9-26-2025

To Harbor Cove Phase 1 owners

From Harbor Cove Phase 1 Board of Directors

The Harbor Cove Phase 1 Board of Directors would like to provide an informational update to all Phase 1 owners. The intent is to communicate what we have accomplished so far this year and what is coming up this fall.

Let me start by introducing the new board of directors with their duties:

Steve Sandor – unit 3 – President of Harbor Cove Phase 1 board and treasurer of Community Property board

Mike McBrien – unit 40 – Vice President

Joe Seitz – unit 21 – Treasurer

Jeff Cook – unit 41 – Secretary

Jay Edwards – unit 37 – Maintenance focal point for HCP1

Several of us on the board are learning new roles with the retirement of Paul Merline from the board and his role as president. Paul has served our Phase 1 board for more than 22 years, 15 years as president. Paul has done a great job of keeping our association well managed. **Thank you**, Paul for all you have done for all of us in Phase 1.

The board would also like to thank Joyce Schomer for organizing the end of summer get together at the beach house a couple of weeks ago. It was fun to get together and share some good food and good conversation before everyone headed out to their alternate homes.

Last but not least is a thank you to Lora Backus, our property manager, for all the great work she does to keep Harbor Cove running smoothly.

This summer season has gone by quickly. Cleanup efforts from the ice storm at the end of March were significant. Lora, Phillips Maintenance, and many or our owners were instrumental in having the initial cleanup accomplished prior to most owners returning this spring. We also used Timber Tree Service to remove several trees from condos and hanging branches high in trees. The cost year to date for the cleanup effort is more than $27,000 for Phase 1. We have also identified approximately 20 additional trees which will be removed this fall to prevent further damage from damaged trees coming down in future snow/ice events. As a result of these unplanned expenses, the board has approved an additional assessment of $1000/unit which will be billed in October for November payment. This assessment will be above the current quarterly assessments. The funds collected will be earmarked for storm cleanup and tree removal only.

The board is also anticipating that there will be a quarterly dues increase necessary in 2026 due to increased expenses in a number of areas including:

1. Community property dues increase of approximately $35/unit/month because of costs associated with our new community building facilities and increases in property management costs. This is the first increase in community property dues since 2016. There is a separate notification that is being sent out with more details about the need to increase Community Property dues.
2. The need to budget additional funds next year for some continued tree maintenance.
3. Higher costs for trash disposal with our switch to Waste Management as our disposal company.

The board will send out a copy of the budget for 2026 with the dues increase prior to the dues billing going out in December.

We have a long list of maintenance remaining to be completed this fall, including tree removal, roof repairs from storm damage, drywall repairs from water leaks, building siding repairs, several new windows and doors to be installed, and repairs to one unit for a sagging floor.

All of our board members are working to address issues in Phase 1. If you have questions, please feel free to contact any of our board members or Lora. We welcome your questions and comments.