



THE HARBOURS
Condominiums

The Harbours Newsletter

December 2015

December 2015

- 12/05 10:00AM-2:00PM
Walk The Bridge
- 12/05 12:00PM-3:00PM
Christmas Cookie
Stroll—Downtown
- 12/05 5:00PM/5:30PM
Light Up The Holidays
Parade / Light Up
Jeffersonville
- 12/07-12/14 Hanukkah
- 12/11 New Moon
- 12/22 Winter Solstice
- 12/25 Christmas
- 12/25 Full Moon
- 12/31 New Years Eve

From The President,

At the annual meeting we elected three directors: Chuck Fugate and Fred Strohm were re-elected and Jennifer Hodge was newly elected. The budget was approved (61% to 39%), and of the 113 owners that responded to the survey asking if you were in favor of a minimum one year lease rental restriction, 70.7% were in favor of the restriction and 29.2% were against the restriction.

I have already met with the law firm in Indianapolis and they are preparing a letter instructing us on the correct wording and the correct way to implement the restriction. If the board approves their recommendation, we will proceed.

We've had another good year at the Harbours thanks to hard work by the staff, the cooperation of the owners and a bit of a break with the weather. Next year we plan on doing some heavy lifting in the garage to begin the long process of ensuring its structural integrity and a detailed analysis of the elevators. We will keep everyone informed as we go.

We are in the process of "lighting up the Harbours" for the holidays. Please participate if you can. If you need help, contact the office. We'd like to give the people in Kentucky and the Kingfish and Buckheads something to look at during the cold winter nights.

Happy Holidays,

Russ

Notes From The P.M.:

With a little more than four weeks into my position, we sure have a lot of exciting things happening at The Harbours! Take a look below...

Thanks!

Stuart

Annual Meeting Results

It was wonderful seeing you all at this year's Annual Meeting! We are pleased to announce the approval of the 2016 Budget. We would also like to say Congratulations to the three elected Board Members: Chuck Fugate, Jennifer Hodge, and Fred Strohm.

In addition, we have the results from the leasing survey questionnaire: "All future leases must be for a minimum of one year unless the Board approves a specific lease for a shorter period due to hardship":

113 owners responded

(70.7%)

(29.2%)

The Leaks Report

There were no leaks and no water alarms reported going off in the building for the month of November!





Notes From The Property Manager: (CONT.)

Official FaceBook Page

Have you checked out the new FaceBook page for the Harbours? Please "like" us and "follow" us! We want to let everyone know what a great place The Harbours has become!



Angel Tree

We still have several Angels remaining on the tree for those of you who would like to participate in the Salvation Army's Angel Tree Program again this year! We ask that you please return all gifts to the office by Wednesday, December 9th as they will be picked up by the Salvation Army on Friday, December 11th. Please stop by the office to select an Angel!

www.theharbours.com

When was the last time you reviewed our web page? We now have an UPDATE area that provides you with current information. We also have a new Mission Statement. You can even enjoy your view from afar with the integrated SkyTracker live view camera!

Window Washers

As I write this they are hanging on their ropes ensuring our windows are crystal clear for the holidays. We will receive this service late fall and before Thunder of each year.

Back/Service Elevator

I want to apologize to everyone who has had to take extra steps due to the elevator not working as planned in the past several weeks. Please let me review what has been accomplished to alleviate this concern. In the first three weeks of my tenure, we had 17 service calls made on the elevator in the last month! We needed to be proactive with our approach. The entire electronics of the elevator was revamped and we contracted with an elevator professional to analyze our present contract to ensure proper service and compliance with our present elevator contractor. I think we are on the right course now! I am hopeful these issues are behind us.

Snow

Yes, it is that time of year! I met with our snow contractor and reviewed the snow process with them. They will report after we have 2" on the ground to plow roadways and driving service areas. They have designated areas to pile the snow so as to not block anyone's car etc. The Harbours will be responsible for walkways etc. We are also trying out numerous non corrosive chemicals in place of salt this year.

Sixth Floor Snow Parking – Please watch your mailbox as we are reviewing a process to close this level and park cars on other levels. This saves the Harbours in cost while protecting our parking infrastructure from corrosive ice melting materials and water from cascading to all other levels after the snow has melted. You should receive your letter by the 15th of this month with additional details.



Notes From The Property Manager: (CONT.)

Survey

As your Property Manager, it is important to me to receive feedback on how we are doing. From cleanliness of the building, the building in proper working order, the service of the office staff etc. In addition, how would you rate our fitness room, outdoor pool etc.? Please watch your mailbox in January for a detailed survey to let me know what needs improvement. I take these very seriously and look forward to making The Harbours the most sought after address in the area!

Violations

The following violation actions were taken on owners in the past month:

Pet feces dripping off balcony	1
Dog howling	1
Pet feces on hallway carpet	1
Car improperly parked in parking garage	1
Past due ledger balances	7
Improper use of disabled parking space	1

Tree Bags

When you remove your undecorated tree from your unit after the holidays, stop in the office before removal and we will provide free of charge a tree bag for you to carry the tree away. Jennifer, our Housekeeper will thank you! Can you imagine cleaning up all of those tree needles in every hallway? It is hard enough just removing them from your own unit!



WAVE3 SkyTrack

Have you noticed we are broadcasting live from the Harbours 24 hours a day? Wave 3 installed one of their SKY Tracker cameras on our roof that provides a great view of the Louisville skyline and other views. You can go to our own website under ABOUT to see it 24 hours a day. And, when you are watching Kevin Harned and a view pops up that says Jeffersonville, IN...that is us!

Notary

Megan in the office is now a Notary. She will be glad to notarize anything for FREE!



Financials

October was a good month for us as we increased operating profit by approximately \$15,000 or up 8% over September. We encountered an increase for the month in insurance expense due to two invoices hitting in the same month only for payment. This did not impact yearly results. Office supplies were slightly over due to the Pre-Annual and Annual Meeting preparation. Our lock and key expense was inflated as we prepare to upgrade our locking systems and hard key access to the building. We had a repair completed to our booster pump as well for water pressure in the building and we were over slightly in that area too.



Notes From The Property Manager: (CONT.)

What Is An ARA?

If you notice on our website, we have added a form called an ARA. It stands for Architectural Review Application. This form is to be used at any time an owner changes almost anything with their unit. Remember, according to our governing documents – you are required as the homeowner to receive permission from the Board to change your unit in any way. I can review with you what is required and what is not required in regard to changes with your unit architecturally. If you have a project coming up in the near future, complete the form (or have your contractor complete the required areas), sign it and I will present it to the Board on your behalf. Remember, if a change takes place and you have not notified the Board, the change may be removed at your own expense. Let's both work together to make sure that does not happen!

Smoking In The Building

I was contacted by the local health department concerning smoking in the building. In order to ensure we are not in any violation with the State Smoking Laws, I have asked the employees not to smoke in any part of the building until further notice.

Harbours 1st "Art Gallery"

The Art Galley Showing was a big hit! Several of the artists were residents at The Harbours. Thanks to all the volunteers and to Debbie Pullen for coordinating the event!



Light Up Jeffersonville Parade / Float

Come out and celebrate our very own Harbours Float this weekend (Saturday, December 5th) at Jeffersonville's Light Up The Holidays Parade. The parade will begin promptly at 5PM., and will travel North on Spring Street to 7th Street, where it will end. Awards will be presented during Light Up Jeffersonville, which will be held in Warder Park immediately following the parade.

Thanks to the design team, Gloria Hatcher, and Marty Haley for all your time and talents. What a great way to show off our community spirit!

Quotes for December

"I pray this winter be gentle and kind-- a season of rest from the wheel of the mind."

John Geddes

"No one is useless in this world who lightens the burdens of another."

Charles Dickens

"If we had no winter, the spring would not be so pleasant: if we did not sometimes taste of adversity, prosperity would not be so welcome."

Anne Bradstreet



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Packages In The Office

A friendly reminder, as we approach the especially busy Holiday Season: Please pick all packages up from the office within 72 hours of delivery. This allows us plenty of space to be able to accept your neighbors packages as well!



HOA Utility Recap for November 2015

Cost per sq. ft. for November:

Electricity: \$.0206
 Water: \$.0113
 Sewer: \$.0189

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: F Unit

November Electricity for F Units:

1198 sq.ft. x \$.0206 = \$ 24.68

November Water for F Units:

1198 sq.ft. x \$.0113 = \$ 13.54

November Sewer for F Units:

1198 sq.ft. x \$.0189= \$ 22.64

2 LADIES AND A MOP

\$20 AN HOUR FOR
CLEANING SERVICES INCLUDES DEEP CLEANING

(812) 972-2434

Paid Advertisement

Medley's Total Home Improvements

(502) 593-8015

Rmedley22@aol.com

Specializing in Tile & Stone Work

Check out our work at YP.COM:

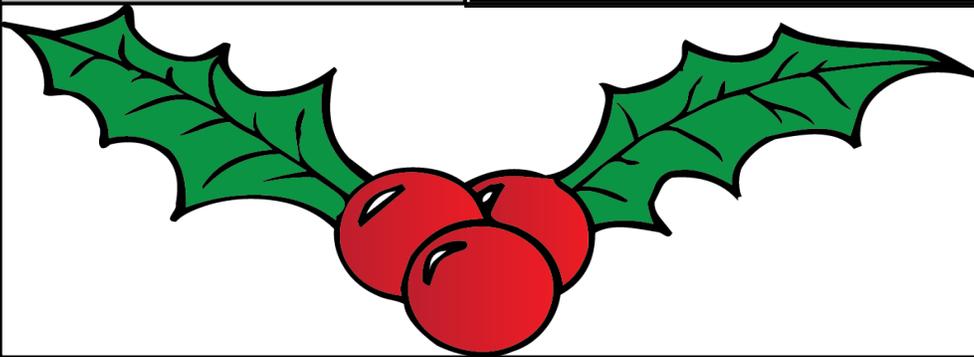
Medley Home Improvements

Paid Advertisement

Would you like to receive this newsletter via e-mail?

Add your name to the e-mail subscription list by sending an e-mail to:

megan@theharbours.com



HARBOURS CHRISTMAS PARTY

Thursday, December 10, 2015

6:30 - 8:30 p.m.

Lobby

All Harbours residents are invited to attend our H.O.A. sponsored Christmas holiday celebration in the lobby on December 10.

Meat and fixins' will be provided. Please bring (optional) your favorite beverage, special dish, snack or Christmas appetizer.

Prizes

This year we are encouraging residents to decorate outside your condo door (optional) and your balcony rails. Two prizes will be awarded for the best (selected by impartial judges)! Winners will be announced in addition to a drawing for door prizes during the party.

Condo Open Houses

Residents who have a desire to show off their condos and/or Christmas décor after the party are encouraged to sign up in the office by Dec. 9. A list of those condos will be provided during the party and you can take a "self-guided tour" at the close of the party.

This promises to be a fun-filled evening. It's a great way to kick-off the holiday season and visit with your neighbors!

HOPE TO SEE YOU THERE!



Harbour Lights Is Here!



Harbour Lights is our community's event where we all put Holiday Lights on the balconies and light up our homes for all to see.

The Harbours is a special community,
and this is our opportunity to shine!

We ask everyone to please participate and to make this event easy and enjoyable for everyone, please feel free to use the color and type of lights you like. White, red, blue, green - It doesn't matter as long as they shine!

To also assist in make this easy, the Harbours can help in other ways:

- You can purchase a Light Kit (it includes two strings of lights, extension cord and timer) for \$25.00. If you are interested, please contact the office and specify if you would like white or colored lights.
- If you need assistance in putting up your balcony lights, please contact the office and volunteers will contact you to schedule a time.

When you install your lights, please remember do not use tape of any kind on the rails. The easiest way to put up lights is to either; 1.) Wrap and weave the lights around the railing, or 2.) Use zip ties or Velcro strips to attach them. You can get both at The Harbours office.

If you have any questions or require assistance in purchasing and/or installing, call the Harbours Office (812.288.1100) or contact Greg Rush at gregrush1@gmail.com

If you are wondering, "How Many Lights Do I Need?", the minimum length of lights you need for a saw tooth balcony / single tower balcony is approximately 20 feet. These measurements do not include the distance from the plug to the rail, so you will need either additional lights or to use an extension cord.