



Harbor Watch Homeowner's Association Inc. of Lake Norman

e-Newsletter

This is the second e-Newsletter for 2017 or the just after the solar eclipse and just before the Annual Meeting edition.

Annual meeting

The Homeowner's Association Annual Meeting will be held on September 24, 2017 from 3-6 p.m. at Bethlehem United Methodist Church, which is located just off Old Mountain Road on Bethlehem Rd. by Celeste Henkel Elementary School. Meeting materials have been mailed. The Board plans to post the 2018 Budget on the website on or about September 1.

BOD Nominees and Proxies

The Nominating Committee is pleased to announce the slate of candidates for the BOD positions that become open at the annual meeting.

The BOD continues to self-manage the HOA to reduce overall costs. If this strategy is maintained, these positions require more commitment than just attending BOD meetings. It is not unusual for some BOD members to spend 20+ hours in a month performing their duties. The cost savings of self-managing the HOA is estimated in the neighborhood of \$150- 200 in annual dues per lot.

Candidate for 2018 election are Claudia Day running for the one- year term and Chris Webb and Jason Bunn running for the two-year term.

Take a look at their biographical sketches on the web site and then make it a priority to attend the Annual Meeting on September 24th and vote for your candidate(s) of choice. The biographical sketches should be posted on or about September 1, 2017.

If you can't attend the Annual Meeting and vote in person, you can appoint another lot owner or the Board of Directors to represent and vote on your behalf at the meeting using the Proxy mailed to you. **Once again this year, for Proxies to be voted, they must be mailed to the HOA's Secretary at the HOA address and postmarked no later than September 8, 2017 or the Proxy may be hand delivered to the Secretary no later than September 10, 2017 so they can be validated prior to the Annual Meeting. Of course, for proxies to be voted, the appointed individual(s) must be in attendance at the meeting!**



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Projects Update

The Board defined one significant project in 2017. This project, Project M41, proposed to resurface the existing paved area from Harborcliff Drive entering into the board dock area and also the boat dock area asphalt. The Project also added stone to the existing gravel in the boat dock area. The Board approved this project May 17, 2017. This project was managed by the Maintenance Committee and was completed on August 10, 2017 and was on budget at \$16,630.

Maintenance/ Community Watch Committee

The Maintenance Committee combined with the Community Watch Committee since the membership of the Committees were nearly the same.

The Committee identified 27 tasks to be completed this term. The task list contained some routine annual tasks such as winterizing the irrigation system before winter and then starting up the system in the spring. Other Tasks were "to do" items such as replace the worn out umbrellas at the marina while others were taking care of problems, e.g., removing a fallen tree at the marina.

In total, 27 tasks have been identified thus far and 21 have been completed. Many of these tasks were completed by Committee members.

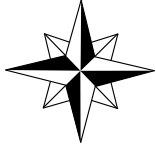
Neighborhood Home Construction and Real Estate Update

One home, which was on lot 126, was completed in 2017.

The active number of homes on the market as listed in Multiple Listing Service (MLS) effective August 25, 2017 is currently eight (8) and the number of active lots on the market is currently Sixteen (16). However, of the eight homes for sale three are currently under contract.

Overheard at the Marina

The 82st Iredell County Agricultural Fair, which will be held at the fairgrounds in Troutman, begins September 1 and runs for eight days. This year, in addition to lawnmower racing there will be a demolition derby, figure eight racing, chainsaw carving, baby bull racing, and of course go kart racing. Racing is big around here. Also, Thursday September 8 is seniors' night and their admission is free (if they are 60 or older) that night only. Where else could you go to get this kind of entertainment at this price in Iredell County? See you there Thursday nite!



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We hear that the 44th Carolina Balloon fest is scheduled for Oct 20-22 at Statesville Regional Airport. You can discover the beauty of at least 50 hot air balloons; enjoy a day of good food, wine tasting, fine arts & crafts, and best of all a wine & craft beer garden. We also hear that there will be two entertainment stages and a kid's zone. You can check it all out at www.carolinaballoonfest.com.

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? 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 and then clicking on the CONTACT HARBOR WATCH link then clicking on the CONTACT THE NEWSLETTER EDITOR link.

The June e-Newsletter provided an incentive to contact the Editor via the CONTACT THE NEWSLETTER EDITOR link before this August e-Newsletter to win the unclaimed Prez Sez prize (BOD members & spouses were not eligible). No one contacted the Editor so the Editor will now be forced to use the unclaimed prize, which we heard via the rumor mill was a gift certificate to Morton's in Charlotte. Oh well, we tried, tried & tried.....