



## HARBOR EAST PROPERTY OWNER'S ASSOCIATION NEWSLETTER

August 2022

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**MARK YOUR CALENDARS FOR THE ANNUAL HEPOA MEETING AUGUST 20<sup>TH</sup> AT THE EAST COVE PAVILION!**

**A light continental breakfast will be available from 8:30 am with the Annual Meeting beginning at 9:00 am.**

**See the Proxy Form enclosed with this newsletter to be completed BEFORE August 13<sup>th</sup> in order for your vote to be counted if you are unable to attend. You may mail, fax, or email the Proxy Form to the POA Office.**

**If you are interested in discussing a particular issue at the meeting, please notify the office so that we may add your name to the agenda.**

### **SPOTLIGHT:**

In this newsletter, we are beginning a new monthly series which will spotlight a specific community topic to better inform our Unit Owners. This month's spotlight focuses on parking.

**ALL PARKING** is considered part of the "Common Property" at Harbor East. This means that even when a Unit Owner has been approved to place a unit parking sign at their unit, the unit specified does not "own" the parking space. The POA asks all Unit Owners and guests to be respectful in understanding that parking for some buildings is extremely limited. Please limit your parking to one or two spaces, depending on the total parking spaces associated with the building, and utilize the Overflow Parking areas for extra vehicles.

**Overflow Parking is available on Vista Drive, Peninsula Drive, Clubhouse Road and Blue Bird Lane.** Overflow Parking areas in Harbor East are designated for **TEMPORARY** use only. "Temporary" is defined as seven days or less. Long-term parking (over seven days) of any kind is prohibited. Vehicles, boats and other motor vehicles may be towed at the owner's expense if left for more than seven days.

### **OFFICE AND PROPERTY UPDATE:**

All Unit Owners will be notified when painting and/or decking will occur via email. These projects will be listed on the website and updated daily as needed. Buildings 279, 280 and 288 are scheduled to be painted by the end of 2022 and Unit Owners will be notified of specific dates in advance of the work.

**The POA has contracted with The Chimney Doctor to inspect and clean chimneys and Bates Sales & Service for dryer vent inspections and cleanings.** Unit Owners will be notified when these services will be performed. These services are not optional. However, if you would like to use your own contractor, you will have the option to opt out of the group services as long as you can

provide proof that your unit has received these services elsewhere. Otherwise, the associated charges will be paid by the POA, and Unit Owners will be charged for reimbursement.

### **MODIFICATIONS:**

Modifications to your decks are strictly prohibited unless a Betterment Request has been approved by the POA Board PRIOR to work being done. The decks are owned and maintained by the POA and cannot be enclosed or extended in any way as mandated in the Master Deed and By-Laws. **Specifically, decks may not be tiled or walled off with windows under any circumstance.**

**Work Permits** are for specific property needs within the POA's responsibility, such as shrubbery trimming, extra trash pick-ups, light bulb replacements, etc.

**Betterment Forms** are for construction modifications inside or outside your unit. The POA asks that you include contractor information and construction specifics on the form. The POA Board reviews all Betterment Forms received at the next monthly meeting after the form is submitted.

### **TRASH:**

Please tie off all trash bags before placing in trash bins. This prevents critters from scavenging for food. Please use the Ash cans designated for ashes and not the trash bins.

### **HANDBOOK:**

The POA is in the process of updating the HEPOA Handbook to better define specific issues such as the roles and responsibilities of the POA and Unit Owners, and how Work Orders and Betterment Requests are processed. The Handbook is located on the website. If you are having trouble opening up the document, please contact the POA Office and we'll be happy to email or mail you a copy.

### **SHARE THE ROAD:**

The POA asks all Unit Owners and guests to adhere to the 20 mile per hour rule and stay on the right side of the road. Folks have been seen driving much too fast and crossing the center line which can – and has – led to tragic results.

### **DUES AND CAPITAL ASSESSMENTS:**

Monthly dues may be directly drafted from your account using the Bank Draft Authorization Form found on our website. Please do not send monthly dues payments should be directed to Herod and Herod.

### **BOARD MEETINGS:**

Currently, the POA Board meets virtually the second Tuesday of each month at 4:00 pm via video conference. Unit Owners are welcome to attend at the POA office. Please notify the POA Office if you would like to be added to an agenda. The POA Office Manager, Property Manager and Grounds Keeper are so grateful for the hard-working board members who give hours of their time and expertise to ensure the safety, security, and aesthetics of Harbor East!

**STAY SAFE AND ENJOY THE LAKE!**