributed on a first-request basis. After all passes have been distributed for the day, no further exceptions will be made.
- ◆ At NO time shall more than 6 guests per condo be allowed at the pool on a weekday nor more than 4 guests per condo on a weekend.

Example: You have 4 guests - Guest 1 & 2 are already permissible per the pool rules. You will be required to obtain a daily pass for Guests 3 & 4.

We ask for your full cooperation in this program. It is important to keep in mind that the pool is a private amenity and over-crowding prevents other Harbours residents from being able to enjoy their time in the pool area.