

HARBOR LANDING CONDOMINIUM ASSOCIATION – JANUARY 2006 NEWSLETTER

We hope that all had a nice Christmas & New Year. Just thought that we'd wrap-up a few things from last year, and let you know about some of the things for this year.

As you know Dave Arney (#13) was re-elected to the Board of Directors last June and is our current President. Jim Matuszewski (#56) was also elected to the Board and is the "Webmaster" for the new Harbor Landing website (www.harborlanding.org). Please send any suggestions that you have for improving the site.

We would all like to thank Mike Swihart (#20) for his 6 years of service on the Board and all that he was able to accomplish for us.

We want to thank all of you who complied with our request to remove your personal property from the docks last fall. Compliance was not 100% but much better than in the past. We have no control over personal property that is left unattended or abandoned at the harbor. There were several reports of missing items last season.

The latest information about how Gierczak's development (on our side of the RR track) would impact the storm water drain that empties into our harbor is that the drain is being re-routed into the wetlands.

The U.S. Senate & House have approved \$71,000.00 for dredging of the New Buffalo harbor. This should mean that there will not be a problem with the water depth from the pier head lights to the bridge, our side of the bridge is not included in the dredging. Let's hope for the lake levels to continue to rise.

We have received the new pool furniture, the chairs and chaises (not the tables) that are being replaced are for sale. There are 18 chairs and 16 chaises. See our website for pictures, all offers will be considered.

We're still considering a new pool fence, we're looking at several styles of a 6' high aluminum fence with several colors to choose from. The thought behind replacing the fence is to increase the security of the pool, access would then only be allowed through the bathhouse via a key card. We would appreciate some input from the owners.

On the subject of tighter security, we have received new key cards and key card readers. These will be distributed when the harbor opens this spring. Watch for details in the next newsletter (late March).

Welcome to the following new owners:

- #11 – Ron Nietupski of Homer Glen, IL
- #27 - Scott Stiffle of Chicago, IL.
- #28 – Bob Trainor of Chicago, IL.
- #43 - Roberta Freeman of Chicago, IL.
- #73 - Scott Freeman of Chicago, IL.
- #85 - Brian & Tracy Ripley of New Buffalo, MI.
- #90 & #91 – Paul & April Augius of Yorkville, IL.
- #98 - Sam & Alice LaValle of Homer Glen, IL.

Whoever was using (stealing) the ice may have left the harbor (or bought a cuber). We collected for 959 bags of the 1,067 bags that were delivered. That's much better than the prior year.

Based on the 2006 budget, the assessments for this year will remain at \$225.00 per quarter.

Dave Arney has met with Donkersloot & Sons to discuss two projects. Repair to the seawall and cap in the vicinity of slips 9 & 10, and the leveling and straightening of several fender piles. We tried to have this work done last year but the low water level prevented the equipment from getting to our site. We hope that the water levels rise by spring to allow these repairs to proceed.

We're intending to have some of the steel on the docks and pier repainted this year, and the parking lot will be resealed and restriped. The scheduling of these projects is dependent on the weather.

There will be 3 Board of Directors terms expiring this June. Let us know if you want your name on the ballot.

The harbor officially opens on April 15th.