



THE HARBOURS
Condominiums

The Harbours Newsletter

April 2015

April 2015

- 4/02 Holy Thursday
- 4/03 Good Friday
- 4/04—4/11 Passover
- 4/05 Easter
- 4/06 Armbands Available for pickup @ Office
- 4/07 World Health Day
- 4/09 & 4/10 Windows Washed (weather permitting)
- 4/15 Tax Day!
- 4/17 Parking Stickers displayed on autos
- 4/18 **THUNDER OVER LOUISVILLE "Boom With A View"**
- 4/22 Admin Professional Day
- 4/22 Taste of Derby Festival
- 4/22 Earth Day
- 4/23 - 5/1 Chow Wagon
- 4/23 Great Balloon Glimmer
- 4/24 Great Balloon Rush & Great Balloon Glow
- 4/24 Arbor Day
- 4/25 Great Balloon Race
- 4/25 Mini Marathon
- 4/25 Opening Day at Churchill Downs
- 4/25 Tour de Lou
- 4/27 Great Bed Races
- 4/28 - Dawn at the Downs
- 4/29 Great Steam Boat Race
- 4/30 Pegasus Parade
- 5/01 **KENTUCKY OAKS**
- 5/02 **KENTUCKY DERBY**

From The President.

We (the board) continue to search for the right balance to control renting at The Harbours. On one hand we believe that the majority of owners do not want to shut renting down or for renting to be such a burden that renting their unit becomes impractical. This was recognized a couple of years ago when we tried to implement an Amendment that would exclude units purchased after a specific date from renting their unit. That Amendment did not pass, yet we still have owners who approach the board regarding their concerns on how we are monitoring rentals. We recognize that we need to have enough controls in place that we know who is in the building and that anyone new to the building, albeit new owners or renters, understand our Community Rules as well as the in and outs of living at The Harbours. We need to know who has possession of each FOB and know that the tenants have been screened so we don't have people in our building with a history of violence, drugs or who are predators.

Unfortunately we still have a percentage of owners who do not keep us informed when they lease their unit to a new tenant or their tenant moves out. We have owners who do not tell us that they are renting a unit. We also have owners who have long term guests who have never met with the building manager, nor provided basic information for the office, nor provided a list of FOBs they use. As a board, we believe that our owners have a right to expect that this activity is brought under control.

On January 1, 2014 we implemented a \$500 damage deposit for tenants who rented after that date. We hoped that this policy would at least cause owners to inform the office whenever their tenant moved out so that they could get their deposit back. That system has not worked well because it appears some landlords are reluctant to inform us so that they don't have to pay the deposit. In the near future we may eliminate the \$500 deposit and implement a \$200 non-refundable move in fee to offset some of the costs associated with getting a new tenant into our building which will include: completing the necessary paperwork, briefing new tenants on our Community Rules and other regulations, and repairing minor damage that may occur with a typical move-in. Right now the required paperwork for a tenant is: a signed lease; a \$500 damage deposit; and a Tenant Information Sheet completed and signed by the tenant.

Recently it has come to our attention that some landlords are advertising daily rentals with "check in" times. The board thinks this type of renting is not appropriate for a Class-A condominium and is potentially damaging to the reputation of The Harbours. We are not staffed to handle this type of activity but unfortunately there is no rule against it. We have asked the owners who advertise in this manner to stop but we do not have the authority to prevent this from occurring or reoccurring. In addition, we have owners renting their unit for Thunder and Derby. We even have renters who have sublet their units for Thunder, which is now subject to a \$1,500 penalty. Subletting is a violation of the declarations.

As an owner you can help by informing the office whenever you see a new tenant. We will check our records to be sure that all of the proper documentation is in place and that the applicable fees have been paid.

The following guidelines are what we propose to help us gain control of rentals:

1. Implement a minimum term of lease (6 or 12 months), which would:
 - a. Reduce turnover
 - b. Reduce the number of people the office must track who move in/out
 - c. Reduce the burden on the staff of tracking and assisting short-term rentals with move-in/out.
 - d. Eliminate the ability for owners to rent daily, weekends and for special events
2. Implement penalties for owners who do not cooperate, do not properly inform the office of new tenants, do not provide the required documents, or do not pay the required fee(s).

At our 2015 annual meeting we will ask owners to respond to a survey question regarding the above guidelines. If the majority of owners who respond to the survey agree to implement the guidelines defined within the survey, the board will vote on implementation. We have already held one town hall meeting when owners were given an opportunity to discuss this topic. We will include this topic on the agenda for at least one more town hall meeting this year to gather owner opinions. Please try to attend the town hall meetings and share your opinions, comments and concerns. You are also welcome to send an idea to Daniel at any time. We need your input, assistance and cooperation to improve this situation.

Russ



THUNDER OVER LOUISVILLE

Saturday, April 18th

PICK UP ARMBANDS AND PARKING STICKERS: If you turned in your registration package on or before March 27th, your armbands and parking stickers will be available for pickup at the front desk on Monday, April 6th. Armbands will be provided for each invited guest up to the maximum allocation for each type of unit. The condominium number will be pre-printed on armbands and the owner or the authorized tenant will be required to sign for the armbands and parking stickers. Homeowners or authorized tenants are responsible for the behavior and actions of their guests.

BUILDING ENTRY AND PARKING for THUNDER: Beginning Saturday morning, April 18th at 8:00 A.M. armbands will be required for everyone (including homeowners) entering the building via garage, service entrance or lobby. Everyone is also required to wear an armband whenever they are in the general or limited common areas (halls, lobby, garage, grounds, etc.). Broken or suspicious armbands will be removed and the guest will not be allowed re-entry into the building. Anyone in the building or garage who does not have an armband will be denied access and escorted from the property. Pedestrian entrance to the building will be limited to the front lobby, garage and service drive. The garden, side and back gates will be locked. Armbands must be on the wrist of each person (including infants) upon entry into the building. All other entry will be denied. **THERE WILL BE NO EXCEPTIONS TO THIS RULE.**

Securitas Security will not allow a vehicle to gain entry into the Parking Garage or Service Area without an **AFFIXED PARKING STICKER AND an ARMBAND AFFIXED ON EVERY OCCUPANT OF THE VEHICLE.**

Parking is restricted to deeded space only. The owner of a vehicle parked in an unauthorized parking space will be subjected to a **\$250.00** fine. In addition the vehicle may be towed or have a wheel lock attached to the vehicle.

BALCONY: **Disposing of ANY item over a balcony is strictly forbidden.** VIOLATORS ARE SUBJECT TO INTERVENTION BY AUTHORITIES. THIS ALSO JEOPARDIZES AN OWNER'S RIGHT TO HAVE ARMBANDS IN THE FOLLOWING YEARS. Grilling on the balcony is prohibited.

It is against our Community Rules to sweep any debris from your balcony. When cleaning your balcony you should sweep any debris into a pile and vacuum it. Do not allow water to run over the side of the balcony as this will stain the new exterior paint.

We have a ShopVac and 6' ladder that owners can check out for a day to assist with cleaning their deck or other areas of their condo. Call the office if you want to reserve either the ShopVac or the ladder.

COOLERS: **Coolers cannot be brought through the main lobby or on the main elevator.** Guests bringing coolers should enter through the Service Gate and use the Service Elevator. **Empty ice and water from coolers into your bathtub or shower before your guests depart.**

GENERAL INFORMATION: Condominium doors are to remain closed throughout the day. Parties may not extend into the hallways. Stereos should not be played loudly. Silly string & personal fireworks are not allowed on the property. Skateboarding is not allowed on the property.

Both Pools are closed all day on Saturday, April 18th. The Fitness Center will be locked at 9:00 A.M. These facilities will reopen Sunday morning at 11:00 A.M.

In the event you accidentally burn food and the smoke alarm engages in your unit, please quickly vent the smoke out your patio door. **DO NOT OPEN YOUR DOOR TO THE HALLWAY.** If smoke reaches an alarm in the hallway the fire department will automatically be dispatched and evacuation of the affected floor plus the two floors above and one floor below where the incident occurred will be necessary.

ICE: For the convenience of our residents a vendor will be selling ice in the service drive area.

TRASH: Trash bags should not be overfilled. Make sure they are not leaking before you enter the hallway. **Do not put boxes down the trash chute.** Boxes can be placed in the Recycle Area on the 7th, 8th, 9th, 10th or 11th floor.

AT THE CONCLUSION OF THE FIREWORKS our efforts will concentrate on the safe and orderly exit of guests from the building. Building entry points earlier staffed by concierge will cease (approximately 10:00 P.M.) Anyone who exits the building will be required to regain entry with a fob.



Notes from the P.M.

Recently, we have received many complaints of cigarette smoke in the building. Several cigarette butts have also been noticed in the area by the townhomes. This is a real safety concern as a discarded cigarette could cause a fire.

We have also had several folks report a heavy smoke odor in the common hallways. Installing a door sweep on your main entry door is one way to resolve this problem.

Finally, we have noticed an abundance of discarded cigarettes in the stairwells. As a reminder:

Smoking is prohibited in common areas throughout the building.

If you smell or notice something that may be a fire or safety hazard, please report it to the HOA Office. Fines will be imposed to the violators.

Daniel

Town Hall Meeting

A Town hall meeting has been scheduled for May 7th at the Sheraton. The meeting will start at 6 PM.

This is several weeks after Thunder and one discussion topic being considered will be owners thoughts and suggestions on Thunder at The Harbours.

Please send any topic(s) that you would like considered for discussion to Fred Strohm at:

Phila3224@bellsouth.net or
call 502-550-4585.

Concierge

Number:

812-697-7619

Harbours Pool Party Hawaiian Style

Please mark your calendar for The Harbours annual pool party for all residents on June 6th from 11 - 2 (lunch will be served from 11:30 - 1:00).

Residents are encouraged, but not required to bring your favorite summer dish/snack/drink to share. Plan to wear your favorite Hawaiian shirt/outfit and win great prizes. We are also planning a corn hole tournament, so get your team together, or show up and join one.

Please forward any ideas you have or if you would like to volunteer to grill, play music, organize activities on this day of celebration email Gloria hathergloria767@gmail.com.

Mahalo, Gloria

April Quotes

"April hath put a spirit of youth in everything."

William Shakespeare

"Be careful of the words you speak, make them soft and sweet."

You never know from day to day, which ones you'll have to eat."

Author Unknown

After Hour Emergency Procedures

When an owner observes a problem after hours that is considered an emergency, the owner should call the Harbours main number of 812-288-1100. One of the voice options indicates what to do if there is something you consider an emergency. If you take the "emergency" option, you will be connected to an operator with whom you can describe the problem. The operator will contact the Harbours employee who is on-call. Please supply your name and phone # to the operator so that our employee can reach you to obtain more details and assess the problem.

Based on your conversation with our employee, a decision will be made regarding what action, if any, will be taken.

The employee who was on-call will forward an e-mail to Daniel within 24 hours describing the problem and what, if any, action was required or taken.

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Thanks Daniel!

We are so fortunate to have found Daniel Musinski to run our building. In Daniel we found an experienced Property Manager who had managed 4 major properties for 5 or more years each. He was responsible for all functions of property management in very large, complex properties. Examples are: 3,600 units in multiple cities, 12 apartment communities in the Midwest and Texas, 5000 apartment units in multiple states.

Daniel's experience included managing significant properties with large staffs and very large budgets. He has managed staffs many times the size of the Harbours in various types of properties, from Class "A" to properties that owners hired him to bring up the standard.

We were fortunate to hire him because he was ready to return to his home and family in Louisville. He was ready to settle down in Louisville, reduce the amount of time he spent traveling and manage The Harbours for us.

You have seen first-hand the significant changes since Daniel has been here and I hope everyone appreciates what he has accomplished in such a short time. The improvements in our building from last Thunder to this Thunder are amazing.

Daniel is a fair minded business man who is easy to work with, pays attention to detail, is open to suggestions, is excellent at resolving conflict and is skilled at implementing change. Plus he's a terrific leader.

I hope everyone will take time to thank him for everything he is doing at the Harbours.

Thunder Funder

The Kentucky Derby Festival lasts only two weeks but its impact on the local community is felt all year-round.

The Kentucky Derby Festival is a non-profit organization, but it provides entertainment for the entire community. The Festival would not be able to have such a far-reaching economic impact without the support of private and corporate donations.

If you would like to donate to this worthy cause, please bring your check to the HOA Office made payable to: **Thunder Funder**. A chart showing the progress of our donations will be displayed in the lobby. Last year, contributions from The Harbours totaled \$1,020, which was a 50% increase over 2013. This year our Thunder Funder goal is \$1,500. We hope you'll help us reach our goal.

A Note of Thanks

The kindness and generosity that came from my Harbours' friends, neighbors, and staff over the last several months has been both humbling and greatly appreciated.

I can only say these words because nothing else can express my gratitude any better:

"Thank you from the bottom of my heart"

Betty Haley

HOA Utility Recap for March 2015

Cost per sq.ft. for March:
Electricity: \$.0546
Water: \$.0061
Sewer: \$.0193

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
March Electricity for E Units:
1,353 sq.ft. x \$.0546 = \$ 73.87
March Water for E Units:
1,353 sq.ft. x \$.0061 = \$ 8.25
March Sewer for E Units:
1,353 sq.ft. x \$.0193 = \$ 26.11

Extraordin-Air

Spring Maintenance Special \$50.00

502-409-4609

*We Work on Your Unit
As if it was Our Own!*

Mark Edwards, Owner

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Don't Forget These Major Thunder Issues

TRASH: *Trash is a major issue on Thunder.* Please empty all of your trash before Thursday night, midnight. The final pickup before Thunder will be sometime in the wee hours of Friday morning.

BOXES: Please break down all those beer and food boxes and **DON'T PUT THEM DOWN THE TRASH SHOOT.** Please don't allow your guests to be "helpful" and "take out the trash" when they don't know that boxes cannot be put down the trash chute.

GROCERY CARTS: Please be kind to your neighbors and return carts promptly to the lower level.

Congratulations!

Thanks to everyone who has been asking about Megan since she unexpectedly left on early maternity leave. Here's the scoop!

Mr. and Mrs. Michael Saunders announce that they are the proud parents of Michael Anthony Saunders. Michael was born on March 20th, weighing 6 pounds and 3 ounces and he's 17 ½ inches.

Michael and mom are both doing well. Michael's big sister, Alayh, who is seven years old, has been a big help to mom.

Megan plans to come back to work at The Harbours in early May and she may also try to make a short appearance on Thunder. It will be good to have her back and we all wish Megan and her family the very best.

Let's Do Lunch!

Recently during one of my local walks I came upon a lunch cafe on Meig's Street. Always on the lookout for new eating options my partner and I stopped in. We were greeted by a very friendly server who directed us to order at the front desk and then take a number to our table.

Trying to make a selection was daunting seeing the extensive menu of sandwiches which included Classics like BLT, pimiento cheese, chicken salad, wraps, or Grilled sandwiches including Rubens, caprese on ciabatta and triple grilled cheese, plus an excellent selection of salads and daily homemade soup selections. There were also daily specials which is where we ended up. We were totally happy with our selection which included a daily side.

The cafe is located in an old home which lends ambiance despite the rooms being a tad noisy as the floors are hardwood. There is a screened-in front porch for use in warmer weather.

Cafe on Meigs

425 Meigs Ave
Jeffersonville, In
www.cafeonmeigs.com

How H2O Works in Your Condo

When city water comes into our building, there is not enough pressure to reach the upper floors. In order for the water pressure to be adequate for all floors in our building, a booster pump is utilized.

The Harbours has 3 booster pumps. Water pressure is maintained at the recommended 120 pounds of pressure to keep the water pressure steady and flowing. This prevents the water from backing up into the city lines.

The water comes into a main supply line for each "stack". Each individual condominium has a separate pressure valve to regulate the water pressure for the water source in each condo and is a guard against pressure spikes. **The upkeep of the regulator is the home owner's responsibility.**

The regulator is a bell shaped valve located in the utility closet of your condo. From the regulator, the water travels to the faucet, washing machine, dishwasher, tub and shower. When the water runs down your drain it feeds into another "stack" which carries the water out to a main drain line and out of the building.

Due to negligence, the drainage of the water in your condo may become blocked by food and/or grease. This creates a significant problem as the water will find another way to drain and typically travel to the closest drain. When this occurs, back-ups in the sinks will occur.

To prevent your drain line and those of your neighbors from backing up, it is recommended that you avoid disposing of grease, rice, citrus fruit rinds, pasta and other items that have a tendency to clog up the drain lines. When it doubt - just throw it out in the garbage.

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Janet Young, Owner/Operator

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Thunder Over Louisville 2015 Calendar

Friday	March 27, 2015:	Final Date for Residents to Turn In Thunder Registration form
Monday	April 6 th :	Armbands & Parking Stickers Available for pickup at the office
Thurs/Fri.	April 9 th & 10 th :	Windows scheduled to be washed (weather permitting)
Friday	April 17 th	Make sure your vehicle has a parking sticker displayed
Saturday	April 18 th	Security will arrive at 8:00 A.M. Snap on your armbands; Bring your armbands for your guests to Will Call. Purchase ice that's available in the service area.

* Will Call will be available on Day of Thunder for guests who you will not see in advance.

RESIDENT PREPARATIONS FOR THUNDER:

Stock non-perishable supplies early (bottled water, soft drinks, paper products, etc.)
If you use a grocery cart, return it timely. Shamefully, grocery carts vanish the week of Thunder.
Clean out your refrigerator early. Trash chutes back up on the Day of Thunder.
Clean your deck. When cleaning your deck, please vacuum or use a dust pan. Do not use water that will run over the deck. Rugs may not be shaken over the balcony and water may not be swept over balconies. Please be kind to our newly painted building.
Check your air conditioning units, air filter and condensate lines to ensure you have no backup in your water line. If you are unsure how to do this, contact the office.

BUILDING PREPARATIONS FOR THUNDER:

Mats will be power washed
Windows will be washed (weather permitting)
Hall carpets will be spot cleaned & Hallway walls will receive touch up painting
Outdoor pool will be opened (weather permitting)
Flowers will be planted and bedding areas will receive mulch
Lobby and Elevator hardwood areas will be protected

As you glance across the river you'll agree that indeed we do Have The View!

Enjoy Thunder 2015 - Saturday April 18th