

NEWSLETTER

Fourth Quarter 2016

NEIGHBORHOOD SURVEY CARDS

One of the most important and impactful duties of the board of directors can be found in our declarations page... (Section 2, paragraph c)

"...To perform, install and maintain any and all other functions, measures and items deemed necessary by the Association for the convenience, benefit and enjoyment of the owners."

To this end, the board of directors included in the dues reminder letter a survey card so that we could better understand what the association members (the home owners) wanted to have done for their "benefit and enjoyment." The survey card include ten (10) project ideas that we asked you to rank in order of importance to you. These included:

- Completing the walking trail around the lake.
- Installing a playground on one of the common areas.
- Developing the donated common land located at the corner of North Charleston Dr and N. Quincy Ave.

Continued on page 2

POOL NEWS

The most asked question about the pool is how residents can get their pool cards reactivated for 2017. (And how do I get a pool card) To use the pool facility, the gates are opened and closed by a "proximity card."

The cards are shut off at the end of the pool season and then "turned on" as homeowners pay their dues. The pool access cards won't work at the pool until opening day. (Typically the first day of the Memorial Day weekend)

If you already have your card, don't throw it away or lose it. (There is a charge of \$40 for replacing a lost card)

If you have yet to receive your pool access card, please contact Ronda Wood at rsowood@sblcglobal.net. (Or call at 816-589-0511) We will need to have you register for your card and it will be issued at no charge.

MORE POOL NEWS

In November the board approved the recommendation from the pool committee to make repairs on the pool. These repairs include:

- Repairing the pool deck to alleviate the issue with tiles coming loose and falling off as the pool deck expands and contracts with changing temperatures.
- Replacing all water line tiles.
- Repair and refinish interior pool surfaces. (All walls and the pool bottom)
- Replace the pool cover.

These repairs are tentatively scheduled to be made at the end of the 2017 pool season.

Inside This Issue

1. *Welcome New Board Member*
2. *Board of Directors Update*
3. *Welcome New Residents*
4. *Crime Prevention and Home Security*
5. *Calendar of Events*
6. *Delinquent Dues Update*
7. *Development Update*

CHARLESTON HARBOR HOMEOWNER'S ASSOCIATION

Continued from page 1

- Install security cameras in key locations around the neighborhood.
- Motorize the pool parking lot entry gates to open and close with our pool proximity cards.
- Investigate the feasibility of installing buried watering cisterns at the Pleasant Valley entrance island for water plantings.
- Investigate the feasibility of repairing the waterfall feature at the south side of the 71 Terr. Entrance.
- Cleaning and upgrading neighborhood monuments.
- Modernizing the pool facility by making the main pool larger and adding in water lounge areas known as sun shelves or tanning shelves.
- Installing standalone fountains in the lake.

To date we have had 83 survey cards mailed back and we have a tie for the #1 ranked improvement. With 26 #1 votes we have complete the walking trail around the lake and its tie, install security cameras. The #3 ranked project with 9 number one votes is to modernize the pool facility. All three are major undertakings and present unique challenges. Your board of directors will be addressing the respective committees to look into how we can make each idea a reality for Charleston Harbor. We hope everyone understands that these upgrades cannot all be done at once but will require prioritizing and scheduling over the next few years. We had several write in suggestions to be considered as well. These included:

- Install real street lights.
- Repair the road at 71 Terr.
- Fix pool tiles
- Have more timely snow removal
- Make sure ALL yards lights operate
- Install tennis courts
- Make all yard lights the same color
- Install a shelter house with a playground

Upgrading, maintaining current lights was the most popular write in and a concern for many as there are very dark sections in the neighborhood. If you have a yard light out, please report it to **CHHAWEBMASTER@YAHOO.COM**

BOARD OF DIRECTORS UPDATE

This fall, Secretary Karla Oyler resigned from the board of directors citing a busy personal schedule. Assistant Secretary Jerusha White has stepped into the secretary's role.

WELCOME DICK TRISCHLER TO THE BOARD OF DIRECTORS!



Resident Dick Trischler has volunteered to be on the board of directors of Charleston Harbor. We want to welcome Dick and share more about him. Dick was born in Alexandria, VA and

grew up in Reading, PA. After completing Spartan School of Aeronautics in Tulsa, OK, he married Ginny, and they moved to Kansas City in 1964 when he hired on with TWA as a flight line mechanic. At TWA, and later American Airlines, Dick eventually became the shift manager of aircraft maintenance and retired after 38 years in 2002. Dick and Ginny have been married for 52 years, have two sons and daughters-in-law, six grandchildren and four great grandchildren. They have lived in Charleston Harbor since 2009. His hobby is building and flying R.C. airplanes, and he is a member of the Dam Busters flying club in Smithville. He and Ginny also love to travel.

Dick has been very happy to see all the improvements in Charleston Harbor this past year and is very appreciative to the current board. He is interested in helping with the pool, lake and landscaping committees.



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CHARLESTON HARBOR HOMEOWNER'S ASSOCIATION

WELCOME NEW RESIDENTS

Home sales are booming in Charleston Harbor! We would like to welcome the following new neighbors who have moved to our community in the last quarter: Carol Profitt on N. Denver Ave., Charles and Jill Dickson on N. Quincy Cir, Rodney and Jaquie Houseman on N. Quincy Ave, Cheryl Patneau on 71st Pl, James and Carrie Windsor on NE 68 Terr, Richard and Polly Orr on N. Quincy Ave, Patrick Cochran on NE 71st Pl and Gabriel and Melania Boden on NE 68th Terr.

The Welcome Committee (Judy Daberkow, Erin Pham, and Ronda Wood) has delivered welcome packets to our new neighbors with information about Charleston Harbor and The Northland. If you are a new resident and have not received a welcome packet, please contact Judy Daberkow at jbdaberkow@yahoo.com.

Please say "Hi" when you are out on your walk, introduce yourself and invite your new neighbors to attend HOA meetings and be a part of the new and improved Charleston Harbor.

CALENDAR OF EVENTS

MARCH 28 – CHARLESTON HARBOR HOMES ASSOCIATION MEETING. 7-9PM AT THE SHOAL CREEK PATROL STATION



CRIME PREVENTION AND HOME SECURITY

There were four occurrences of crimes in Charleston Harbor for the month of January. One scam was noted, 2 assaults at the same residence and one robbery. Here are a few suggestions in dealing with securing your home.

Keep your garage doors closed. Your garage may be full of items valuable to thieves: lawn equipment, tools and other items. . . including access to the rest of your home. Every year items are stolen from garages, even when the property owner is at home!

Keep your doors locked at all times. This is especially true for the door leading out to your garage! Turning in for the night? Leaving for the day? Lock the door between your garage and your home's interior. It may be a hassle to come home and have to unlock the door, but this door is a good access point for thieves should they find (or get) your garage door open.

Keep your vehicles locked at all times. Did you know that most car thieves don't even need to break into cars they steal or take items from? In many instances, the vehicles are left unlocked, making them easy targets. Whenever you park your car outdoors--at a store, at work, or even in your driveway--please remember to lock the doors.

Install a home alarm with camera. Whether you hire a professional service to monitor your home or use a do-it-yourself kit, equipping and monitoring your home is a great way to protect your belongings, pets, loved ones and in most cases, get a break on your insurance. There are even "apps" that allow you to use an old smartphone as a Wi-Fi camera for audio and video surveillance that can notify you if something comes into the line of sight of the phone's camera.

Maintain your yard light! The light committee will keep your light going, but the wiring inside the home and the wiring out to the light is the responsibility of the owner to maintain. Please be courteous to your neighbors and keep your yard light in good working order. Feel free to contact the light committee for assistance.

CHARLESTON HARBOR HOMEOWNER'S ASSOCIATION

DELINQUENTS DUES COLLECTIONS

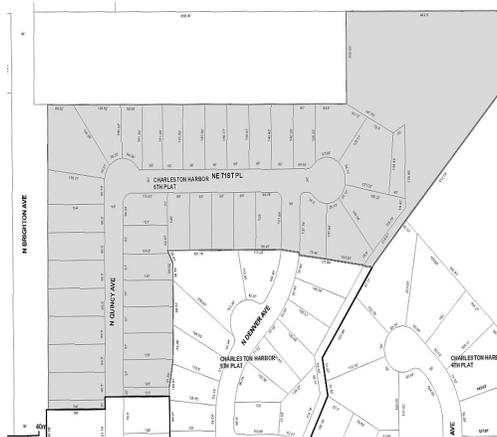
The board of directors would like to remind everyone in our neighborhood to be accountable in their responsibility in keeping their dues current. It's much easier to accomplish our goals in maintenance, upkeep and improvements when we all contribute to the association's funds. Our dues are an obligation and are not optional. We have been working with our delinquent accounts to help them get current.

Our membership fees of \$400 are due for payment on January 1 of each year. Our accounts become delinquent on April 1 and are subject to a late fee of \$40. Dues not paid by July 1 are subject to another \$40 late fee and dues delinquent for one (1) calendar year are subject to being turned over to collections. Liens may be filed once an account becomes delinquent. It is important for home owners to understand that they may be billed for all costs of collections. Please contact us if you have any questions or are having difficulty paying your dues.

DEVELOER UPDATE

Grey Oaks Development has announced that all properties in the Villas (Sixth plat) have been sold and have homes in various stages of construction. We have had some growing pains with the new construction, but they expect construction in the Villas to be completed by the end of April.

The developer has also announced that they have contracted Hoffman Homes to build on five lots in the third plat on Quincy Avenue. All homes will include finished basements, three car garages, stucco finish on all exterior walls and an increased landscape budget.



Continued from page 3

Install additional exterior lighting. Whether you hard wire your lights or go with solar standalone units, additional exterior lighting can bring light to the dark areas between our yards, back yards and entrances. Motion detecting units can come on only when motion is sensed within the light's sensor range. Saving you on your electric bill. Timer for your accent lights out front can help deter would be thieves' from messing with cars and approaching your home.



Know Your Neighbor! One of the best crime deterrents we have are our neighbors. Take time to get to know your neighbor and look out for them. Exchange phone numbers and ask them to call you if they see your garage door open or suspicious vehicles or persons.

WAYS WE COMMUNICATE

Have questions or comments? Please email your board of directors at chwebmaster@yahoo.com To view the Charleston Harbor web page, go to www.charlestonharbor.org Find Charleston Harbor on Facebook by searching Charleston Harbor KC Homes Association on FB. Learn about events, police announcements and more on

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Please help your board of directors by making sure we have your most current contact information. Phone number and email addresses can save time and postage should we need to contact you for any reason.