



THE HARBOURS
Condominiums

The Harbours Newsletter

October 2015

October 2015

- 10/06 "Welcome To Jeffersonville" Aerial Mural Dedication
6:00PM-6:30PM
- 10/12 Columbus Day
- 10/12 New Moon
- 10/26 Riverstage: Kids Halloween Festival
(Time TBD)
- 10/26 Big 4 Park: Halloween Downton Party
6:00PM-8:00PM
- 10/27 Full Moon
- 10/31 Trick or Treating At The Harbours
6:00PM-8:00PM

10/14 @ 6:30 PM
PreAnnual Meeting
At Kingfish

11/18 @ 6:30 PM
Annual Meeting
At Kingfish

From The President.

The buildings and grounds committee has completed an extensive study of the garage and had an engineering firm produce a maintenance plan which will assure the long term viability of our parking facility. The complete study is on our web page under the tab Documents/Additional Documents & Flyers/Garage Study & Restoration. I advise all the owners to take time and review the study (40 pages). The result of this investigation is that we have to make a very significant investment in repairing damage from water and salt and an additional large investment in coating the parking surfaces and sealing various construction joints to prevent structural damage in the future.

The investigation shows that we have already had some relatively minor damage to some of the reinforcing steel in the concrete on several decks and some relatively severe damage to areas of the steel under surface of the 5th and 6th decks. There has been significant chloride penetration in all of the decks. This is worse on the 4 older lower decks because of age. If we do not do the repairs and the preventive maintenance the damage from the water and salt penetration will be severe to the point of eventually destroying the structure. What happens is the water and salt work their way to the reinforcing steel. There is much more detail about the process in the study but in a nut shell this is what happens. Water penetrates the concrete and rusts the reinforcing steel. The steel expands when it rusts and cracks the concrete destroying its strength. The salt accelerates the process. If we stop the water and salt from getting into the concrete we stop (or greatly slow) the process, prolonging the structure for many, many years.

The work that has to be done is detailed in the engineering study. A summary of the work is as follows. The steel under the 6th and 5th decks that has been damaged by severe rust has to be supported by new steel supports and then cosmetically repaired to stop pieces of the rusted steel from falling to the floor. The 5th and 6th decks have to be coated with a membrane to waterproof the decks and stop the chloride and water penetration. Some supplemental drains will have to be added to the 6th deck to eliminate the water from ponding. Levels 2-4 will have to have concrete repairs and membrane installed in select areas.

The study recommends we spend \$832,000 over a five-year period. We are trying to determine if we can find a practical way that will allow us to spread the work over a longer period of time without greatly increasing the total cost. We are also trying to determine if there are ways to reduce the total cost by changing the scope of work. The current reserve study only includes a small portion of this money so there is no doubt that reserve costs will go up significantly next year and beyond. Next year the entire reserve program is scheduled for review and this project will be included.

Russ

Daniel Musinski's Employment

Daniel Musinski has terminated his employment at the Harbours for personal reasons. His last day of work was Monday September 21, 2015.

While he was only with us for a short time the work he did here will have a lasting positive affect and he will be missed.

The board of directors wishes him the best for his future.

Pre-Annual Meeting

The 2015 Pre-Annual meeting of the owners of The Harbours Condominiums will be held Wednesday, October 14, 2015 at Kingfish Restaurant. Owners will be given an opportunity to ask questions regarding the 2016 budget. If the September Financial Statements have been completed before the meeting copies will be available.

The current 2015 financials show that we may have a surplus of funds that can be carried over to 2016. The letter that was distributed with the Pre-Annual documents provided information on specific categories that contributed to the surplus. Pre-annual documents were mailed or distributed to owners on Monday, September 28th. If you did not received a Pre-Annual package, please contact the office and we'll get one out to you right away.

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

Quotes for October

"The greatest discovery of all time is that a person can change his future by merely changing his attitude." Oprah Winfrey

"Autumn carries more gold in its pocket than all the other seasons." Jim Bishop

"Unless today is well lived, tomorrow is not important." Alan Sakowitz



Outdoor Pool Closing For The Season

Please keep in mind that the last week to utilize the outdoor pool will be the last week of October. After that time, it will be closed for the remainder of the season until next Spring.

So that residents may continue to enjoy and utilize the BBQ grill and seating inside the pool area, the pool gate will remain unlocked (pool covered) for as long as the weather remains conducive in doing so!

Organizational Changes

In addition to Daniel Musinski terminating his employment, Tony (Groundskeeper) resigned on Thursday, September 24th to accept another job offer. While we are short handed, we would appreciate everyone's help and cooperation.

Megan has had her work load doubled as a result of Daniel's departure, so we ask that you please be mindful of her time.

Until further notice, the organizational chart will be as follows:

Reporting to Russ Johnson:

- ♦ Megan
- ♦ Read

Reporting to Read Blasi:

- ♦ Jennifer
- ♦ Terry

In addition, we have a new concierge person: Brandi. Brandi will be making rounds, delivering notices, and helping at the front entrance. She carries the Security Phone (812-697-7619), which you may call if she is away from

Financial Update

The financials through September 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.

Trick or Treat

If you are interested in having Trick or Treat visitors come to your door, the night of Halloween, please email debbiezp@icloud.com with your unit #.

Additionally, if you have children that will be in the building and want to participate, please email so we know how many "trick or treaters" to expect.

Trick or Treating will be between 6 & 8 pm.

A/C Closets

Please keep in mind to check your A/C closets and make sure that the water alarm is in place. We have found that several of the water pressure valves are starting to drip due to their age. It is highly suggested that residents inspect their A/C closets regularly to look for water spots on the floor and make sure that the water alarm is in place.

Respecting The Sheraton

Please be respectful to our "neighbors", the Sheraton, regarding parking in their lot, pet waste on their grounds, and respecting the hours of the shuttle.

Thank you for your attention to these concerns.



Trick Or Treating

Once again this year there will be "Trick or Treating" at The Harbours for those that want to participate. Debbie Pullen will be the coordinator for this event, and you may contact her (debbiezp@icloud.com) if you:

- ♦ Have a child who is interested in Trick or Treating in our building on Halloween night
-OR-
- ♦ You are interested in having Trick Or Treaters come to your door on Halloween night

Debbie will supply parents with a list of condos that are participating in the event. She will also be able to let you know how many children want to participate so you'll know how much candy to buy!

Art

Gallery Showing

The Harbours' 1st Art Gallery Showing will be held Saturday Nov 7th from either 2 – 4pm or 3 – 5pm (TBD). The event will take place in the 2nd floor lobby area. We will have professional work displayed - a lot of it by talented Harbours owners. If you are an Artist and would like to have your work included, please feel free to connect with Gloria Hatcher (hatchergloria767@gmail.com) or Debbie Zoeller Pullen (debbiezp@icloud.com). We are also looking for folks to donate a few snacks and/or wine so we can make this a really FUN event!



The Harbours Newsletter

October 2015

Proxy Forms

Last month we indicated that Indiana Law IC 32-25.5-3-10 requires that proxies for Home Owner Associations must contain certain information and are only valid for a period of 180 days from the date it was signed. As a result of the requirements in this new law, all of the General Proxies in use at the Harbours are void. The details of these proxy requirements are on a handout supplied by the Legislative Action Committee of the Central Indiana Chapter of the Community Association Institute. It is identified as "Proxy Requirements" on the Harbours website under "Documents"/"Governing Documents". Since not everyone may have computer access to our website, that same document is being inserted as the last page of this October Newsletter.



Holiday Volunteers Needed

We are seeking several volunteers for the Holiday Celebrations at The Harbours. These events will include a resident Holiday Party, the 2nd annual "Light Up The Harbours" community project, and working on the Harbours float parade submission. If you are interested in volunteering to help with any of the Holiday festivities, please contact Gloria Hatcher at:

hatchergloria767@gmail.com

YARD SALE

Yard Sale!

The Harbours will be hosting a yard sale on Saturday, October 10th from 8AM to 4PM under the front portico. Go through your closets, bikes, and storage and make some cash! The HOA will be selling any unused items that we have laying around as well. All money sold from the HOA will go towards remodeling the 2nd floor business center! We will be renting tables from a local company for all that are interested (cost to rent is \$15). If you have your own table, you are welcome to use that! Please see Megan in the Office to sign up for tables, and direct any additional questions to Gloria Hatcher.

2016 Election of Three Board Members

Three Board Members will be elected at The Harbours Annual Meeting that will be held Wednesday, November 18th at 6:30PM. (Kingfish Restaurant)

Nominations for the Board Positions may be submitted to Kim Davis, Secretary of the Board (kimjbrewerdavis@twc.com) up to 10 days before the Annual Meeting. The final date and time for submission of your name as a candidate is November 8th by 9:00AM.

Prior to our Annual Meeting, we will schedule a "Meet The Candidates" event for owners to have an opportunity to meet each of the candidates. The time and place will be announced at a later date.

DENNIS JULIUS FOR MAYOR 2015

Paid for by Committee to elect Dennis Julius Mayor
Bob Jennings Treasurer

Paid Advertisement

AG Lawsuit Update

The Indiana Attorney General Lawsuit has been settled. You may view a copy of the document online at:

<https://harbourslawsuit.files.wordpress.com/2015/08/consent-judgment.pdf>

Quality Painting

Kip Palmer, Owner

502-681-6914

◆ ◆ ◆
*Mention This Ad &
Receive A Discount*

Paid Advertisement

Contact Information

It is very important to remember that any time there is a change to your contact information (whether it be cell phone number change, preference in primary mailing address, etc) to please notify the office as soon as possible so that we may update our emergency contact info database. Otherwise, it can be very difficult to reach you should we have an emergency or need to get important documentation and/or updates to you.

Please feel free to call, e-mail, or write the office throughout the year with any updated information!



HOA Utility Recap for September 2015

Cost per sq. ft. for September:

Electricity: \$.0224
Water: \$.0113
Sewer: \$.0232

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: C Unit

September Electricity for C Units:

942 sq.ft. x \$.0224 = \$ 21.10

September Water for C Units:

942 sq.ft. x \$.0113 = \$ 10.64

September Sewer for C Units:

942 sq.ft. x \$.0232 = \$ 21.85

Keep An Ear Out!

Thank You to all who have called in to report neighbors water alarms going off. We ask that you please continue to keep an ear out while in your condos or walking the halls and please report any alarms immediately.



The Harbours Newsletter

October 2015

Memo To All Residents Regarding Balcony Painting Project:

As indicated in the "Attention" flier placed under your door last week, all of the metal balcony railings are to be painted by the On-Site Painting Co. These will be done at no cost to the owners. There will, however, be a \$100 charge per original balcony if any railings/posts have not been properly repaired. Combined units are considered to have two original balcony's and will be charged accordingly. On-Site will provide minor chip repair for one year. Other than that, the owners will remain responsible for railing maintenance.

The painting will be done one floor at a time starting with the 11th floor. A notice will be placed on each floor whose railings are scheduled to be painted that week. Owners may contact the Harbours office if you have any restrictions or special concerns. Ie...you work second shift and would prefer painting to be done in the afternoon. You do not need to be present during this painting. Owners who rent should make their renters aware of this project. The painters will start with the "01" unit on each floor. Depending on the weather and other factors, more than one week may be required to complete any one floor. Early cold weather could also prevent all railings from being painted this year.

The painters will not have access to any keys and will not enter any unit unannounced. They will be escorted by a Harbours representative who will unlock any doors. The floor area from your front door to your balcony will be covered with protective film for the duration of the contractors time in your unit. After the On-Site crew is on your balcony, the patio doors will be locked by the Harbours rep. A sign will be put on your hallway door reminding you that painters are on your balcony. Paint will be applied by roller or brush. There will be no spray painting. When finished the painters will contact the Harbours rep who will return and unlock your patio door and escort them from your unit. Any trash produced and flooring protection will be removed when leaving your unit.

We encourage owners to remove any breakable items from their balcony and clear an area of about 3 feet from the railings. Any items attached to the railings must also be removed.

It is estimated that about 3-5 hours are needed to complete the painting of a typical railing. Once painted, the balconies should be available for use the next day. A separate 2-man repair crew will be required if a railing needs repair. Repairs may require the use of some electrical tools. Please let the Harbours rep know if the outlets on your balcony do not work. If railing repairs are needed, the total painting project may require 2 days. All the On-Site crews will be wearing identification badges and will work from 8 to 4:30 Mon thru Friday.

This is a major undertaking that could take 5-7 weeks. Any landlords should notify their tenants and supply their renters contact information to Megan at the office, if not already done so (812-288-1100).

This is a one-time opportunity depleting the Developer designated funds for balcony railing painting and will not be repeated.

The Harbours representatives will include:

Ken Hatcher
Greg Rush
Danny White
HOA Board Members and Harbours Employees

COMMUNITY ASSOCIATIONS INSTITUTE
CENTRAL INDIANA CHAPTER
LEGISLATIVE ACTION COMMITTEE

NEW PROXY REQUIREMENTS

(Ind. Code § 32-25.5-3-10, et seq.)

What does this law say?

- Starting July 1, 2015, a homeowners association proxy **must** include:
 - The name and address of the association member giving the proxy.
 - The name of the individual who can exercise the member's proxy.
 - The date on which the proxy is given.
 - The date of the meeting for which the proxy is given.
 - The member's signature.
 - *An affirmation under the penalties for perjury that the individual signing the proxy has the authority to grant the proxy to the individual named in the proxy to exercise the member's proxy.*
- A member may state in the proxy that it is limited to use in specific matters, and those matters must be described in the proxy.
- A member may give a proxy for a meeting and a continuation of that meeting, if the proxy states that it expires on a date not more than 180 days after the date the proxy is given.
- A member can create his or her own proxy form, so long as it meets the above requirements.
- A proxy must be kept with records of the meeting at which it is exercised.

What does this mean for Associations?

- Thus, **all** homeowner associations' proxies **must** now include an affirmation.
- An example of the affirmation language could say:
 - "I/we affirm, under penalties of perjury, that by signing this proxy I/we have the authority to grant this proxy to the individual named herein to exercise this proxy."
- The affirmation is that of the member who is giving and signing the proxy.
- Additionally, proxies are only good for a continuation of a meeting, and proxies expire 180 days after they are signed.
- If a proxy does not include all of this information or does not meet these requirements, it is void!