

HARBOR LANDING CONDOMINIUM ASSOCIATION – APRIL 2006 NEWSLETTER

www.harborlanding.org

It looks like the winter is behind us now, weather permitting, the harbor is scheduled to open on April 15th.

Board member Don Cardamone has sold his slip and had to resign his position as a Director. Dave Arney asked Jack Bitterle, slip #52, if he would accept an appointment to the Board to fill Don's remaining term (until June 2006). Jack accepted the appointment and is now on the Board.

Speaking about the Director's positions. There will be three positions up for election this year, at this time there is only one owner that has asked that his name be put on the ballot (Jack Bitterle). If you are interested in running for the Board, let us know. You can notify H.C.C.M. (P.O. Box or 269:469-4740) or send in a request via our web-site. The Annual Meeting and election will be on June 10, 2006. More details in a following mailing.

As mentioned in our last newsletter, the old pool furniture is for sale (18 chairs & 16 chaises). No offers yet. If you are interested, see photos on our web-site.

We have ordered the new pool fence; it will be 6' high, aluminum material, white in color. The style is the same as our current fence. After it has been installed, access to the pool will be through the bathhouse only, via a key card.

We will be changing-over to the new key cards on June 3rd, on the two weekends of June 3 & 4, and June 10 & 11, H.C.C.M. will be at the harbor to exchange your current "silver" cards for the new "white" cards. You will be able to exchange up-to 3 cards. **You must have a current "Registration Form" on file to exchange cards.** There will be no charges for the exchanges, also you can contact H.C.C.M. to exchange cards during the week after June 3rd.

With this mailing is the new "Registration Form" for this year. **You must have this new form on file with H.C.C.M. in order for you, or your tenant, to receive the new key cards.** The slip owner must sign this form, therefore tenants cannot "self-register" themselves, and you will not be able to phone the information in. Please return your completed form with your assessment payment. Additional copies of this form can be obtained from our web-site, or mailed to you upon request.

These 3 steps; the new pool fence, the new registration form, and the new key cards will help to prevent, or at least reduce, unauthorized use of our facilities. We're still working on possibly eliminating the transmitters. Suggestions are always welcome.

Welcome to the following new owners:

- #20 – Matt & Colette Magor of So. Bend, IN (Welcome Back)
- #39 - Tom & Kathy Fitzsimmons of Mokena, IL
- #53 – Joe & Donna Gradowski of Orland Park, IL
- #54 – Jeff Price of Niles, MI (Late Welcome)
- #69 – Mark Ament of Mokena, IL
- #101 – Kevin Killerman of Chicago, IL

Current counts of where our owners live; Florida (1), Illinois (61), Indiana (19), Michigan (17).

Following are two more subjects that we are addressing in this newsletter;

- 1) **The color of umbrellas & umbrella covers.** The only approved color for these items is "yellow". We have yellow umbrellas & covers in stock, other colors (even clear) are not approved and are **no longer allowed**. The cost for an umbrella is \$135.00, for an umbrella cover \$34.00, same as last year. Contact H.C.C.M.
- 2) **The color of dock boxes.** All brown dock boxes must be painted "white" by the end of this season (Nov. 15, 2006) or be removed from the property. Please be careful when repainting, clean-up can be expensive.

Donkersloot & Sons will be working in the harbor this spring to level, extend, & straighten several pilings. This may require that boats be temporarily moved from the work areas. Your co-operation will be appreciated.

The large concrete blocks that you see as you enter the parking lot, were placed by Gierczyk Construction to keep the timber wall from pushing-out further into our parking lot. Dave Arney has met with some City officials and Gierczyk's construction manager to document the damage and they have assured us that they will repair the damage.