



THE HARBOURS
Condominiums

The Harbours Newsletter

November 2016

Notes From The Property Manager:

November 2016

November 24th-
Thanksgiving



Quote of the Month:

Life is like riding a
bicycle. To
keep your bal-
ance, you must
keep moving.
- Albert Einstein



DEADLINE FOR NOMINATIONS TO THE BOARD

The deadline for nominations to the Board of Directors is Monday, November 7, 2016 at 12:01am.

If you have not received your Annual Election packet by November 11, 2016, please notify Allison at allison@theharbours.com.

We encourage all qualified owners to place your nomination to be elected to the Board of Directors. Please forward by the date and time above with a picture and bio as well as a simple email nominating yourself to Kim at kimjbrewerdavis@twc.com. There are three open slots on the Board this year.

Being a member of the Board is a way for our owners to take their turn in giving back to the community in which they reside. We have numerous talented individuals in the building and all with various skills. If you feel you can be an excellent ambassador to the Harbours, who can bring positive and exemplary leadership to our community, we hope that we will see you on the Board in 2016-2017!

We invite all owners to meet the newly nominated candidates in the lobby on November 9, 2016 between 6pm-7pm. Refreshments will be provided.

Our Annual Meeting for the vote is scheduled for November 17, 2016 at 6:30pm in Kingfish at the river.

The first official meeting of the NEW Board of Directors will be held on November 22, 2016 at 5:30pm. At this meeting, Officers will be elected, Board House Rules will be renewed, the Annual Meeting Schedule will be distributed and other business as needed.

Candidates running for the board must be the registered AVR (Appointed Voting Representative) for their unit.

Angel Tree

The Harbours' annual Angel Tree will begin this month. Please stay tuned for additional information or see Allison in the office. A great time to shop for your Angel is on Black Friday – as you be able to take advantage of sale prices the day after Thanksgiving!

Light up THE HARBOURS

Our annual balcony lighting can take place from Thanksgiving Day to January 6, 2017. Please remove the lights out of storage and hang them from your balcony railing for a festive holiday season!



Notes From The Property Manager: (CONT.)

Outstanding violations or request for follow up

#	Issue
1 unit	ARA approvals
1	Balcony drainage repair
2	Non-compliant with unit liability Insurance – Court ordered injunction
1	Lobby floor damage on move out
1	Pet violation
1	Rental lease violation
3	Parking space drippings
2	Contractor Rule Violation
1	Violation of Pool Rules

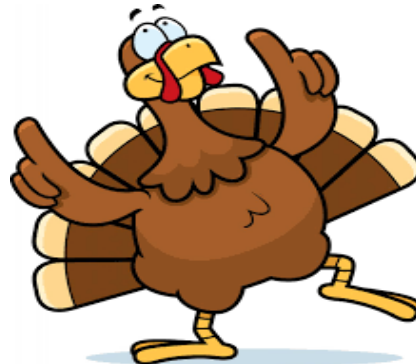


Auto Overspray Damage

If you have not already, please ensure if you need to present a claim to Walsh for any damage, that this is done so by November 18, 2016. Should you need a claim or want one sent in, please contact Allison at allison@theharbours.com. If you feel your auto is so badly impaired you cannot see out of the windshield while driving, please do not continue to drive the vehicle.

Thanksgiving Holiday

As a reminder, the office will be closed THU and FRI, (NOV 24th and 25th) as the staff and employees observe the holidays with family.



FHA certification

The HOA is pleased to announce that we have received FHA Condo Certification.

This means that potential buyers have another option for financing and current owners aged 65+ may have the option to obtain a Reverse Mortgage on a unit they own.

As FHA Certification is considered the Gold Standard in the mortgage underwriting, other mortgage products such as Conventional or VA may consider our new certification a positive step in securing loans for buyers. This process involved approximately 30 hours of data collection which resulted in a 200 page application package to FHA.

Our Certification is good until Oct 2018, in which time it will need to be renewed.

Chuck Fugate



FINANCIALS – SEP, 2016

	MTD ACT	MTD BUD	YTD ACT	YTD BUD	LYTD
Revenue	86,361.07	87,047.17	763,231.36	783,425.49	757,948.58
Salary Expense	20,148.02	26,450.00	197,942.90	238,050.00	234,653.18
Operations Expense	3,653.86	1,420.00	19,940.31	13,755.00	13,774.64
Meetings/Thunder	27.50	200.00	5,647.57	6,630.00	5,265.69
Housekeeping EXP	435.61	325.00	4,762.18	5,765.00	5,012.51
Maintenance Expense	4,367.21	3,240.00	39,233.26	31,810.00	32,841.42
Service Expense	4,778.95	3,450.00	44,577.87	36,545.00	38,438.33
Professional Expense	691.00	280.00	6,374.39	9,270.00	5,887.74
Utility Expense	21,924.52	23,205.00	206,060.33	231,356.00	210,365.13
Taxes & Insurance	4,785.90	5,900.00	52,475.98	50,670.00	61,855.34
Total Operating EXP	60,818.37	64,470.00	581,806.49	629,751.00	610,343.98
Net Operating Income	25,542.70	22,577.17	181,424.87	153,674.49	147,604.60

YTD figures stand as follows:

Operating expenses are below budget by \$47,944.51 YTD and below LYTD by \$28,537.49.

Net Operating Income is above budget by \$27,750.38 YTD and above LYTD by \$33,820.27.



The NEW Official Facebook Page for The Harbours

facebook®



Harbours Condominiums
(The Official Facebook Page)

Our Facebook page is a great source of information and positive things happening at The Harbours! Visit our page often.

Friend the Harbours Facebook for real time updates.

Go to: *www.facebook.com/harbours.condominiums*

Due to technical issues with the other Harbours Facebook page, we have decided to create this new page. We want to make sure we can get information/ updates/ event notices out to our residents. Thank you for your understanding. As always, if you have any questions, please feel free to contact the office.