

2025 ANNUAL HPOA NEWSLETTER

Neighbors Helping Neighbors - The HPOA Way

Welcome to new neighbors:

Dennis & Betty Jo Gransbery 594 W Parkside

Chris & Heather Walker 437 Harmon Avenue

In Remembrance: Long time HPOA resident Linda Hartford passed on June 13, 2025

Please forward this newsletter to other family members who would benefit by learning about our neighborhood.

The Harmon Property Owners Association was formed in 1977 when the lower half of the neighborhood on Harmon Ave was developed by Gil Harmon. The upper half was added in 1984. We now have an 84-slip marina and 300 feet of lake frontage, two water wells, 50,000 gallons of water storage with several miles of water distribution and two-miles of paved roadways. Your seven member board of directors oversees the paved roadways, water system and docks/beach. All board positions are up for election every year at the annual meeting. Dues and fees are billed annually every spring. The annual meeting is usually held on or around the Saturday of Memorial Day weekend.

Operating Rules

Operating Rules are authorized by our By-Laws and can be revised by a vote of the membership. They were most recently revised at the 2024 annual meeting. See our webpage harmonsaddition.com for a copy of the Operating Rules as well as other HPOA documents and meeting minutes.

Finances

Your board maintains tight fiscal control of HPOA finances. Much of the cost savings comes from volunteer work. This includes the water system, accounting, road, and docks.

Ask a board member what you can do to maintain your neighborhood and make it a better place for all of us!

Your annual dues are divided into basic dues of \$50 per lot and \$50 per dwelling, plus \$200 for roads, plus \$400 for water plus \$400 for docks. For the majority of lot owners this amounts to \$1,100 per lot per year.

Only one member has not paid off their dues for last year so we have filed a lien against the property to insure that our dues will be paid.

Currently, the General Fund has \$12,432, Dock Fund \$100,944, Road Fund \$30,370, Water Fund \$28,212. The Water Fund owes the Dock Fund \$8,640. This will be paid off during the next fiscal year.

Recently we had a big wind storm that caused lots of downed trees on both private property and on our HPOA right of way. Just before the storm happened we had hired a contractor to remove about twenty trees on the road right of way. After the storm we hired him to clean up an additional fifteen trees on the right of way. We have a pending bill for this work that we have not paid yet and do not know exactly how much it will be. Thankfully we have not had much tree work for the past several years so we have money in the road fund to cover the cost.

Why do we keep separate funds? Some members have their own docks and therefore do not participate in the Dock Fund. Others aren't adjacent to the roads and do not participate in the Road Fund. To be fair to all we keep separate funds that increase with dues received for the respective fund and decrease with expenses paid out of the fund.

Roadways

Our neighborhood lots are mostly accessed by two miles of private roads. The roads were paved in 2011. Six of the 88 lots in the neighborhood are only accessed via Conkling Park Road on the county road system. Although their lots front the paved roadways, a number of lot owners use alternate access from driveway easements that are not part of the HPOA-maintained system.

With the pavement now well into its second decade, it's beginning to show wear and tear. Small cracks are developing and heavy loads are breaking off asphalt segments at the edges. The entire surface was sealed with a light asphalt oil application four years ago. A more aggressive treatment, known as a "chip seal" will be needed in the near future. Because of the hefty cost this will likely involve a one-time assessment per lot to pay for it. Ken Swanger is tracking the approximate cost and timing. Talk to him for an update.

Our roads are open all year. If it ever snows this year, removal will be done by a new local contractor, Leroy Wilmes LLC. We call him when we get a substantial snowfall, usually waiting until a few inches have accumulated and the storm has passed. The snow plow does not clear berms in front of driveways, nor does he clear the easement roads that are alternate access to some of the lots. If you'd like this extra work done, you can make arrangements with the snow plow operator, Leroy Wilmes, 509-979-0456.

A lot of our road maintenance is done by board members and neighbor volunteers. These volunteers spray weeds in the pavement and along the ditches and use a large blower to remove excess pine and fir needles.

Beach and Docks

We are very fortunate that HPOA owns 300 feet of lake frontage with the 84-slip marina so that each lot owner can be assigned one boat slip. With the docks comes lots of maintenance, especially with the aging dock structures.

Some reminders first: Please use common courtesy on the beach and docks. Keep your dogs on a leash and clean up their messes. The end fingers and ladders are deep-water swimming access for everyone, so try not to “hog” those areas and let everyone enjoy the water. If you have a cover over your slip, please keep it in good repair and remove it for the winter months.

Both ends of the beach are available for summer storage of canoes, kayaks, water boards, etc. These items should be removed each year by October 1. Per the revised Operating Rules notify the board when you use this storage.

The dock electrical system has a number of challenges. It was installed in the late 1970’s as a convenience for intermittent, temporary use, such as safety lighting, occasional battery-charging, and power tool use. There are only a couple dozen outlets to be shared by the 84 slips. Please don’t expect to be able to power battery chargers, refrigerators, heaters, bilge pumps, etc. on a full-time basis. We hope that when we rebuild the marina, it will have a full electrical system, built to the latest electrical code. Please be patient until then. Use quality power extension cords, make sure they are not a trip hazard, and remove them when not in use. Also, no alterations to the marina electrical system or dock structure is allowed without written approval by the HPOA Board.

We are reminding our members and their guests that our beach and docks are not open to the public. Any guests, friends, relatives, long and short-term renters, etc., must be accompanied by the lot owner or immediate family. See the Operating Rules on our website at harmonsaddition.com for the details of this requirement. HPOA is not insured as a public and/or commercial marina. Our lease of the water space from the CdA Tribe does not allow for use by non-members.

Our annual rental fee to the CdA Tribe for the privilege of putting our docks on their water is \$11,775.

A surging issue again this summer was all of the water weeds. Several of the old timers say that this is the worst water weed year that we've had. Your board met with the CdA Tribe person in charge of weed control. They didn't have any "magic tricks" to solve the issue.

UPDATE ON PROPOSED NEW DOCKS

Since our discussion at our HPOA annual meeting in May, 2025 about options for upgrading and replacing the docks, your board and the dock committee has begun the process of gathering information for designing and estimating the cost of new docks. We have hired HDB Marine to do the design and estimated cost for presentation to you for your questions and eventually your approval. We have also continued to work on an exhaustive FAQ document for your information. It has recently been substantially revised and updated. We will send you the FAQ document in a separate email.

Water System

We pay a licensed water operator, Emerald Creek LLC to do the day-to-day oversight and maintenance. We routinely pass the periodic water quality tests mandated by Idaho DEQ.

We continue to forecast major costs ahead of us because of the aging water distribution system. Most likely this will be in the form of a special assessment to members to cover the cost.

HPOA Insurance

HPOA maintains liability insurance and Board of Directors Errors and Omissions insurance. We do not have property loss insurance, the best example being that we don't insure the docks in the event they were lost in a fire or wind storm. Make sure your personal property is insured through your insurance.

Communication

Our primary method of communication with you is through email and occasionally through our Facebook Group, Harmons Property Owners Assoc.- Carey Bay. This is more economical than the Postal Service. Please update your contact information by replying to this email.

Happy New Year to all of our neighbors!

Your Board of Directors

Hal Thompson Pres 509-540-5512 h.g.thompson.jr@gmail.com

Steve Kerr VP 760-443-8428 skerr5658@gmail.com

Jane Kreitzberg Treas 509-520-8405 jeffkreitzberg@yahoo.com

Sherry Tedesco, Sec 253-381-9835 sherrytedesco@yahoo.com

Bob Kromm 206-265-2524 bobktm@aol.com

Josh Wilson 208-781-0922 joshandlashelle@yahoo.com

Ken Swanger 509-432-3094 swanger42@hotmail.com