



THE HARBOURS  
Condominiums

# The Harbours Newsletter

February 2016

## *Notes From The Property Manager:*

### February 2016

02/08 New Moon

02/08 Fire Alarm Testing  
Floors 7-11

02/13 "Sick Of Winter" Party  
2PM-6PM Indoor Pool

02/14 Valentine's Day

02/15 President's Day

02/22 Full Moon

02/26 Chili & Brew Bonanza  
5:30PM-8:30PM @  
Kye's—Downtown

### Contractors at the Harbours

In the last newsletter, I notified owners that we were experiencing contractors filling up the dumpsters with waste and not following proper clean up procedures outside of the unit they are doing work. Contractors continue to cost the HOA money by filling up our dumpsters with debris and staff being required to be called off their daily tasks to clean up messes made by the contractors. As an owner, If you have contractors on property - please ensure that they have received directions from the office (**prior to the start of work**) on proper contractor procedures. Some of the new procedures may require paperwork to be completed prior to arriving at the Harbours and I do not want that to hold you up on your scheduled project. Should violations continue to occur in the future, it will be the homeowner's responsibility to ensure their contractor is familiar with the contractor rules when doing work at the Harbours. A fee of \$100 will be billed automatically to your account for violation of this requirement.

### New FOB Process

For the next 90 days or so, the office is requesting that the owners of each unit provide their driver's license or state I.D. to register their key FOB. Safety is our number one goal and we want to ensure that every key FOB that is assigned has an owner that has been designated to that FOB and is responsible for that FOB. The office will merely make a photo copy of your driver's license or state I.D. along with writing down the account number of your FOB. This will be placed in your unit's file. On May 1, any FOB that has not been registered will be deactivated from the system and will no longer be able to be used to gain entry to the Harbours. If you are out of town and not able to physically hand over your license for a copy, please scan and email a photo to [megan@theharbours.com](mailto:megan@theharbours.com) . Please put the number that is on your key FOB in the email so that this can be verified. If you like, you can also fax this to (812) 282-9153. Thank you for making the Harbours an even safer place to live!

### Financials

For DECEMBER, we finished the month with a savings of \$8,506.00 and YTD with a savings of \$19,061.00. We start the new year with cash on hand of \$625,920.00.



**Looking forward to a great 2016!**

## Notes From The Property Manager: (CONT.)

### Violations

The following violation actions were taken in the past month:

Pet feces/urine dripping off balcony	4
Past due ledger accounts	12
Dog howling	1
Mailbox disrepair	2
Dog feces left on paver walk by owner	1
HOA not compensated for owner damage	1
Water heater malfunction damaged 2 units	1
PM requested Health Dept. inspection of unit	1



I have received numerous calls concerning dirty water, berries, tissues, feces and chicken bones are being thrown off the balconies of the building. Please be aware that an injury could result from this action and this could be considered an assault on a person as well if they were hit by this falling debris. If you see this happening, please report this right away to the PM.

### FEB 8, 2016

Please mark the date as we begin checking our fire system throughout the building on floors 7-11.



Stay tuned for details....

### Convenience List Charges

Effective immediately, The Harbours will implement certain charges to units made by the owner for the following conveniences:

Front Door Telephone Entry Pad Programming	\$25
Key Copies	\$5
FOB/Garage Door Openers	\$35/\$50
Unit Key Pick-up or Delivery Coordination	\$25.00

### Cash In The Front Office

Effective immediately, the front office will no longer accept cash. Unfortunately, the office is really not set up to accept cash and we do not want to place any of our employees in harm's way should it be known that we accept cash and risk a possible robbery. Do not worry, we will always accept your check for anything!



In the past, the office did not charge for this convenience. However, through recent tracking and research - it has been determined that some owners are taking advantage of the system and using HOA time and labor to manage their units while off property. This simply is not fair to all owners and the HOA monies should never be spent on these type of services to only certain owners.



## *Notes From The Property Manager:* (CONT.)

### **Stainless Steel Hoses**

What type of hoses do you presently have for your washer hook-ups? The Board is requesting that all units have stainless steel hoses to prevent leaks and ruptures. Rubber hoses have a tremendously high failure rate and a stainless steel hose could literally save you thousands of dollars should a rubber hose rupture and damage other units as well with water.

### **Back Service Elevator**

In OCT & NOV, 2015, you may recall we had a string of issues with this elevator. I am happy to report that these issues seem to be corrected and our company who manages the elevators for us seem to have corrected all deficiencies. With that being said, let's hope I did not jinx us!

## **We Want To Hear From You!**

As your Property Manager, it is imperative that each owner have unlimited access and that I make myself available to each one of you. If there is anything you need, please see me. In addition, please understand that there may be times where I may be unavailable. Simply send me an email so that we can set up a time convenient for us both to meet at: [stuart@theharbours.com](mailto:stuart@theharbours.com)

In addition, it is equally important that you have access to your Board of Directors. What follows is an outline to help you make that request and to walk you through the customary procedures:

- 1. Contact Stuart if you would like to meet with the Board.**
- 2. Stuart will review the matter and provide you with feedback on the subject.**
- 3. If the topic cannot be solved satisfactorily by the Property Manager and requires Board intervention, then an appointment will be made for you to present your information to the Board.**
- 4. You will be assigned a date, time and length of time for your presentation to the Board on a first come first served basis at the next Board Meeting.**
- 5. When you arrive for the meeting, please have a seat in the second floor Business Center. Stuart will escort you into the Boardroom at the given time (please be aware that we will make every effort to keep the presentations timely). You will present your topic to the Board.**
- 6. Your presentation to the Board is in presentation form. At no time is it permissible to engage the Board in conversation or ask them questions. The Board may be able to ask you questions for clarification purposes only during your presentation.**
- 7. Once your presentation time has ended, you will be escorted out of the Boardroom.**
- 8. An answer from the Board will be provided to you within 10 days from your presentation.**

## **Have You Turned In Your Survey?**

Don't forget all surveys are due in by February 10th. Your completed survey will be entered in a drawing for a chance to win a \$50 Gift Card! If we don't hear from you by the deadline, you may receive a friendly reminder call from the HOA Office.



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## Updated Rules Coming Soon!

The Rules Committee has recently taken on the task of streamlining our existing rules and regulations and providing clarity. We also hope to update them to keep up with our community as it changes. Once complete, the updated rules will be located on the Harbours Website for easy access. We hope they provide value to our community.

## Activities Calendar

Soon an Activities Calendar will be located on the Harbours Website. This should give residents plenty of time to plan to attend events.

## Wine Down Wednesdays

Please join your Harbours neighbors the first Wednesday of every month at 6pm at the Sheraton. This is a great opportunity to meet new people and build our relationship with the Sheraton.



## Quotes for February

*"I have decided to stick with love. Hate is too great a burden to bear."*

Martin Luther King, Jr.

*"Nothing is ever lost by courtesy. It is the cheapest of pleasures, costs nothing, and conveys much."*

Erastus Wiman

*"In order to carry a positive action, we must develop here a positive vision."*

Dalai Lama

## "Sick Of Winter" Party

Sick Of Winter?

Join us for a "Sick of Winter" party!

Saturday, February 13th - 2PM to 6PM - Indoor Pool Area

Bring an appetizer & your favorite SUMMER drink

Laid back attire - Enjoy music & good company

Remember: NO GLASS in the pool area!

## Medley's Total Home Improvements

(502) 593-8015

Rmedley22@aol.com

## Specializing in Tile & Stone Work

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