

Harbor East Highlights

HARBOR EAST PROPERTY OWNERS ASSOCIATION NEWSLETTER

September 2018

OFFICE HOURS: Office hours are Tuesday– Friday 8-4 PM and Saturday 9-2 PM. Phone #870-867-3838; Fax #870-867-6278; email- harboreastpoa@windstream.net. PLEASE NOTE THAT YOU NEED TO KEEP SPARE KEYS WHERE YOU CAN GET THEM IF YOU FORGET YOURS OR GET LOCKED OUT.

INFORMATION: If you have changed your mailing address, phone number or email address please contact the POA office with the new information.

CONTACT: *Please make sure you have changed the POA's email address to harboreastpoa@windstream.net; the old email address has been deleted.*

2018 ANNUAL MEETING: Harbor East Board of Directors would like to thank all owners that attended this year's Annual Meeting, August 18, 2018. We had a good turnout, but not a quorum. We had a total of 26.0671% in attendance & proxy. Joe Hickey and Bob Cooper Jr. were re-elected to their positions on the Board.

2019 CAPITAL ASSESSMENT: Harbor East Board of Directors wants to inform the ownership that the 2019 Capital Assessment will be posted to unit accounts on January 1, 2019. Owners will have until March 31, 2019 to pay their assessment. Contact the POA office if you have any questions.

PAYMENTS: Please remember to put your unit account number or condo address on you checks, this will help avoid posting errors. If you don't know your unit account number you can contact the POA office and we will give you that number.

CAPITAL PROJECTS:

- The POA will be replacing the roofs of several buildings this fall. The unit owners of these buildings will be notified in advance. Owners can use their unit while the roofs are replaced, but be aware that there will be construction noise during the week they are working.

RENTAL SURCHARGE: If you rent out your unit, personally or through a management company, please remember that a 2% surcharge of the gross rental revenue must be paid to Harbor East POA by the 15th of the following month. This surcharge applies to **all unit rentals**. The POA can assess penalties to any unit owner who does not pay the 2% surcharge as required by the By-Laws and Master Deed. One option allows the Board of Directors is to have the water locked off to the rental unit. The water will not be turned back on until the surcharge has been paid along with a \$30 unlocking fee.

DECK GRILLS: Now that fall is on its way ...A reminder that all grills must have a pan or a fireproof pad under them. Please remember to keep your grill a safe distance from the wood rails and the siding when using; with charcoal grills keep them from the siding and rails even after you have finished grilling, as the coals can stay hot for a long time after you are done grilling. We also suggest that you keep at least 2-4 fire extinguishers in your unit and at least one on the rear deck.

POOLS: As long as the weather remains warm and people are using the pools the POA will leave them open until the weather cools down too much for swimming.

DOOR CODE ENTRY SYSTEMS: *If you have put a coded entry system on the front door of your condo you must provide the POA office, with a working pass key.* If your coded entry system does not have a pass key you will have to install one that does or install a standard door knob and provide a key to the POA office. The Master Deed states that the POA office must be able to enter your unit in the event of an emergency or for inspections. We cannot rely on the codes, because some owners change them and do not notify the POA office. If there is a water leak or other problem in your condo we do not have time to track down the code from the unit owner to get in and try and minimize the chance of damage. ***The POA will not give out your entry code to service people.***

OVERFLOW PARKING: Remember that boats, jet skis, and trailers cannot be parked in front of the units. You may park them in the over flow parking for up to **7 days**. **Please park your boat/trailer straight in and unhook your vehicle so you do not take up additional parking space for others.** If you rent out your unit please advise your guests as well as your family members the rules of the complex and that the unit owner is held responsible for their guests. Boats, jet skis, and trailers cannot be parked in the overflow parking for the winter or summer.

PARKING: The POA would like to remind owners that parking signs are placed as a convenience where space is available, and at the requesting owner's cost, but they do not convey any ownership in the parking spot since all parking in Harbor East is common property, owned by all of us. It is the POA's belief that the signs help to remind owners, renters, and guests to be good neighbors by being considerate to others' parking needs. Please respect owner's parking signs.

BIRD AND DEER FEEDERS: The POA would like to remind owner's that while it is very enjoyable to watch the birds and deer feed, please remember that these feeders invite squirrels and other critters to your unit. Damage to the siding caused by squirrels and other animals has been an ongoing problem at Harbor East. In some cases there has been damage even to those units with new siding. **YOU DO NOT WANT A RACCOON, SQUIRRELS OR POSSUMS TO TAKE UP RESIDENCE IN YOUR CRAWL SPACE OR ATTIC; YOU WILL HAVE A MESSY AND SMELLY MESS IN THERE.** Please help to protect your investment.

WORK PERMIT: Just a reminder that owners that are scheduling any work in their unit need to fill out a Work Permit and turn it in to the POA office before the work begins. This lets the office know that the work to be done is approved by the POA and that someone with the owner's approval will be in the unit working and that they have been informed of the rules.

**Have a great end of summer and a
great start to fall!**

Harbor East Board of Directors and Staff