



The Harbour Point View

A Newsletter for Unit Owners and Residents of Harbour Point H.O.A.

Volume 1, Issue 1

Board of Directors

Meeting held September 30, 2004

These items were discussed and/or voted upon.

Termite Update - 17 units were treated with additional work still needing completion on one unit. The three units that were not sprayed were previously treated and provided documentation. All units are now under termite protection warranty until 2005. Some questions were raised about the thoroughness of the treatment, especially with regards to backs of units. Bob Smith will follow up with Tom's Pest Control and report back to the Board.

Insurance - Insurance rates are rising. The effects of 9/11 have hit the insurance industry and all homeowners are paying higher premiums. We are no exception and this year we will need to increase common fees to cover increased insurance premiums. The current increase is roughly \$1200. That would mean an increase in common fees of roughly \$5 per unit per month. No action was taken but it will be voted on at our next meeting.

New Fence Proposals - Our aging stockade fence is nearing retirement. We have several bids submitted for a replacement fence. Based on low bid and quality of work, the likely vendor is looking for a little under \$7,000 to put up a new fence and get rid of the current one. Other bids actually topped \$10,000 so we were happy to get a reliable bid that was more reasonable. The cost of the fence will be passed on to unit owners so \$7,000 divided by 20 equals an assessment in the neighborhood of \$350 per unit. This assessment would not be until the spring, but you may wish to start setting aside for this known expense now. The Board agreed to revisit the proposals at our next meeting and vote on the item at that time.

Electrical Box Repairs - The three larger buildings that make up Harbour Point have large electrical boxes externally mounted to the buildings. Over the years, rain has caused some rot and we are having the damage repaired this

month. The bid on the job is \$1,800 to remove and replace the damaged wood. 18 units would be effected and, according to the rules of the H.O.A., the expense of the repair will be assessed to the owners within those buildings. \$1,800 divided by 18 equals \$100 per unit, which will be assessed when the job is completed which should be later this month. The Board had previously voted to have this repair done but the work had been delayed due to lack of bids.

Beautification Committee was suggested and agreed upon. See further notes in "President's Corner".

Take Back Our Fence!

Saturday, October 11 at 900 AM - You are invited to help clear the overgrowth destroying the stockade fence. Bring gardening equipment or scissors and a good pair of work gloves to protect your hands as we trim the overgrowth and take back our fence. It is actually quite simple a task and with a few of us helping out, we should be able to get the "jungle" under control. The fence in front of Unit 12 has already been reclaimed in less than an hour with just two people working on it. Rain Date - October 12.

President's Corner

Fall is in the air! September 30, 2003 marked the first meeting of the newly elected Board of Directors and my first opportunity to preside as President. It is both fun and rewarding to work with such a group of dedicated homeowners who are concerned for the safety, beauty and common good of our 70-unit community. Even though we are a relatively small group of units, we face the same challenges that larger groups face. Sherri Sullivan, our Property Manager from Townhouse Properties, is an invaluable resource to us as she has experience with several (Continued on Page 2)



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President's Corner (Continued from Page 1)

other communities and provides us with contacts to local contractors and folks we need to access from time to time to keep our investment in tip-top shape.

One of the challenges we face is keeping up appearances without breaking the bank. As a Home Owner's Association (H.O.A.) we all share in the common lands and grounds that make up Harbour Point. During our Board of Director's meeting, we decided that a Beautification Committee would make sense. I want as many owners as possible involved in this. The French philosopher, Moliere, observed that the world is made up of many gardens and that we need to make the most of our garden to contribute to the world. Most of us agreed that our "garden" could use some work. There are decisions to be made and actions to be taken and I would hope that you want to be involved. Please volunteer to be a member of the Harbour Point Beautification Committee (HPBC). Projects that the committee will face include deciding on plantings to go in front of the units, common area appearance, future building color, a new sign at the entrance, and much more. It is also a great way to actually meet and work with your fellow neighbors. Call me at 537-5381 and let me know you are interested. We will have our first meeting of the CWBC soon.

We all want to make our units look their best. While what is done inside your unit is your business, any changes to the exterior must be in compliance with the rules of the H.O.A. That is one of the downsides of communal living. However, it is what you agree to when you purchase a unit in any condo or H.O.A. While it may take a legal opinion to answer some items, common sense should be the rule on making any change to your building's exterior (i.e. - staining a deck, changing a doorway or window, leaving hoses hanging down in a walkway, etc.). If there is any doubt in your mind, please refer to your documents or bylaws.

Also, feel free to call our management company or any member of the Board of Directors. I can usually be reached at 537-5381.

The rules of the H.O.A. are meant to protect all of us. There are times when it makes sense to change the rules. That is where your Board of Directors comes in.

Useful Numbers

Board of Directors:

Bob Smith <i>President</i>	Unit 12	537-5381
Dawn Jones <i>Vice President</i>	Unit 2	531-8834
Edith Malone <i>Treasurer</i>	Unit 15	532-6006
Rob Hudson <i>Secretary</i>	Unit 1	537-5250
Don Matts	Unit 6	537-1135

Property Manager, Townhouse Properties

Sherri Sullivan 533-3523

City of Harbour Haven:

Dial "511" for all emergencies.

Emergency	511
Police	537-3500
Fire	537-3710
Mayor	537-3510

Next Board of Director's Meeting is Tuesday, January 13 at 6:00 p.m. at Townhouse Properties located at 162 Lincoln Avenue.