

Harbor Watch Homeowner's Association Inc. of Lake Norman

e-Newsletter

This is the final, concluding and last e-Newsletter for 2017. 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 2018!!!

Annual Meeting Recap

This year the Editor, similar to last several years, 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 2018 will remain the same, namely \$600. We would mention that we continue to be disappointed in the attendance at the annual meeting as there were few members that attended beyond the Board, the Committee Chairs and their spouses. The meeting lasted slightly more than an hour so attending and participating is not a big commitment. Finally, all should consider attending to support and recognize the Board and volunteers that really contribute to keeping the dues where they are and managing the affairs of the HOA.

Fall Fest

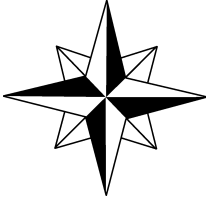
The Social & Welcoming Committee's first event of the 2017/2018 period was Fall Fest on October 6 and it was a big hit!. More than thirty neighbors attended (far more than attended the Annual Meeting) and had a great time "hanging out" on a simply gorgeous fall evening. The festivities started at 4pm and we have no idea when it ended! The wings, sandwiches, desserts were outstanding only to be topped by the assortment of cold beverages. Kudos to Committee members Lee Webb, Denise Finnen and Sue Banks.

PS, we heard a rumor that a Holiday Social between Thanksgiving and Christmas is in the works. Another opportunity to party!

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.

During the first quarter 2018 the Board will begin the process to determine projects that will be targeted for completion during 2018. If you would like to provide your input to



Harbor Watch Homeowner's Association Inc. of Lake Norman

e-Newsletter

the Board as potential projects for 2018 are considered, you may provide your input via the Contact pull down menu on the HOA website over the next several months.

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.

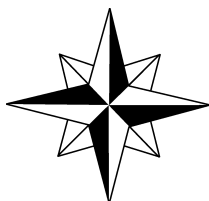
So, be sure that the HOA is on your list to be notified when your address changes (that includes e-mail addresses too) so we all keep our headaches to a minimum. It can get real expensive if the HOA has to turn over a delinquent account to the attorney for collection.

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



Harbor Watch Homeowner's Association Inc. of Lake Norman

e-Newsletter

the storage area lock?") but it might take 3-6 business days or longer if the request is complicated.

Grounds Committee Update

The Committee decorated the front entrance for the holiday season with great flair once again. The Committee will also be busy soon finalizing 2018 landscaping contracts with the HOA Landscape Contractor for Board approval.

Maintenance/Community Watch Committee Update

The 2017/2018 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 plus shutting down the inland lake aerator fountains.

Social & Welcoming Update

In addition to Fall Fest, the Committee also held a holiday craft sale. The event had a great response and our community crafts folks had many very well done items for sale so business was brisk!

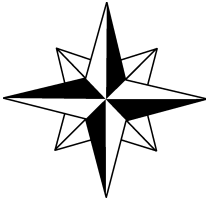
The holiday party is scheduled for Saturday December 9 starting at 4pm and lasting until the last person is ready to leave. More details will be provided.

Committee Chair Lee Webb is looking for any and all suggestions for future events and social gatherings. Also, if you would like to join the committee let Lee know. The Committee meets on Fridays at 4PM on an as needed basis.

Architectural Review Committee (ARC) Update

As the fall season approaches the ARC would like to remind homeowners that this season, in particular, is a time that may require more attention to your outdoor surroundings. Fall is a time when not only leaves give us a run for the money but so do branches, sticks and trees. Before you begin your work please take a moment for safety;

- Use teamwork when using ladders
- Take extra care with chainsaws and other powered equipment
- Safety glasses are cheap and eyes are expensive! Wear safety glasses!
- Power equipment is loud and prolonged use can cause hearing damage. Use hearing protection!
- Gloves will protect soft skin against abrasions, wear and cuts.



Harbor Watch Homeowner's Association Inc. of Lake Norman

e-Newsletter

- It's fall but still wear sunscreen when working outside. Take precautions against sun exposure.
- Protect your body! Legs, knees, lower back, muscles. Lift smart
- Watch your pace and especially don't overdo it!

The ARC's new Chairman is Chris Webb. As a reminder, before you make any improvements or changes to the outside of your home and property you must first submit your ideas and plans to the ARC for their review and prior approval.

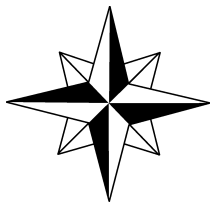
To help clarify the ARC process we offer the following;

Why do we do what we do? The ARC committee functions under our community guidelines solely to preserve the integrity and aesthetic nature of the Harbor Watch Community. We live in a very unique and wonderfully beautiful community. Preserving and maintaining that beauty is the first and foremost priority and responsibility of the ARC.

What do we do? The ARC will review, approve, suggesting changes to, or reject plans and specifications for work, changes and alterations to the outside of your home. This applies to your main living structure as well as your landscaping. If you're planning a new home, swimming pool, out building, boat house, hardscaping, ramp, pier, driveway or enclosure then you should contact ARC first for review, input and approval.

What do we look at? We will look at the design, style, size, layout, orientation, material and color of your project to ascertain whether it meets Harbor Watch building standards and guidelines. The ARC also supervises temporary construction structures, roads and miscellaneous work.

Where can I get more information? Our Community website (<http://harborwatchhoa.bondwaresite.com/index.php>) contains the governing documents regarding this community. There are two very important links on this site and, before you proceed with changes, you should familiarize yourself with the documents found under the "Legal Documents" and "Policies and Procedures" website tabs. If, after reviewing these documents, you have any questions then please reach out and ask us a question. We want you to be informed and supported throughout every phase of your project. The ARC can be contacted through our website under the "Contact Us" tab and then the "Contact Harbor Watch Tab".



Harbor Watch Homeowner's Association Inc. of Lake Norman

e-Newsletter

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.

You might be accused of being a resident of Iredell County this holiday season if:

- If your outdoor lights are bug zappers
- You have a deer stand in your Christmas tree
- You decorate your tree with fishing lures
- You use your Rudolph lawn ornament for bow and arrow practice
- Grandma finally gave you her moonshine recipe as a gift for Christmas

Neighborhood Home Construction and Real Estate Update

The active number of homes on the market as listed in Multiple Listing Service (MLS) on November 26, 2017 is six (6) and the number of active lots on the market is 21 (21).

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.