

Harbor East Highlights

HARBOR EAST PROPERTY OWNERS ASSOCIATION NEWSLETTER

August 2018

Web site - www.harboreastpoa.com

HARBOR EAST POA ANNUAL MEETING

2018 ANNUAL MEETING: The Harbor East POA Annual Meeting is scheduled for August 18th at the East Cove Conference Building. Registration starts at 8:00 AM and the meeting begins at 9:00 AM.

2018 CAPITAL ASSESSMENT: Thank you all owners that have paid their 2018 Capital Assessment. Your cooperation in our Capital Project has made a great improvement in our community. If you have not paid your 2017 Capital Assessment please do so as soon as possible.

ENTERGY: Harbor East has been experiencing some power outages lately. This has been due to some of the aging underground power lines. Entergy will start Monday July 30th to replace the underground power lines from the POA office down Vista Dr, down Blue Bird Lane to the building at 22 N Crescent. They will be boring underground and placing new power lines. If you are at Harbor East and see this equipment this is the reason. Sorry for the timing, but this is an Entergy project and this is the time they chose to come out. If you have any questions please contact the POA office.

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 to the Board of Directors is to have the water locked off to the rental unit. The water will not be turned back until the surcharge has been paid along with a \$30 unlocking fee.

DECK GRILLS: Now that summer is here ...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: The pools in Harbor East are open. During the season the pools are open 9 AM to 11 PM. Some of the pool rules to remember are:

- NO lifeguard on duty at either pool, Swimmers use the pool at their own risk.
- A parent must accompany children under the age of 14 years. Please keep a constant eye on children you are responsible for.
- Pool is for the use of Harbor East owners and guests only
- No glass is allowed inside the pool fence, beverages must be in an unbreakable container.
- No food inside the pool fence.
- No pets inside the fenced pool area and most certainly not in the pool.
- No pool furniture in the pool.
- The Red Emergency Phone is for emergencies only; please don't allow children to play with this phone.

Please help keep the pool area clean by picking up and throwing away your trash.

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.***

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.

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.

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.

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.

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. Visit our web site at www.harboreastpoa.com. PLEASE NOTE THAT YOU NEED TO KEEP SPARE KEYS WHERE YOU CAN GET THEM IF YOU FORGET YOURS OR GET LOCKED OUT.

*Enjoy a safe, fun filled end of summer!
Hope to see you at the
Annual Meeting!*

Harbor East Board of Directors and Staff