



HARBOR LIGHTS CONDOMINIUM

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February 14, 2017

Aloha fellow homeowners! I'd like to update you on the progress we are making here at Harbor Lights.

The first set of elevators will be starting the first of March. Unfortunately, Kone Elevators informed us that they may be taking up to three days to complete the work and they have to work on both elevators at the same time which will require them to take them both out of service. We know this will cause a hardship to everyone on the upper floors and we will make all residents aware of the down time while they are performing the upgrades so that arrangements can be made, especially for those with special needs. Kone will begin the upgrades in B Building.

We will be hiring a general contractor to train our staff to properly install the fire doors. That project is on hold until the completion of the camera installation. Barring any unforeseen circumstances, the cameras will be functioning in all buildings by the end of March. The cameras that are up and running have already proven useful in recovering cost for damages caused by residents and outsiders.

The plumbing of the vertical lines will begin in A Building on February 27 and is scheduled to run through June 2. At that time they will commence in B building and work their way around the buildings. We will keep you up to date on the project via the Harbor Lights web site. The plumbers will have to tie in the lines by going through the toilets and if at all possible otherwise they will have to access the pipes through the hallway next to the bathroom wall by making an opening approximately 16" square. Harbor Lights will patch and try to match the current wall. If you have colors other than white, Harbor Lights will give you up to \$15 to purchase a quart of your paint color.

The board would like to recognize and thank Mr. Douglas Bergen, a fellow home owner, for his contribution of paint renderings. We were able to display them at the annual meeting and come up with a color scheme that pleases the majority. The painting project should start within the next few months.

We've had to replace our irrigation pump for the well. It was an unexpected but necessary expense. Our grass and landscaping will be much better when we get that well operating again.

Harbor Lights is in the process of replacing the C Building roof. During the heavy rains that we recently experienced, a few homeowners were affected and we gratefully appreciate their patience while we were addressing the issue.

We will be conducting a fire drill in the near future to check all of our alarms and make sure that all pull stations and alarms are in working condition. We are also going to go and check all smoke detectors and emergency lighting. I strongly encourage you to check your smoke detectors in your units at the same time. We'll let the residents know of the drill so that nobody becomes alarmed with the bells go off!

We are in the final building of refurbishing the mailboxes by using Harbor Lights staff. The cost is minimal and the mailboxes look great.

At the board meeting in January (2017) the board unanimously passed a decision to allow screen doors to be installed. They must be of heavy quality and if locked, a key is to be provided to the office. Screen doors must be kept up and replaced if they deteriorate due to the elements or other factors.

As you can see we have many projects ongoing and problems are being addressed. As owners we must work together to resolve issues as they arise. The board is here to serve you if you have any concerns. Please email us or put into writing if you have any items you would like addressed or responded to.

It is with a heavy heart that I am informing you that our office manager, Jennie Rujke, unexpectedly passed away last Wednesday. We would appreciate your patience as we are transitioning Jennie's many duties which included among others, the electric billing. If you did not receive your electric bill, please let us know. In addition, if you are waiting for a response to any requests you may have made to Jennie, please contact the office and they will be more than happy to help you resolve any unsettled issues.

I will try and send an update letter every two months to keep you in the loop.

Yours Truly,



Cynthia Willard
Board President