



HARBOR EAST PROPERTY OWNER'S ASSOCIATION NEWSLETTER

SEPTEMBER 2023

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SPOTLIGHT: August 2022 to August 2023 Accomplishments were celebrated at Annual Meeting! The Board of Directors, along with the Property, Grounds, and Office Managers presented a lengthy list of significant accomplishments over the past year at the August Annual Meeting. The agenda included presentations with detailed information on insurance, financial status, property & grounds, and office updates. Four fabulous raffle prizes were awarded, including a Spa Package donated by owner Lisa Ligon, a Mountain Harbor Resort full day party barge and a Mountain Harbor Resort two night-stay at a cottage or condominium donated by Mountain Harbor, and a beautiful silver fish tray donated by owner Lawrie Rash. There were 42 Unit Owners in attendance. However, we did not have a quorum of owners and were therefore unable to hold elections. Thank you to all Unit Owners who attended the meeting. Your support for Harbor East is appreciated! The Annual Meeting Minutes will be posted on the website.

BOARD UPDATE:

As directed by our By-Laws, when a quorum is lacking at the Annual Meeting, the Board holds internal elections to fill any open Director positions. Terri Robinson and Chace Peeler were unanimously reelected to the Board.

Just a friendly reminder that our HEPOA Board is a **VOLUNTARY** position of service to our community. It can take a substantial amount of personal time and commitment. A complete listing of Board Members and Apprentice(s) can be found on our website. **Thank a Board Member today!**

OFFICE UPDATE:

Facebook:

Join our Facebook page at "Harbor East at Mountain Harbor" and post your family and friend photos! Many thanks to Unit Owner Kerri Taake who initiated our group Facebook page.

Keys and Door Codes:

Please notify the POA Office when you install new locks or change door codes. The POA must have access to all units in cases of emergencies. Please notify the POA Office when you have workers scheduled to service your unit **PRIOR** to work being done. The POA cannot allow access to your unit without prior approval.

Amenities:

The two pools, the tennis and pickleball courts are to be used for Unit Owners and guests **ONLY**. Please follow the rules listed on all signage.

Unit Rentals:

Unit Owners who allow their unit to be rented must advise the POA Office of who is managing your unit rentals and provide contact information if someone other than the owner is managing the unit. This is critical for emergency situations that can arise.

The POA Office has a laminated Rules document that the POA requests you display in your unit on the refrigerator or coffee table as a reminder to renters and guests of the rules they must follow on the property. As in previous years, Unit Owners renting their units will be billed a \$150 surcharge in January 2024.

PROPERTY UPDATE:

Pool Closings:

Both pools will close Monday, September 18th.

Decking:

Natural State General Contractors will begin replacing the back decks on Building 20 Red Bird Lane, Monday, September 11th. Unit Owners can remove all items on the decks or ask our Property Crew to remove them. **Occupancy is NOT recommended as construction hazards will be onsite.** The process will take approximately 6 weeks depending on the weather. All Unit Owners will receive weekly email progress reports. Redbird Buildings 4 and 8 are scheduled to have their decks replaced once Building 20 is completed.

Grilling:

Grilling is always a favorite pastime at the lake! All grills are required to have a grill mat or tray underneath to catch stray sparks.

Trash and Ash Cans:

Please do not dispose of trash in the cans labeled "Ashes Only." Those aluminum cans are for ashes **ONLY**. Trash pick-up will be on Fridays only beginning September 29th. If you have additional trash that needs to be picked up, please notify the POA Office. **Throwing trash such as cigarette butts or food off the decks and porches is unacceptable.**

Lift Stations:

There is no such thing as a flushable wipe! Flushing anything other than toilet paper will clog our sewer lines, resulting in pipes breaking which may result in the affected units being uninhabitable for lengthy periods of time.

ATV Safety:

Parents! Please monitor your kid's driving! Youth under the age of 12 have been seen driving ATVs without an 18 or older passenger. Speed limits are 20 miles per hour. **Safety is our number one concern!**

HAPPY FALL AND GO HOGS!

