



THE HARBOURS
Condominiums

The Harbours Newsletter

May 2015

May 2015

5/01 KENTUCKY OAKS

5/02 KENTUCKY DERBY

5/03 Full Moon

5/05 Cinco De Mayo

5/05 National Teacher's Day

5/07 Harbours Town Hall Meeting @ 6:00 P.M. At the Sheraton

5/10 Mothers' Day

5/11 Spring Installment of Property Taxes Due

5/14 Free Blood Pressure Screening at 11:00 and 2:00 in the Conference Room.

5/15 Armed Forces Day
Remember to Fly Your U S Flag Today!

5/15 **Shakespeare in the Park is coming to Jeffersonville!** RiverStage @ 6:00 P.M. Macbeth

5/22 7:00 P.M. Opening Night of RiverStage: The Louisville Crashers w/Guest Gas Money

5/23 Twilight Cinema @ 7:00 P.M. **Annie**

5/25 Memorial Day

5/29 7:00 P.M. RiverStage: Louisville Brass & Electric w/guest Honkywood

5/29 Classic Car Show on Riverside Drive 5-9 pm

5/30 Twilight Cinema @ 7:00 P.M. **Big Hero 6'**

From The President.

The Harbours has a lot to be proud of lately. Last year we upgraded the exterior and interior of our building and folks in this area have really taken notice of all the changes. In addition, several of our renovated units were featured in the Courier Journal within the last few months, which brought even more positive attention to our great building.

All of this positive good news has resulted in a great deal of activity in real estate sales at The Harbours. Both new and existing homeowners are busier than ever, remodeling and upgrading their condominiums. As a result there are more contractors in our building than we typically see, which means more dust, dirt and noise for all of us to contend with.

Daniel tells me that many more contractors are checking in with him and getting briefed on the rules, contractor parking availability, and best practices on working within such a densely packed building. While there have been a few exceptions, the majority of contractors seem to go the extra mile to get their job done with as little disruption to the residents as possible.

If you engage contractors to work in your condo please remember that **YOU** are responsible for making certain that your contractors: (1) check in at the front desk; (2) understand the rules; and (3) agree to only work on the days and times allowed.

If you want to change the configuration of your unit(s) (remove a wall or part of a wall; move an electrical circuit; modify any plumbing; alter an external wall; change a window or sliding door) you will need to obtain approval from the Board of Directors **before** you engage your contractor(s).

Board approval is not a difficult process. Often a simple sketch of the intended work (this typically does not require an architect) with accurate measurements, specific products to be used (when applicable) and description of the work to be done will suffice. The Board will let you know if your change requires that you prepare and record an amendment to our Declarations. This is also not a difficult process but our Declarations require this filing whenever certain changes are made. The office can assist you with the amendment process, but the owner is ultimately responsible to have it prepared and recorded.

Next you need to make certain that your contractor has obtained the appropriate permits if the work to be performed requires a permit. Make sure the permits have been issued and provide our office with a copy. Daniel has contact information if you have any questions about permits. The building commissioner provided some basic guidelines and also told us that they are happy to answer any questions you might have. They said "*when in doubt please call*", so be sure you get the number from Daniel before you begin.

If you are planning to have work done, let your neighbors above, below and next door know and keep them informed of your progress. If you are a neighbor to a unit going through a remodeling process, you can help. If the contractors do not leave the common areas clean, or make excessive noise, or work on days and hours that are not approved, you can bring it to the attention of the office. It also helps if you have an established open line of communication with the owner so that you can discuss the situation. You can also help by being patient and putting up with some of the necessary disruption while the work is pro-

ceeding. It is impossible to do this work without some noise and dust but everyone needs to do the best they can to keep the disruption to a minimum.

This is an exciting time for The Harbours and Jeffersonville. While all of us endure the construction of the new bridge and the future renovation of the Kennedy Bridge, we recognize the positive impact that these changes are having on The Harbours and how they impact the value of our property. Let's all work together and enjoy the ride.

Russ

1st Quarter Financials

The first quarter financials are attached for your review. We are currently \$7,356 ahead of budget and we remain cautiously optimistic that we will remain in budget throughout the year.

The financials will be published on our website within the next few weeks.

Don't Forget to Pay Your Spring Property Taxes Before May 11th

Town Hall Meeting

A Town hall meeting will be held on Thursday, May 7th at the Sheraton . The meeting will start at 6:00 P.M. and will include numerous topics of interest to owners.

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

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



Notes from the P.M.

Outdoor Pool: The pool was inspected by the Health Department on Thursday, April 30th and we officially opened the pool on Friday, May 1st.

New Front Doors: The new automatic sliding doors at our front entrance seem to be a little confusing to some folks. Several people have mentioned that they are having difficulty entering the building after they have been "buzzed in" by a resident from the vestibule. This is because our new doors do not work in the same manner as the old doors.

Please be sure your guests know that they should approach the second set of doors after you have authorized their entry. Approaching the doors allows the doors to open. The previous system "unlocked" the doors and the visitor would hear a 'click' and then enter. The new system does not provide any sound.

Daniel

May Quotes

"Never was a springtime when the buds forgot to bloom."

Elizabeth Sangster

"What wisdom can you find that is greater than kindness?"

Jean Jacques Rosseau

RiverStage

The City of Jeffersonville will kick off its Summer Concert Series on Friday, May 23rd. Bands will perform every Friday through Labor Day weekend. Entertainment begins at 7 p.m.

The big news is that Shakespeare in the Park will be held in Jeffersonville this year at RiverStage on May 15th at 6:00 P.M.

New Life Cleaning Services, Inc.

Carpet Cleaning

Hardwood Floor Cleaning

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Bryon Steinbach
(502) 338-7398

"Cleaning The Harbours"

Hallway Carpets Since 2008"

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Water Leaks in April

During the month of April we had significant rainfall but no water incidents occurred as a result of the sometimes torrential rain. (1) Minimal leak in fitness center. The cause of the leak was condensation from the 2nd Floor air handler. The air handler was repaired. HOA responsible.

(2) A very minimal leak in a condo caused by a hole in the wall of the exterior balcony created by high winds. HOA responsible.

(3) Leak in condo caused by a faulty regulator. Owner responsible for costs. No damage.

(4) Very minimal leak in condo due to overflow of the dishwasher in unit above. The dishwasher in condo was repaired. Owner responsible for costs.

(5) Leak in Business Center due to a pipe in the sprinkler system. The pipe was repaired. Minor damage.

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Constant Reminder

One area of discussion that we will continue to review in our newsletters is how owners can prevent or minimize water intrusions.

When the costs associated with a water intrusion are an owner's responsibility, that may potentially impact your homeowners insurance. If the problem is not caught quickly enough, then damage may also occur in other units and you and/or your insurance company will have to pay for those costs, too.

In 2014 one of the most expensive water damage incidents occurred while an owner was out of town for an extensive period of time. A sink in their unit backed up, overflowed and eventually created damage to other units below. If the owner had taken proactive steps to ensure that someone was checking on their unit on a regular basis, a portion of the damage may have been mitigated.

Residents are asked to have someone check on their unit if they intend to be out of town for more than 7 days. If you do not have someone locally who can do this for you, you may provide written authorization for our HOA staff to check on your unit on specific days to ensure that "all is well". Each inspection of your unit will be done by two staff persons and a work order will document their findings. If requested, our staff will also forward an email after checking your unit to let you know that everything is in order.



Free Blood Pressure Screening

The Villages at Historic Silvercrest in New Albany will provide free blood pressure checks for our residents on Thursday, May 14, 2015 at 11:00 A.M. until 1:00 P.M. in the conference room.

Additional information will be provided prior to the event and the times shown are subject to change.

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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Harbours Pool Party Hawaiian Style

Please mark your calendar for The Harbours annual pool party for all residents on June 6th from 11:00 - 2:00 (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 cornhole 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:

hatchergloria767@gmail.com.

Thunder Funder

Our goal for Thunder Funder this year was \$1,500. We surpassed that goal and the total contributions from residents of The Harbours was \$1,585.

Many people have asked if The Harbours contributes any funds to Thunder Funder and "No", the HOA does not contribute anything to this event. Nor do any of the contributions go to The Harbours. Instead all contributions are from individual residents of The Harbours and Thunder Funder is a support outreach for Thunder Over Louisville.

Thanks to everyone who helped us reach our goal.

2015 Thunder Funder Contributors:

- Bo Bott & Amy Blevins
- Dr. Ted Bordador
- Sharon Chandler
- Valerie Combs
- Gail Gilbert
- Clifford Grum
- Betty Haley
- Marty Haley
- Russ & Sandi Johnson
- Elizabeth Lacer
- Bill & Barb Lavier
- Kevin Malenga
- Irmgard Mercer
- Clair Patenaude
- Tony and Jayne Pelaski
- Rebecca Peloff
- W.T. Roberts
- Betty Schutte
- Tracy & Matt Sprigler
- Connor Strohm
- Fred and Nora Strohm
- Lloyd & Teresa Tarter
- Steve and Kitty Wells
- Lynn Wheat
- Elizabeth Wyckoff
- Kevin & Debbie Zipperle

HOA Utility Recap for April 2015

Cost per sq.ft. for April:

Electricity: \$.0373
 Water: \$.0051
 Sewer: \$.0219

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

April Electricity for E Units:

1,353 sq.ft. x \$.0373 = \$ 50.47

April Water for E Units:

1,353 sq.ft. x \$.0051 = \$ 6.90

April Sewer for E Units:

1,353 sq.ft. x \$.0219 = \$ 29.63

J P the Housemother Cleaning Service

Janet Young, Owner/Operator

502-639-6810

Young8873@yahoo.com

Daily, Weekly, Bi-weekly & Special Occasions

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