

The Harbor at Harrods Creek

Spring 2018

Harbor Board:

Chris Rich/President
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Harbor Master:

Russell Hestand
hestandrussell@gmail.com

Upcoming Dates:

4/17/18 at 7:00 pm
Next Community Meeting

Welcome to Spring Party
Saturday, April 14, 2018
6:30 – 8:30 pm at the Clubhouse
RSVP to Paula Rolfes
228-3218

Beth Holt, Property Manager
Mulloy Properties
Phone: 618-5900
bholt@mulloyproperties.com

New residents – contact Beth!

News from Chris Rich:

Greetings to all. We find ourselves entering another Spring season after a cold but moderate winter, followed by unusually high-water levels, for the second time this year. These high levels are forcing us to get a rather late second start on many of our marina and Harbor winter clean-up activities. We are planning to get most, if not all of it behind us, in the weeks prior to Thunder and Derby, weather and water permitting. The exception to that will be water levels in the marina, as we have no idea where we are at, after this last flood. We will need to evaluate what dredging is required.

We have a great many initiatives on our plate this spring and will require committees to be formed in order to accomplish them. We need **your** help and participation in these committees and that will be paramount to our success. These initiatives are as follows.

- 1) Hardieboard / Cedar replacement strategy (type, funding and planning)
- 2) Erosion along the back of units on Harrods Creek facing Marina Drive and existing wall. (Strategy, permit procurement and funding)
- 3) Marina Separation (legal, tax implications, insurance, long and short-term strategy)

The Board welcomes any help and/or suggestions in accomplishing these initiatives, as well as our daily community endeavors.

As always, thanks for your support and have a wonderful Derby!

Treasurer's Report from Dave Butke:

Expenditures for the first two months of 2018 have been within our budgeted plan other than insurance which requires we make a sizeable down payment on the annual policy.

Listed below are the summary financial results for February 2018, versus budget and prior year:

	2018	Budget	2017
Revenues	99,410	108,317	101,567
Expenses	107,507	103,066	85,389
Profit/Loss	-8,097	5,251	16,178
Cash in Banks	220,531	n/a	241,521

REMEMBER TO PICK UP AFTER YOUR DOGS!

EROSION UPDATE from Jerry Steinberg: There is an erosion problem behind our properties that runs along the creek. We have talked to one contractor and hope to come up with options and pricing that will finally eliminate this problem. In addition, we have pipes that carry water from our properties toward the creek. Unfortunately, these pipes do not extend out far enough and as a result, the water becomes a continuing addition to the erosion problem. We hope this will be corrected by a pipe extension carrying the water closer to the creek.

GROUNDS/LANDSCAPING from Jim Bramble: New mulch is down now and more spring cleanup is coming.

SHARING & CARING from Allyson Cooper: We are sad to lose these residents in recent months: David Whipple, leaving his wife Karen; Eric (Rick) Collis, longtime resident on Harrods Cove; Herschel Stone, resident for many years and father of Linda Hestand; Stu McCombs, leaving his wife Joan; Sandy Spiegel, an original owner, leaving his wife Selene; Shirley Woodward's mother, Gloria Merrick's mother, and Frankie Hunt's mother. We extend our sympathy to all of the families.

Please keep in your prayers: Janet Spence, who is battling a very serious illness; Sarah Ingram, home now after a bad fall; Doreen Stein, health issues; Pat Holland, in the hospital and not returning to The Harbor.

We also have several residents who are well on the road to recovery. Chris Rich, hip surgery; Paula Rolfes, fractured arm; Kathy Passafiume, recovering from pneumonia; Judy Matthews, recovering from a back issue; Shirley Woodward, recovering from minor hand surgery.

Happier news: D.J. Keeling has joined the U.S. Air Force and will graduate basic training May 5; Carol Tools is moving to Hawaii as soon as her condo sells; the Biancas have adopted another rescue greyhound named "Basil"; and Shirley Woodward and Norma Martin-Voyles both celebrated their 80th birthdays.

NEW RESIDENT WELCOME from Connie Carroll: We would like to welcome our new neighbors: Pat & Robert Hart at 5502 Forest Lake Drive; Richard & Pat Dye at 5525 Forest Lake Drive; Adam Oats at 5607 Harrods Cove; Larry & Susan Kline at 5001 Marina Cove; Shannon Matthews-Potts, address unknown at this time.

If you haven't been visited by a Welcome Committee member, please contact Connie at (502) 991-9275.

FLOOD DATA UPDATE from Tommy Cooper: At the last Community Meeting, the Board presented a photo documentation of the late February flood that came close to many homes and actually flooded lower levels in two of our buildings. This presentation included information that will help provide our residents the means to determine the potential impact of future floods as well as typical FEMA flood insurance examples of our coverage. The elevations have been verified, and each resident will receive a folder with specific information for their address. Your information will be mailed to you soon. In the meantime, if you have questions or concerns, please feel free to call us.

MARINA COMMENTS from Russell Hestand: There are a few slips available for lease; please feel free to contact me at hestandrussell@gmail.com

AMENDMENT TO BYLAWS REMINDER TO THOSE LEASING THEIR UNITS from the Board: It has now been approximately one year since an Amendment to the Bylaws that limits and regulates leasing activity became effective. The full text of this document can be found at this link:

http://assets.site-static.com/userFiles/166/file/Registered_Amendment.pdf

Please be reminded that whenever there is a change in the tenant occupying your unit, the Board must receive a copy of the proposed lease and the results of a professional screening of the proposed tenant. These items must be presented to the Board for approval at least 10 days prior to the effective date of the proposed lease. Failure to follow this procedure may result in actions ranging from fines to the initiation of legal action to evict the tenant. Please contact The Harbor's management firm, Mulloy Properties, if you have questions or need assistance regarding this procedure.