



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

### **e-Newsletter**

This is the first e-Newsletter for 2017. The newsletter is a direct result of “we are bored and glad that spring is imminent”.

#### **Projects Update**

First, let us briefly re-cap projects completed last year. 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.

The Board has begun to review the Project List in earnest at their March BOD Meeting.

Of course, the BOD always solicits input with regard to projects, e.g., new projects, priority of pending projects, etc. So, take a look at the current pending Maintenance & Capital Projects and provide your input to the Board.

#### **Budget VS Actuals Year End 2016**

The 2016 financial results or Budget versus Actuals for 2016 should be posted on the web site in the near future. Now, here is a little preview of the 2017 results. First, overall Expense Budget was under spent by 22.8% (about \$14,570). Next, the Capital & Maintenance Project Reserves Budget was under spent by almost 85% (about \$15,550). So, over all Expense and Projects Budgets were under spent by 36% (about \$30,000). HOA Actual Income was greater than Budgeted Income by \$4,435. Once again, it just shows that the HOA is doing a very good job budgeting and managing money. the HOA ended the year with a surplus of over \$30,113, which will be applied to 2017 projects or reserves

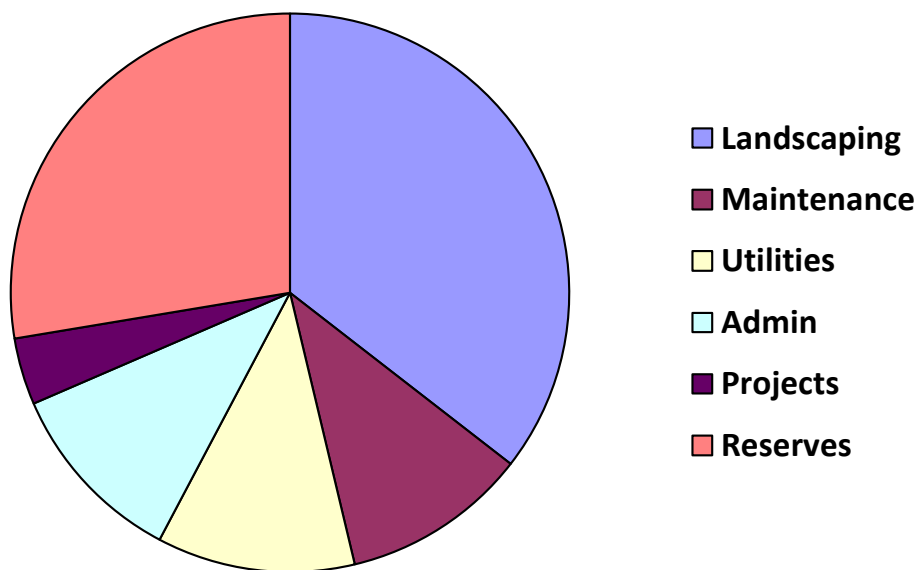


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#### Where Does All The Money Go?

We thought we would once again show off our presentation skills by providing a picture of where the money goes based upon the 2017 actual expenditures.



**Landscaping** (\$25,712) encompasses all mowing & trimming, front entrance plantings and front entrance fertilization, weed control, aeration and re-seeding services

**Maintenance** (\$7,801) covers maintenance of entrance gate system, inland lake aerator fountains, front entrance landscape lighting, front entrance irrigation system, video surveillance system, orange construction fence, street signs, etc.

**Utilities** (\$8,312) includes electric and telephone

**Admin** (\$7,751) covers insurance, taxes, legal fees, CPA fees, mailings, web site, Duke Energy marina lake usage fee, Social Committee activities such as welcome baskets & HOA sponsored socials

**Projects** (\$2,750) includes maintenance and capital projects approved by the Board of Directors.

**Reserves** (\$20,000) includes funds retained for unplanned emergencies and maintenance of the private streets inside the gates.



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Now let us muddy the Financial Waters a little. The Board approved road projects last year were majority funded via the HOA Reserve Fund. During 2016 the major project completed was the resurfacing asphalt road areas along, High Lake Drive, North Harbor Watch Drive, South Harbor Watch Drive and the cul-de-sac at end of South Harbor Ridge Drive (see Projects Update).

Factoring in the 2016 Budget Surplus and funding the Road Resurfacing Project, the Reserves year end 2016 was \$108,679.

#### **Nominating Committee Seeks Candidates to Run for BOD Positions**

The HOA needs you! We suspect You are eminently qualified! Former Board Members have found serving on the Executive Board a rewarding experience. Many enduring neighborhood friendships began by serving on the Board. What if I lose? Get over it...run again! Before you suggest you don't have time I promise the time requirement is not overwhelming. One past BOD member was a working Mom with two very active youngsters and she served the HOA for three years on the Board including running for re-election.

Are you interested in your property appreciating in value? Are you interested in the future of the community you have invested in? Are you interested in a well managed HOA going forward? Well, it is time for you to get involved! Now it is your turn!

So, the Nominating Committee is in quest of candidates to run for Board of Director (BOD) positions that need to be filled at the Annual Meeting in September. Two BOD positions will be elected at that Annual Meeting, one 2-year term and one 1-year term. If you are interested in being a member of the BOD, please contact any Nominating Committee member. We will get you answers for any questions you might have about being a Board Member. Members of the Nominating Committee are Ralph Gay, who is the Chairperson, along with Maryann Haughton, and Dan DuBose. Contact information for the Committee may be found in the directory in the restricted area of the web site.

So, let's get with it. It comes down to this. If not **you**, then **who**? If not **now**, then **when**? The Committee awaits your call or e-mail. Some Property Owners have said "nobody asked me". OK, we are asking you now!

#### **Boat Ramp, Parking & Boat Slip Rules**

Given that we are headed toward boating season, at the request of Community Watch, we thought it might be good to remind everyone of the rules associated with the use of the Boat Ramp & Boat Slips.

First, Boat slips are to be 'Daily Use Only', i.e. boats are not to be left in the slips overnight.



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Next, Only Lot Owners, their families and **invited guests accompanied by Lot Owners** are permitted to use the park area, boat ramp and boat slips.

Periodically members Community Watch check the area of the Boat Ramp & Parking. The only way that Community Watch can confirm that only Lot Owners are using this area is to check vehicles and trailers for Harbor Watch ID stickers. We have had folks, who are not property owners, use this area in the past and perhaps even caused vandalism. When Community Watch discovers a vehicle or trailer parked in this area they will affix a flyer that communicates the requirement of a sticker, that the license plate ID has been recorded and if the vehicle is discovered without HOA ID in the future it is subject to be towed.

We would also mention that Vehicle and trailers stored in the storage area should also have Harbor Watch ID stickers. Otherwise, it is difficult for Community Watch to determine if items stored there actually belong to Lot Owners.

Lastly, HOA Vehicle ID Stickers can be easily obtained by contacting the HOA Secretary.

#### **Access During Times the Entrance Gates are Closed**

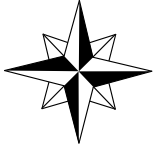
Soon it will be spring and trespassing into the neighborhood will become more prevalent. Trespassers may seek to tailgate in through the front entrance. They may enter before the gates close. Sometimes, based on past history, trespassers even cause vandalism.

The HOA, over the last several years, has improved the ability of the HOA to limit access by using Proximity Codes instead of a yearly gate entrance code and also keeping the gates closed on Saturdays and Holiday week-ends such as July 4. The Doorking gate entry system captures all that enter using Proximity Cards, Gate Remotes and also those that gain entry via the Call Directory. The HOA also captures via the Doorking System entry by each Realtor, Newspaper Delivery, USPS Mail Delivery, Duke Energy, etc. We also have a video surveillance system that has minimized front entrance vandalism since installation and captures video of vehicles entering and leaving the neighborhood even at night.

We must emphasize that the operative words are "limited Access". The HOA cannot "prevent access" to the neighborhood, e.g., the tailgater that might follow a lot owner in after the Lot Owner opens the inbound gate when the gates are closed. ATV's have also entered the neighborhood in the past when the gates are closed.

If anyone observes a crime in progress or a life threatening situation they should call 911. Suspicious activity should be reported to the Iredell Sheriff's non-emergency telephone number. It would be helpful, after the fact, to notify the Community Watch and the Board so they are aware of what is happening in the community.

**.Under no circumstance should a Lot Owner confront a trespasser.**



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#### Overheard at the Marina

Overheard at the Marina is intended to be “tongue in cheek” material that adds some not too serious stuff to the e-newsletter. And then, sometimes we mix in some serious stuff just to add confusion. Sometimes we plagiarize.

A golfer walks into the pro shop at the golf club and asks the golf pro if they sell ball markers. The golf pro says they do, and they are \$1.00. The guy gives the golf pro a dollar. The golf pro opens the register, puts the dollar in, and hands him a five cent piece to use as the marker. This an economic model not generally formally taught in our Universities.

We hope you didn't miss celebrating Pi ( $\pi$ ) day, which was on 3/14/2016. Of course you knew that Pi is the ratio of the circumference of a circle to its diameter, or approximately 3.14 (hence the celebration of Pi day on 3/14). Coincidentally, Albert Einstein was born on March 14. But if you missed celebrating this special day, you can celebrate “Pi approximate” day which occurs on July 22 or 7/22.....of course 22 divided by 7 is an approximation of Pi used in many calculations. One more thing, Math gurus know that Pi is an irrational number that never ends although the true “randomness” of Pi's digits has never been proven.

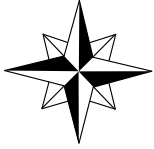
#### Neighborhood Home Construction and Real Estate Update

We hear through the grapevine that a new house plan may be headed to ARC in the spring. Also, construction work in progress continues on the one home that was begun last year and we suspect a completion date in the spring is possible.

The active number of homes on the market as listed in Multiple Listing Service (MLS) effective March 1, 2017 is currently eight (8) and the number of active lots on the market is currently nineteen (19).

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**



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**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.**

**Note:** The e-Newsletter can also be found on the HOA website (the HOA website can be accessed by typing [www.harborwatchhoa.com](http://www.harborwatchhoa.com) in your browser). Future e-Newsletters are planned for publication in June, August and November.