



THE HARBOURS
Condominiums

The Harbours Newsletter

June 2015

June 2015

- 6/05 Riverstage: Caribou w/Lefty & the Lunatics
- 6/06 The Harbours Pool Party 11:00 - 2:00 (at the indoor pool if it rains).
- 6/12 & 13th Smokin' on the River
- 6/14 Flag Day
- 6/18 International Picnic Day
- 6/19 Riverstage: Culture Night - The Ark Band w/Cosa Seria & Roots Vibration
- 6/21 Father's Day
- 6/26 Riverstage: Velcro Pygmies

Storage Units Available

We have a few storage units available for rent.

Monthly storage rental fees range from \$30.00 to \$175.00 per month.

If interested, please contact the HOA office.

From The President,

Restrictions on Short-Term Rentals: (Please read this article and consider responding.)

I would like to discuss restrictions on renting. We have too high of a percentage of renters and run the risk of being put in a pool which could increase our insurance costs. We have owners renting units for Thunder, we have owners renting units for Derby, we have some units being advertised for daily rentals and we have a number of units rented for 3 and 6 months.

Those of you who read my letters every month know that I have been advocating certain restrictions as a way to reduce or even eliminate short term renting (less than one year). I have also advocated a long term plan to reduce renting to a significantly lower percentage of our units.

The board made an effort to pass an amendment to eliminate renting that would occur over a long period of time as units sold. The amendment received a majority of yes votes but did not meet the 67% threshold required to amend the declarations.

We surveyed owners last year and 59 of 101 respondents said "yes, they were concerned about rental periods of less than one year". As a result of that survey I advocated a rule that would eliminate leases for less than one year and wrote in the newsletter that we would survey the owners on that specific rule. If the

owners approved we would institute the rule. A majority of the current board members agree that if most owners want to implement this restriction the board would pass a rule.

For nearly two years I have been trying to put something in place that would reduce the impact of renting. I have managed to irritate some and have received a few negative comments from other owners, but I have only received one positive comment in two years. As a result, I feel I may be barking up the wrong tree. Unless I hear from a significant number of owners that they want the board to pursue the effort to institute a rule restricting leasing to a minimum of one year I am going to recommend to the board that we move forward on other issues and drop the idea.

Please let me know if you want the board to attempt to institute a rule restricting leases to a minimum of 1 year. You may also contact Daniel or another board member or leave a note in the office and I will get it. I thought this was something that most wanted, but now I'm not so sure. Those who would like the restriction implemented have to step up and help by letting us know that this issue is important to them. I will forward any comments I receive to the other board members or keep your comment confidential, whatever you prefer.

My email address is: rhjohnson1013@twc.com.

Russ

Notes from the P.M.

THEHARBOURS.com

The Harbours website has been redesigned with a fresh new look. We are currently in the process of moving the documents from the old email server to the new server. There are several new features and we plan to make the website more interactive. If you have any suggestions or comments, please contact the HOA Office. If you have photos of the building and property, please send them to

megansaunders.theharbours@gmail.com

Handicap Doors

Handicap push plate buttons will be installed on two of the doors leading from the garage into the building within the next 30 days. The plan is to add two handicap push buttons per year until all of the doors leading from the garage into the building have this feature.

Community Rules

It has been brought to my attention that some residents continue to sweep debris off their balcony. This is against the Community Rules of our association and unfortunately the problem has recently escalated.

There has been a report of cleaning solutions and bleach being swept off a balcony that spilled on a resident below. This is not only against the rules of the association, but it's a dangerous act. Fortunately the resident was able to mitigate any potential damage to their eyes and skin and did not have to go to the Emergency Room. **Folks, this is very serious.** Throwing bleach on someone may carry a charge of assault or criminal mischief. Please adhere to the "**NO SWEEPING DEBRIS FROM THE BALCONY**" policy. If these incidents continue the board will consider installing cameras to determine who is at fault.

Daniel



Key Audit

Most homeowner's have supplied the HOA Office with a key to their unit to allow access to their unit should an emergency arise. Other residents have given a key to a neighbor in case an emergency occurs in their absence.

The HOA office maintains a key box that is permanently mounted in a secure location behind 2 locked doors. We recently had a couple of emergency situations and the key in our key box did not work. Unfortunately the resident had changed their lock and failed to provide the office with a copy of the new key. In an effort to insure that our HOA key box is up-to-date and accurate, we will be performing a key audit during the month of June.

The key audit will be held by two staff members who will check each key that is currently in our key box. Every key will be tested to see if it fits the lock on the unit identified. Keys that do not work will be destroyed. Keys that work will be returned to the key box unless the owner directs us to return their key.

It is a resident's right to decide if they want the HOA to maintain a key in our office. We encourage owners to provide us with a key should an emergency occur whenever they are not home, or if they are at home but unable to unlock the door for emergency personnel. Availability of a key has enabled us to save several units from excessive water damage by entering the unit and turning off the water.

If an owner declines to furnish the office with a key, please note Item 23 of The Harbours Community Rules:

The owner of each unit shall have the option to place with the board a key to his respective unit. Such key to be utilized by the board only for entry into such unit as provided in the declaration or for such purpose as may be authorized in writing by such owner. In the event that an owner elects **not** to furnish the board a passkey to such owner's unit, such election shall not alter or reduce the rights of entry granted to the board in the declaration and in the event it becomes necessary for the board to exercise rights of entry therein granted, the board is hereby authorized to utilize such methods as may be necessary to gain such entry (including physical force, if necessary) and such owner hereby release the board from any liability for damages caused by any such entry and agrees to indemnify and hold harmless the board from any claims arising therefrom.

The staff members will test keys in the key box in the following manner:

Knock on the door and announce themselves and wait to receive a response.

If no one responds in a timely manner, the staff members will insert the key in the lock.

If the key successfully opens the lock, **WE WILL NOT OPEN THE DOOR MORE THAN 5 INCHES.**

The staff member will then close and re-lock the door.

We will leave a note under the door of every unit indicating one of the following:

We do **NOT** have a key on file in our office and the following tag will be placed in our key box:

"NO KEY PROVIDED FOR THIS UNIT".

We have a key on file in our office that indicates it is for your unit but it **DID NOT FIT THE LOCK ON YOUR DOOR.**

We have a key on file in our office and it fit the lock on your door. We are returning the key to our key box.

If you want to supply the HOA with a key to your unit (or your code if you have a lock that can be accessed with a code) prior to our audit, please provide that to our office during the hours of 9:00 to 5:00, Monday through Friday.

The Key Audit is scheduled to occur June 8th through June 12th and we anticipate completing 2 floors a day as follows:

Monday	June 8 th	Floors 10 & 11
Tuesday	June 9 th	Floors 8 & 9
Wednesday	June 10 th	Floors 6 & 7
Thursday	June 11 th	Floors 4 & 5
Friday	June 12 th	Floor 3

Building & Grounds Update

The Buildings and Ground committee is meeting in June to discuss long term plans for several major projects. We have identified what we feel are the major infrastructure issues that need to be addressed for the long term and we are beginning to gather information from qualified contractors so we can update the plans to be sure our reserve plan sufficiently funds these items.

The items that we will be researching include:

1. An updated ten year plan to complete the restoration and protect the garage structure from deterioration.
2. A plan to add drip rails on the walls to reduce long term staining of the walls.
3. An updated ten year plan to ensure the proper maintenance and renovation of the elevators.
4. An updated plan to ensure the roof continues to be properly maintained.
5. An Investigation of the impact of treating the water entering the building to reduce the impact of the hard water.
6. An updated plan to ensure proper maintenance of the water pumping station (recently upgraded) and fire protection station.
7. Completion of the water proofing of the building skin and plans for future maintenance.

Daniel reports monthly on these items to the board and the latest report indicates everything (except the garage and drip rails) is in good working order, however all the equipment is getting old and we need to review the plans in place to ensure the proper functioning in the future. This is a lot to consider and we will spend the bulk of the rest of the year putting together the plan.

Finance Update

The financials through May 2015 reflect that our overall expenses remain in budget. The Finance Committee and Board remain optimistic that we will end the year in budget.

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

Balcony Leaks

There have been a couple of recent leaks into condos from the balcony of the condo directly above. The cause of the leaks was old caulking on the balcony that had deteriorated. After years of water penetrating the area the water then traveled down to the condo below. The neighbor below observed a stain or leak in their ceiling and reported it to the HOA Office.

Although the damage to individual units has not been excessive thus far, the cost to complete the repairs has been rather costly.

A preventive measure is to replace the caulk before a leak forms. Most of the original caulk that remains is at the very end of its useful life. Replacing the caulk now before a problem forms could result in a savings of costly repairs. Balconies are the responsibility of the owner, so when this type of leak occurs the owner of the condo in which the leak originates is held responsible for repairs to their own unit and also the repairs to their neighbor's unit(s).

June Quotes

Tears of joy are like summer rain drops pierced by sunbeams

Hosea Bullou

Deep summer is when laziness finds respectability...

Sam Keen

New Life Cleaning Services, Inc.
Carpet Cleaning
Hardwood Floor Cleaning
Tile Cleaning

Bryon Steinbach
(502) 338-7398
2008"

"Cleaning The Harbours
Hallway Carpets Since



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The Harbours

Voluntary Directory



Get to know your neighbors!

How . . . you might ask. One quick and easy way is to become part of the best list at the Harbours . . . the Harbours' Directory. Have you ever wanted or needed to connect or get a hold of one of your neighbors but did not know a phone or email address? An easy solution is to join our Harbours' Directory. We are now 4 pages long and want to continue our growth to include all residents.

All you need to do is email your name, unit number, lease or own, email address if you want it included and phone number to:

debbiezp@icloud.com.

You can also reach out to Daniel in the office for a hardcopy of a form you can complete and slide under Unit 414's door. The Directory is a voluntary, resident maintained publication. The information is only shared with other folks who have given their information.

HOA Utility Recap for May 2015

Cost per sq. ft. for May:

Electricity: \$.0229

Water: \$.0080

Sewer: \$.0211

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: E Unit

May Electricity for E Units:

1,353 sq.ft. x \$.0229 = \$ 30.98

May Water for E Units:

1,353 sq.ft. x \$.0080 = \$ 10.82

May Sewer for E Units:

1,353 sq.ft. x \$.0211 = \$ 28.55

Now Open!!

On The
ROCKS

BURGERS * BAR * BANDS

A new full-service patio dining experience, located at
KingFish Jeffersonville's lower patio right on the banks of the Ohio River.

Gourmet Burgers, Fresh Oysters, Cod Sandwich,

Hand-cut fries with special dipping sauces.

Live music from some of the areas top acts.

Patio bar with specialty drinks and craft beer.

Schedule and Hours

Mondays—Closed

Tuesdays-5-11 Rock music (Bike Night)

Wednesdays 5-10 Open Mic

Thursdays 5-10 Country Night

Fridays 5-11 Variety

Saturdays 11:30

Paid Advertisement

Parking Spaces

The garage is a shared common area. The Harbours Community Rules (located on our webpage), has specific guidance for parking space use. One of the restrictions states "*parking spaces shall be used for parking spaces only.*" Please comply with this restriction by removing all items. It is important to adhere to this restriction for safety, liability and the appearance of our community.



Harbours Pool Party “Hawaiian Style”

Saturday June 6th

Time: 11-2

(lunch provided 11:30-1:00)

**Hamburgers, Hotdogs, and
all the fixings**

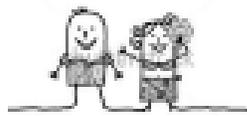


Residents can bring your
favorite summer dish,
snack, or drink.

Wear your favorite
Hawaiian garb and win
great prizes!

Contact Gloria 815-566-0135
hatchergloria767@gmail.com

Gather your team, or join
one for a friendly corn-
hole tournament.



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