

**Board Community Walk Through**

October 4, 2023, the Board will have its first Board Community Walk Through. The goal is to have the Board identify HOA and/or owner maintenance items or Master Deed non-compliance. Board items will go into our 2024 budget prioritization. Owners will be notified of maintenance items or Master Deed non-compliance along with a timeline for correction. Our goal is to have a Walk Through in the Spring and Fall.

**2023 Status of Priorities**

- Buildings - 1 Building sided & 1 building to be painted- in progress.
- Roofing - Re-roof 3-4 Buildings – Harrods Cove completed.
- Clubhouse - Furniture and Blinds – not completed. Deck painted – completed. New HVAC installed – completed.
- Creek Wall Committee – Committee established Completed.
- Landscape Tree Maintenance – completed.
- Pool Maintenance of Pergola area – completed.

**Harbor Parking**

Our community was built in the 1980s with a two car per household mindset. Obviously, times have changed, but our parking situation has not. We respectfully ask those with more than two cars to please park in your garage if you have one, or in the overflow areas on Marina Drive. However, these areas are not ‘park and leave’ areas. If you need more permanent parking contact Diane Hansen ([dlhansen@gmail.com](mailto:dlhansen@gmail.com)) for parking space in the Storage Lot. The parking areas in front of the buildings are for those individuals within that building, keeping in mind two cars.

*Our Bylaws state: Parking/storage of campers, pop-ups, trailers, boats, non-operable vehicles, etc., in excess of 96 hours is allowed only in the storage area at the end of Forest Lake. Violators will be towed at the owner’s expense upon 3 days written notice from the Association’s Board of Directors. (Master Deed page 20 section 12(o)).*

Please pull your car directly into the parking area, not at an angle. Parking is not designated and taking up multiple spaces is discourteous to your neighbors.

**Car Security**

The LMPD has advised all residents to lock their cars. **DO NOT** leave your keyless fob in the car or garage. While the keyless fob makes it easier for an owner to enter the vehicle, it also makes it easier for theft. In the event of a theft, please report it to LMPD. This helps with tracking theft trends.

**Car Sticker Program**

There are signs posted advising vehicles parked in the Harbor to display a valid Harbor car sticker. We have already registered many vehicles and would like to achieve 100% compliance for all resident cars. This program was recommended by the LMPD as a means of keeping our community safer by identifying parked cars that belong to owners or renters. Cars that do not belong to residents should not be parked in our community for any length of time.

If you do not have a Harbor vehicle sticker for your cars, please contact Renee Kuhlman at [rkuhlman@mulloyproperties.com](mailto:rkuhlman@mulloyproperties.com) with a valid vehicle registration.

### Neighborhood Watch

We are looking for a resident to volunteer as the Neighborhood Watch Lead. This involves getting information from LMPD to be aware of any threats to the community. The Neighborhood Watch Lead DOES NOT solve crime. If you are interested, please contact Renee Kuhlman at [rkuhlman@mulloyproperties.com](mailto:rkuhlman@mulloyproperties.com)

### 2024 Harbor Elections

The elections are right around the corner. There will be four open positions starting in January 2024. Elections will be held on January 9, 2024. More information will be distributed as we get closer to the end of the year. We welcome folks that are ready, willing and able to serve on the board.

### Marina Update

2024 plans for the Marina from our HarborMaster include dredging the basin and the boat slip areas. Planning is being done for dumpster and fence maintenance as well as the set up a WiFi Hotspot for the Marina.

We want to remind folks, both Marina users and non-users to not throw cigarette butts into the water, on the parking area, or in the grass. Not only is this a safety issue, it is littering the waterways and grounds which is dangerous and unsightly.

### Architectural Requests

As defined in the Master Deed and Rules and Regulations, any changes to your exterior, limited or common areas require an Architectural Request to be submitted to the Board for approval prior to the start of work. This process has been in place since the inception of the community. Architectural Requests can be downloaded from the Mulloy website and sent to Renee Kuhlman at [rkuhlman@mulloyproperties.com](mailto:rkuhlman@mulloyproperties.com)

By Laws -

*9. Exterior alterations or modifications to the limited common areas – such as patios, porches, garages, roofs, skylights, etc., - are prohibited without specific written approval by the Association Board of Directors. (Master Deed page 19 section 12)*

*The unit owner is responsible or obtaining any building permits required by ordinance. (Minutes 5/17/94)*

*10. Alterations or modifications to the common area – such as planting of trees, shrubs, etc., - are prohibited without specific written approval by the Association Board of Directors. (Master Deed page 20 section 12k)*

### Fall Landscape Trimming

**Starting Monday, September 18, 2023**, Landscape trimming of trees and bushes will start. If there is something you do not want trimmed, please clearly mark it. (Yellow caution tape or something) If there are specific needs, please contact *Renee Kuhlman*. There is a possibility that some trimmings will be above and beyond normal trimming.

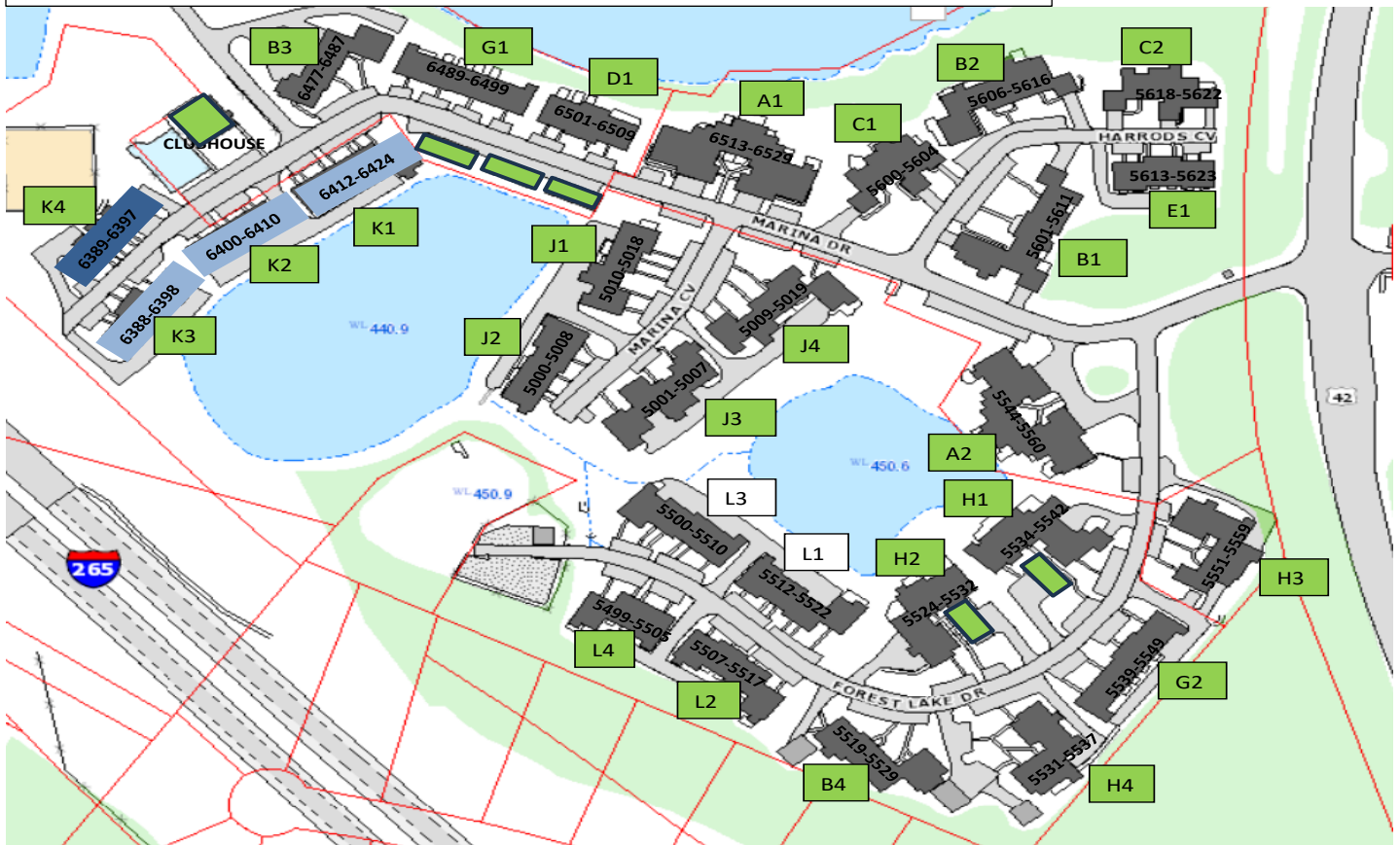
### Fall Cleaning and Readiness

**Dryer Vent or Chimney Cleaning** - If you have not had your dryer vent and/or chimney cleaned in the last two to three years, now is the time to schedule this cleaning. This maintenance precaution is invaluable in preventing fires.

### Thank You Neighbors For:

- Keeping the fountains looking good.
- Putting the trash inside the containers. This makes it much easier for trash removal.
- Cleaning up after your pets. Doggie Bags are provided throughout the community for ease of use.
- Keeping the pool in check, deck area cleaned and maintained.

ROOFING as of 2023 - green building numbers indicate completion.



**Board Members & Property Mgmt:**

Nancy Turner – President [Npturner2021@gmail.com](mailto:Npturner2021@gmail.com)

Rosie Craggs – Vice President [Remaxrosie1@gmail.com](mailto:Remaxrosie1@gmail.com)

Diane Hansen – Treasurer [dlhansn1016@gmail.com](mailto:dlhansn1016@gmail.com)

Linda Stebbins – Board Member [linda.stebbins@icloud.com](mailto:linda.stebbins@icloud.com)

Mike Britt – Board Member [mike@teambritt](mailto:mike@teambritt)

Dave Duehmig – Board Member [ddpilot3@gmail.com](mailto:ddpilot3@gmail.com)

Renee Kuhlman – Mulloy Property Mgmt Representative [rkuhlman@mulloyproperties.com](mailto:rkuhlman@mulloyproperties.com)

**ALL FUTURE NEWSLETTERS WILL BE EMAILED TO SAVE ON PRINTING COSTS.**