



THE HARBOURS
Condominiums

The Harbours Newsletter

April 2014

- 4/1 & 2 Windows will be washed (weather permitting)
- 4/04 Armbands & Parking Stickers will be available at the office for pickup if you submitted your request on/before March 24th
- 4/04 Keenland Racing Begins
- 4/07 World Health Day
- 4/11 Parking Stickers must be on every vehicle parked in the garage
- 4/12 Thunder Over Louisville
- 4/13 Palm Sunday
- 4/15 Taxes Due!
- 4/15 - 22nd Passover
- 4/17 Holy Thursday
- 4/18 Good Friday
- 4/20 Easter
- 4/22 Earth Day
- 4/23 Administrative Professional Day
- 4/25 Arbor Day
- 4/26 Churchill Downs Racing Begins

May 2014

- 5/02 Kentucky Oaks
- 5/03 Kentucky Derby

From The President ...

Preparations for Thunder weekend are well underway. Daniel and the staff are working to get winter behind us and spruce up things around our home. Everyone is hopeful that spring will come around in time to make it a perfect weekend.

Several of our homeowners and board members have been working with Mike Smith, our councilman, to pass an ordinance that would exclude the 600 block of Riverside Drive from the area that street side vendors use for Thunder and other events. Assuming the ordinance passes, the clutter and noise in front of our townhouses and condos on Riverside will be gone and things will be better for all of us.

We've received several Banner Request forms from owners and renters who want to hang patriotic banners for Thunder weekend. If you have an interest in displaying a patriotic banner from your balcony, please submit your request to Daniel. A request form should have been included with your Thunder package. We are working to have the building looking as good as it can be for Thunder weekend. We want all of our guests to have a memorable weekend and experience how wonderful this place of ours really is.

Now we just need a break in the weather and everyone should have a terrific Thunder weekend.

Russ

Update on The Exterior Project

We have had an engineering company inspect the outside surfaces of the building in preparation for the upcoming repair, cleaning and painting. They are examining the building for areas that are cracked, caulking that needs to be replaced, areas that may have had water get behind the EFIS and several specific areas of water leaks that have been a problem for years.

We will get their report in a couple weeks and then we will start the search for contractors qualified to make the necessary repairs prior to cleaning/painting the building. As we continue through this process we need to remember the priorities.

They are:

- 1st: Water proof the building,
- 2nd: Do what is required to prolong the life of the building.
- 3rd: Clean and paint so it will look as good as it can look.

When we get the quotes for all of the work we will have a meeting with all of the owners and discuss the scope of the project.

*Building & Grounds
Committee*

Securitas Schedule for Thunder

Friday: April 11th:

5:00 pm - 9 pm:

Concierge in lobby

7:00 pm - 9 am Saturday

Concierge at Garage*

* Parking stickers must be on all vehicles parked in the garage and on surface lot

Saturday: April 12th:

9:00 am - 11:00 pm:

Concierge at entrances

Noon - Midnight

Concierge in office, rotating through hallways, on elevators, etc.

Thunder Funder

The Kentucky Derby Festival lasts just 2 weeks, but its impact on the local community is felt year-round. The Derby Festival is a non-profit organization, but it provides world-class entertainment for its customers. Thunder Over Louisville is the region's largest annual event, but the Festival makes virtually no financial return on the show. However, Thunder greatly benefits a large number of other local non-profit organizations. The Festival would not be able to produce such a far-reaching economic impact on the community without the unwavering support of its corporate sponsors and other sources of revenue. 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 our progress will be displayed in the Lobby.



Thunder Preparations

Things to remember . . .

- ◇ Pick up your armbands, available April 4th if you submitted your request for armbands on or before March 24th.
- ◇ Friday, April 11th - your vehicle should have a parking sticker affixed.
- ◇ Discard boxes and garbage on Thursday evening. We will have a special trash pickup Friday to empty our dumpsters.
- ◇ Use and return the buggies in a timely manner. Do not hoard the buggies.
- ◇ Cleaning your balcony: do not sweep water or debris over the balcony.

Please Remind Your Guests

- Do not throw *anything* off the balcony
- Please be patient with our elevators. We will have up to 4,000 people on site.
- Do not push both the "UP" and "DOWN" button when calling for an elevator. This only slows down the elevator.
- We have two elevators.
- If your guest offers to assist with taking out the trash, please let them know that boxes should never go down the trash chute. Recycle areas for boxes are located on Floors 7 - 11 in a room to the left of the service elevator.

Thunder Requirements For Tenants

If you rent your unit (regardless of the time period of your lease) be sure your rental information is complete. If you rented your unit **after January 1, 2014** you are required to have the following on file:

- ⇒ Lease Agreement
- ⇒ \$500 Security Deposit
- ⇒ Tenant Information Sheet
- ⇒ Fully signed Tenant Community Rules document.

If you rented your unit **before January 1, 2014** you are required to have the following on file:

- ⇒ Lease Agreement

Armbands and parking stickers will not be distributed to renters or the owner of the unit until the required documents have been provided to The Harbours. Contact Daniel Musinski in the office if you are unsure if your file is complete.

Securitas

Please welcome Charles Thomas as the newest member of our concierge team. Charles has been with Securitas more than 2 years and lives in the Southern Indiana area.

The concierge's schedule is:
Sunday through Friday 5PM to 9PM
Saturday 6PM to 10PM

The concierge's direct phone line while on duty is: 812-704-2328.

From the P.M.

It is the policy of The Harbours that our staff not participate or make suggestions or recommendations regarding the sale or rental of condos. Our staff are also not permitted to recommend nor make suggestions regarding agents and brokers. If you ask a staff member for real estate information (Renting or Sales) you put them in an awkward position. They all want to be helpful but for good reasons we have rules that forbid their participation in real estate activities. It would be better for everyone if conversations about real estate transactions do not involve the staff.

Sales information is available on our website and we suggest that anyone interested in purchasing a condo reference our website or contact a real estate agent.

Rental of units is handled by individual owners and/or their agent. Advertising of units available for rent vary. Some provide this information on Craig's list or listing with a broker who specializes in rental property, etc.

SIRA (Southern Indiana Realtors Association) has expressed that they are pleased with the number of changes we've made this past year that enable real estate agents and brokers easier access to our building.

Thank you for your help and for not placing our staff in the position of potentially violating this policy.

Daniel Musinski

Patio & Pavilion Furniture For Sale

Our new pool, patio and pavilion furniture will arrive soon. We're offering our current inventory of patio and pavilion furniture to our owners and renters via a Sealed Bid Auction.

If you're interested in purchasing a set of the patio furniture (table and 4 chairs) or the pavilion furniture (table and 6 chairs), or 2 new patio chairs, submit your sealed bid to Daniel on or before April 18th.

Mark your bid either:

PATIO: table & 4 chairs Bid:\$ _____

Or

PAVILION: table & 6 chairs Bid: \$ _____

Or

2 NEW CHAIRS: Bid:\$ _____/ea. = \$ _____

The highest bidder will have their choice of the furniture sets, with the next highest bidder then making their selection, etc. The bid for "2 New Chairs" must be for both chairs.

Water Alarms

The HOA has determined that having high-decibel water alarms in every condo could be a deterrent to water damage. We have ordered 2 high decibel water alarms for each condo and we will be installing them in the near future. The water alarms will remain the property of the HOA and the owner/renters will be required to keep the alarms in the areas defined by the Building & Grounds committee.

If you previously purchased one or more high decibel water alarms from the HOA you may request a reimbursement (maximum 2 alarms).

We will have inspections of the alarms throughout the year to ensure they are in working order and that they are in the designated location.

Coming Soon . . .

Community Yard Sale

We are firming up plans to have a Community Yard Sale in May so start making a list of anything you would like to get sell. Information on this event and how you can participate will be distributed after we finalize the date.

Shop Vac

We've received numerous requests to borrow a shop vac. The HOA will purchase one in the near future that owners and renters can 'check out' for a few hours to complete maintenance on their balcony, etc.

Maintenance Seminar

We're looking for a couple of volunteers who are good at maintenance who would be willing to teach a seminar to owners and renters on how to properly maintain basic parts of their condo (air conditioner, balcony, garbage disposal, etc.). If you're willing to share your talents and secrets, please contact Daniel.

Self-Inspection of Condos

The B&G Committee is developing a Self-Inspection document that all owners/renters will be asked to complete. The document will provide the owner and HOA with some basic information such as:

- Does your toilet leak?
- Do you have any stains on your ceiling that may indicate a leak?
- Inspection or repair of balcony railings complete?

¡¡¡¡¡Póngate salvaje!!!! (Get Wild)

Another fabulous restaurant has opened on Market St in the NuLu area (an easy walk from the Harbours once the walking bridge is open). **Wild Rita's** is a happening, exciting venue filled with eclectic patrons in a very modern ambience of leather couches, art glass lighting fixtures and "Were-Jaguars" looking down from the walls. But the best part is the absolutely fantastic food!!

On a Friday evening before Actor's Theatre myself and 3 friends drove over and parked in the Cobalt Blue parking lot which is open to the public after business hours. We were greeted warmly and seated quickly. A very personable, cheerful waitress helped us with the menu and we got started promptly with Casa Rita's (the house margarita) that were perfectly made and served in a pitcher. We munched on house made tortilla chips, warm, crispy, just the right amount of salt - we all agreed - best we'd ever had, accompanied by a large bowl of the best guacamole we've ever had: Fresh, nice sized avocado chunks were blended with onion, tomato, lime juice, cilantro and jalapeno. We could have made dinner out of the appetizer however we forged ahead ordering The Mexican Torta (pulled pork, chorizo, chihuahua cheese sandwich with cilantro mustard), Pescado Frito taco (shell filled with delicious fish chunks), Chicken enchilada (4 cheese filled enchiladas topped with cooked chicken and sided with beans and sweet potatoes which packed a mighty wallop), and for the lady who isn't into hot and spicy an agave glazed salmon filet atop a bed of ensalada. All four of us were extremely happy with our choices. Just when we didn't think we could eat another bite our waitress talked us into splitting a dessert that melted in our mouths - Mexican chocolate lava cake with tequila cream. The perfect ending to a wonderful meal. Prices are reasonable (\$10 to \$30 per entree). As we left we felt we had followed the advice of the famous Were-Jaguar (half jaguar, half human) by "leaving behind an average existence to celebrate the spirit of life, releasing the animal inside ourselves and leaving our worries for another day."

Wild Ritas

445 E. Market St. 502-584-7482



Derby Events

- April 03, 2014 [McDonald's Thunder Preview Party](#)
- April 09, 2014 [Taste of Derby Festival](#)
- April 11, 2014 [They're Off!® Luncheon](#)
[The Fillies Derby Ball](#)
- April 12, 2014 [Thunder Over Louisville®](#)
[Ford's Thunder on the Ground](#)
- April 12 – April 20, 2014 [Give A Day](#)
- April 13, 2014 [Children's Tea with Kentucky Derby Festival Princesses](#)
[GospelFest](#)
[Louisville Youth Orchestra Concert](#)
- April 14, 2014 [King Southern Bank Kentucky Derby Festival Foundation Pro-Am Golf Tournament](#)
- April 17, 2014 [Horseshoe Foundation Night of the Future Stars®](#)
- April 17 – April 18, 2014 [Running Wild® Expo](#)
- April 17 – April 27, 2014 [Stock Yard's Bank \\$1 Million Dollar Hole-in-One Golf ContestSM](#)
- April 18, 2014 [Basketball Classic](#)
- April 19, 2014 [Kentucky Derby Festival Marathon/miniMarathon](#)
- April 19 – April 27, 2014 [Volleyball Classic](#)
- April 24 – April 26, 2014 [U.S. Bank Great BalloonFestSM](#)
- April 24 – May 2, 2014 [Kroger's Fest-a-Ville](#)
[Chow Wagon®](#)
- April 25, 2014 [Zumba® Fitness Party](#)
- April 26, 2014 [NPC Derby Championships](#)
[Da'Ville Classic Drum Line Showcase](#)
[ACO DerbyHole Classic](#)
[TheSlice: Spice, Style, and Soul](#)
- April 27, 2014 [Mayor's Derby Brunch on the River](#)
[Kentucky Derby Festival miniFun Run](#)
[Stock Yard's Bank \\$1 Million Dollar Hole-in-One Golf ContestSM Semi Finals](#)
- April 28, 2014 [Don Fightmaster Golf Outing for Exceptional Children](#)
[Discovery Day](#)
[HappyTail Hour](#)
[Great Bed Races](#)
[Knights of Columbus Charity Dinner](#)
- April 29, 2014 [Republic Bank Parade Preview Party](#)
[Texas Hold'Em Tournament](#)
[Anthem Blue Cross and Blue Shield Healthy Lifestyle Showcase](#)
[Kentucky Proud WineFest](#)
[Ramble for the Roses®](#)
[Stock Yards Bank \\$1 Million Dollar Hole-in-One Golf ContestSM Finals](#)
- April 29 – April 30, 2014 [AT&T Morning Line](#)
- April 30, 2014 [Battle of the Bounce](#)
[Great Steamboat Race](#)
[BeerFest](#)
- May 01, 2014 [Celebrity Day at the Downs](#)
[Republic Bank Kentucky Derby Festival Pegasus® Parade](#)
[100 Black Men of Louisville Derby Gala](#)
- May 03, 2014 [Derby Eve Jam®](#)

Information subject to change.

HOA Utility Recap for January & February:

Water, Sewerage & HOA utilities are not free. Add the following to the cost of your current utility bill to determine the cost of utilities for your unit:

Cost per Sq.ft.

January:

Electricity	\$.0645
Water	\$.0098
Sewer	\$.0166

February:

Electricity	\$.0653
Water	\$.0070
Sewer	\$.0208

Type of Unit & Square Footage:

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:

Type AA Unit

January Electricity for HOA

845 sq.ft. x \$.0645 = \$54.50