

Happy New Year.

From: Harmons Addition <harmonsaddition@gmail.com>

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Subject: HPOA 2024 News

2024 ANNUAL HPOA NEWSLETTER

Neighbors Helping Neighbors - The HPOA Way

Welcome to new neighbors:

Jake and Sherie Jacobsen - 1491 Sargent Loop

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 Revision

Operating Rules are authorized by our By-Laws and can be revised by a vote of the membership. Since the previous revision in 2015, the board has accumulated and discussed changes to our HPOA Operating Rules. A revised set of Operating Rules were presented to a quorum of HPOA members at the May 25, 2024 annual meeting. The Revised Operating Rules were adopted by a unanimous "Yes" vote with 124 approving, -0- opposing. 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. First in this category is volunteer work to upgrade and maintain the water system. Accounting is also handled internally. An active volunteer dock committee is dealing with dock and beach maintenance. Roads are being maintained with volunteer debris removal and roadside weed spraying.

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 (effective June 1, 2025) plus \$400 for docks. In the majority of cases this amounts to \$1,100 per lot per year.

For the first time in many years we do not have 100% of our dues paid for this past year. One member is making payments and has almost paid off their balance due. One lot has not paid anything so we have filed a lien against the property to insure that our dues will be paid.

Currently, the General Fund has \$8,997, Dock Fund \$79,263, Road Fund \$15,455, Water Fund \$14,456. The Water Fund owes the Dock Fund \$18,640. This is the result of expenses in excess of Water Fund income in the past several years. With the Water Fund increase in dues this next year, passed by the membership at the last annual meeting, we plan on paying off this debt to the Dock Fund in a couple of years.

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 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 three 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. We are working on determining an approximate cost and timing. This will be reported to you at the annual meeting.

Our roads are open all year. Snow removal is done by our local contractor, Idaho Earthworks LLC. We call them when we get a substantial snowfall, usually waiting until a few inches have accumulated and the storm has passed. We have not called the snow plow even once so far this winter. 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. Idaho Earthworks, Junior Detweiler, 208-967-5810.

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.

In addition to the rotted wood pilings replaced in previous years, we replaced another seven rotted wood pilings with new steel pilings this summer. Since several of the pilings were in shallow water, we replaced them before the water dropped too far. Thanks to all of you who worked with us to

move your boats so that Harrison Dock Builders could access the shallow water. It was a tight squeeze! These should last us well into the future and will be incorporated into any new docks that may be built. These replacements were paid out of dues you already paid into HPOA. No additional one time assessment was necessary.

Some reminders: 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 new Revised Operating Rules on our website at harmonssaddition.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.

As an example of increasing costs, our rental fee to the CdA Tribe for the privilege of putting our docks on their water increased 60% this year to \$11,775.

A surging issue this summer was all of the water weeds. Several of the old timers say that this is by far the worst water weed year that we’ve had. Your board has reached out to the CdA Tribe employees in charge of the weed issue. Even though they promised to get back with us, we have not heard from them as of this writing.

Your board continues to discuss how long our current docks will last before they must be replaced. If you have thoughts about this, please share them with a board member. The cost of replacement will be a substantial one time assessment that we must all prepare for.

Water System

Our water system is in a state of transition. We are moving away from volunteer labor. We now pay Paul Sifford, a licensed water operator who lives in Worley, to take over the day-to-day oversight and maintenance. We certainly plan on continuing the outstanding water quality and distribution

system that was upgraded by our volunteers over the last 15 years. We routinely pass the periodic water quality tests mandated by Idaho DEQ.

Even with the increase in dues of \$200 per lot scheduled for June 1, 2025, we continue to forecast major costs ahead of us because of the aging water distribution system. This is why the board approved a moratorium on water hookup fees until we look at all aspects of these fees including an increase in hookup fees to help fund future maintenance. We are in the process of doing this and will report our findings at the next annual meeting.

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. An HPOA member that's experienced in the insurance industry is reviewing our current 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

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