



## Harbor Watch Homeowner's Association Inc. of Lake Norman

### e-Newsletter

This is the final, concluding and last e-Newsletter for 2016. It is the Holiday season edition so let us be the first to wish all a **Happy Holiday Season** and many noisy rowdy cheers to a prosperous 2017!!!

#### **Annual Meeting Recap**

This year the Editor, similar to last year, decided to force e-Newsletter readers to resort to reading the Annual Meeting official minutes, which have been posted on the website. The big news from the meeting was that the Annual HOA Dues for 2017 will remain the same, namely \$600. We would mention that we were disappointed in the attendance at the annual meeting as there were few members that attended beyond the Board, the Committee Chairs and their spouses.

#### **Projects Update**

The Board approved 2016 Projects have all been completed. A summary of those projects is listed below:

The first 2016 Project, Project M39 (Phase II Road Resurfacing –High Lake Drive & areas on Harbor Watch Drive) was approved by the Board in May and completed in September. This Project was the second and final phase of major road resurfacing that began in 2015. This project resurfaced High Lake Drive, South Harbor Watch Drive from the intersection of South Harbor Watch Drive and High Lake/Northstone to the front entrance and North Harbor Watch Drive from the intersection of Harbor Ridge Drive to the front entrance. Additionally, the cul-de-sac at the end of South Harbor Watch Drive was resurfaced. The Project cost was slightly under budget at \$119,433.

The final project, Project M40, repaired Cracks and applied Seal Coat to the Front Entrance Asphalt & the intersection of Harborgate and Harbor Watch. The project cost was \$2,750, which was over the original estimate of \$2,000. The cost was greater because we decided to seal coat the intersection Harborgate and Harbor Watch instead of resurfacing that area due the condition of the intersection and the cost savings of seal coating instead of resurfacing.

During the first quarter 2017 the Board will begin the process to determine projects that will be targeted for completion during 2017. If you would like to provide your input to the Board as potential projects for 2017 are considered, you may provide your input via the Contact pull down menu on the HOA website over the next several months.



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#### When Your Address Changes, Let The HOA Know!

If the HOA doesn't have your correct mailing address, we can't communicate or provide special notices such as the notice of Annual Meeting, dues statements, etc. **Regarding dues statements, be aware that late fees and interest are not waived if your address changes and you fail to notify the HOA.**

Although the HOA will make best effort to locate a lot owner, it is still the responsibility of the Lot Owner to provide change of address to the HOA. If the HOA cannot locate a lot owner by the end of July each calendar year, collection of delinquent accounts is turned over to the HOA attorney at substantial expense to the Lot Owner.

So, be sure that the HOA is on your list to be notified when your address changes (that includes e-mail addresses too) so we all keep our headaches to a minimum. It can get real expensive if the HOA has to turn over a delinquent account to the attorney for collection.

#### Managing Turn Around Expectations Or When Can You Expect A Response When You Contact the BOARD?

It is not unusual for a message to arrive in the BOD's electronic in-basket late Friday afternoon requesting an immediate if not sooner reply. The BOD has even been referred to as "you people" when a response doesn't happen at light speed. Guess it's the sign of the times, and it just shows the expectations today in this fast-paced instant messaging world.

First, Board members are volunteers. Second, Board members are actually your neighbors in the community. You can bet that the Board is generally not logged in waiting to respond to electronic message requests. In fact, the reason the Board lives in Harbor Watch to begin with is to escape the fast-paced electronic world. So when an electronic request arrives, Board members are likely on the lake, the golf course or out shopping. Now that we got that off our chest, just how quick can you expect a turn around to an electronic request? It depends.

It depends on how simple or complicated the request is. A Board member will generally respond in 2-3 business days to a simple request (example, "What is the combination to the storage area lock?") but it might take 3-6 business days or longer if the request is complicated.

Also, don't forget that each Lot Owner has been provided their personal "go to" Board of Directors contact in the post annual meeting letter mailed in October. So, if you like



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speaking with a live person you may contact your “go to” BOD member direct via telephone or you can also e-mail them direct when you have that burning question that needs attention!

#### **Grounds Committee Update**

The Committee decorated the front entrance for the holiday season with great flair once again. The Committee has also been busy finalizing 2017 landscaping contracts with the HOA Landscape Contractor for Board approval.

#### **Maintenance Committee Update**

The 2016/2017 Maintenance Committee has been at work on a number of tasks that needed to be completed before winter sets in. Tasks completed before the onset of winter include winterizing the Irrigation System and turning that system off and shutting down the inland lake aerator fountains.

#### **Architectural Review Committee (ARC) Update**

ARC has been busy approving multiple requests to cut trees and also facilitating “for Sale” signs within the neighborhood.

#### **Overheard at the Marina**

Overheard at the Marina is intended to be partly “tongue in cheek” material that adds some not too serious stuff to the e-newsletter.

As the longstanding e-Newsletter Editor I have become great at multi-tasking, I can waste time, be unproductive and procrastinate all at once.

A paraprosdokian is a figure of speech in which the latter part of a sentence is unexpected and often humorous. Some plagiarized examples:

- Ever stop to think and forget to start again?
- He who laughs last thinks slowest!
- I was going to wear my camouflage shirt today but I couldn't find it.
- Behind every great man is a woman rolling her eyes.
- If at first you don't succeed skydiving is not for you.
- No matter how much you push the envelope, it will still be stationary.



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- Change is inevitable except from a vending machine.
- Take my advice, I am not using it.

If you can smile when things go wrong, you have someone in mind to blame. I have been smiling a lot lately!

Finally from Mark Twain: "Long ago, when men cursed and beat the ground with sticks, it was called witchcraft. Today it's called golf".

### Neighborhood Home Construction and Real Estate Update

There is currently one home under construction (Lot 97). Plans have been approved for lot 126 and work is expected to begin soon.

The active number of homes on the market as listed in Multiple Listing Service (MLS) on November 19, 2016 is two (2) and the number of active lots on the market is twenty-two (22).

We think a new record was set between the time a home was listed and it sold.....a home on Laurel Cover Road sold recently before the Realtor ordered the "For Sale" sign!

Remember, before construction begins, an owner must comply with the requirements of the Architectural Review Committee. Home Construction Guidelines, Home Construction Guidelines Checklist and if you plan to make exterior changes to your property it would be wise to contact ARC to determine if you should submit a **Plan Approval for Property Upgrades, Additions, and/or Improvements**, which is available on the web site.

**Are you really out there???? Have you read the newsletters? Tell us what you like or dislike. Anything else you would like to see included? Any good local restaurant discoveries you would like to share? We promise we will read and perhaps even re-read all questions and comments sent to the editor. We might even respond. The response might even make sense. You can contact the editor directly by scrolling your mouse cursor to the CONTACT US pull down menu on the HOA website and then clicking on the CONTACT HARBOR WATCH link.**