



NEWSLETTER

Winter 2016



Bell Harbor is a Winter Wonderland!

For those who get to enjoy the “off season” at Bell Harbor, you know how secluded, serene and special December through February can be on the South Shore. Yes, the days are short, but they’re slowly growing longer now that the winter solstice is past. And before we know it, spring will be back, along with all the excitement that Clear Lake offers when the trees, birds, docks, and boats return from winter hibernation.

Statements for Membership Dues & Dock/Slip Fees Mailing Soon

Watch your mail or email in the next few weeks for the 2016 Bell Harbor Homeowners’ Association statements for membership dues and dock/slip fees. Because the association has year-round expenses, even in the first few months of the year, **we appreciate your payment as soon as possible this winter.** Any unpaid balances after March 31 will be subject to a penalty of 10% per annum.

At the November 2015 meeting, the board of directors reviewed and approved a 2016 budget based on membership dues remaining unchanged over 2015:

Type	Operating	Capital	Reserve	Total
Seasonal Residence	\$865	\$70	\$50	\$985
Primary Residence	\$1,080	\$70	\$50	\$1,200
Seasonal Rental	\$1,780	\$70	\$50	\$1,900
Primary Rental	\$2,855	\$70	\$50	\$2,975
Seasonal Less Water - Lot	\$740	\$70	\$50	\$860

The 2015 year was a financially good one for our association and we had funds remaining at year-end (the exact amount was yet to be finalized at this writing). In following our fiscal policies, these excess funds will be applied to our long-term reserves. One of the primary reasons for this positive variance to budget was due to having no significant water system or road issues/repairs during 2015.

Dock fees will slightly increase, year-over-year. Even though our current agreement with Bob's Marine Service provides us with discounted in/out service rates (based on our large number of docks and lifts), there have been some increases over the past 12 months.

Our goal with docks and lifts is to re-balance our fees with forecasted dock expenses each year, so as to break-even. As such, the fees for 2016 are:

Boat Lift or Double PWC:	\$665.00
Boat Lift (Over 120"):	\$735.00
Single PWC In/Out/Storage:	\$625.00
PWC Owner Install/Self-Storage:	\$345.00

These rates include dock in/out service, lift in/out service, materials, permits, electrical expenses and winter lift storage (except for PWC Owner Installs).

Dock and Lift Policies

Our permit with the Iowa DNR allows us to have 108 slips on our community docks, representing the 108 properties within the association that do not have direct lake access.

Property owners without direct access will be assured one slip for rental each season. Homeowners not choosing to exercise their right to a slip may waive that right each year. Slips waived by owners will be made available to other homeowners for rental on a lottery basis. If there are still slips available after such lottery, those individuals who seasonally rent a property within Bell Harbor will be given the opportunity to rent one slip, season by season.

Our permit with the Iowa Department of Natural Resources states that we can only charge fees that cover our operational expenses to install, remove and maintain docks and lifts. The board reserves the right to limit the number of slips per property in the future, if necessary.

Please make sure your lift is clearly marked with your name, ideally on both ends of the lift. Also make sure you only use a 12-gauge or heavier power cord for all electrical uses from the dock to your lift. Improper cords will be removed, without notice. Watertight cord covers must be used whenever two cords connect.

Special Water Statement

Please review the following statement regarding our water supply, per the request of the Iowa DNR:

Facility Name: Bell Harbor
Date: December 4, 2015

PWSID: 1716418

PUBLIC NOTIFICATION MONITORING VIOLATION OF THE TESTING SCHEDULE

Our water system violated a drinking water standard(s) over the past year. Even though these were not emergencies, as our customers, you have a right to know what happened and what we did to correct these situations.

We, the Bell Harbor Public Water Supply are required to monitor your drinking water for specific contaminants on a regular basis. Results of regular monitoring are an indicator of whether or not our drinking water meets health standards. During October and November 2015 we did not monitor or test our required monthly sample for Coliform Bacteria and therefore cannot be sure of the quality of our drinking water during that time.

What should I do?

There is nothing you need to do at this time.

What Happened? What is being done?

As you all know, we had a change in management during this timeframe and this particular test was not performed according to our monitoring schedule. This over-sight has been corrected with the DNR and Bell Harbor is back in compliance.

For more information, please contact the Bell Harbor HOA manager Jon Wiese at 641-357-2085



From Our Manager, Jon Wiese

Hello Everyone,

I am extremely excited about being the manager at Bell Harbor and I wish to thank the board members for their vote of confidence by offering me this position. Since starting in late October, I have had the pleasure of meeting a few of the homeowners still around the camp and look forward to meeting all of you this coming spring. Bell Harbor 2016 will be a great experience for everyone as we move forward together.

Just a few reminders:

- If you will have a golf cart on the property in 2016, it must be registered with me at the office.
- If you are making changes to your boat or hoist, I need to know about it before any changes can be made in the dock area by our service provider.
- If you are doing any work outside on your property, a project application must be completed from our website and reviewed and approved by the board before work can begin. So be sure to allow ample time for this review/approval process.

Finally, we are changing the e-mail address for the association, so please update your records and address books to BellHarborHome@gmail.com effective immediately.

How's Your Property Looking?

If your Bell Harbor property is in need of exterior repair, painting, roofing or other improvements, the winter months are a good time to contact local North Iowa contractors to get on their schedules this spring and summer. If you need assistance with finding service providers, we'd suggest contacting the Clear Lake Chamber of Commerce at 641-357-2159. Please remember, our association rules state that general exterior appearances of properties should be well maintained and consistent with other properties within Bell Harbor – including siding, decks and paint.

Beach Improvements Planned for May

The board approved at the November meeting plans to improve the beach area of our waterfront. This will include re-grading the area, adding more fine sand and reworking the boulders which protect the sand from the lake. The project is scheduled for completion by Memorial Day weekend.

New Electric Stove Installed at Knoer Lodge

Last fall, a new stove was installed in the kitchen of Knoer Lodge – it was purchased by the Friends of Clear Lake Methodist Camp organization. This non-profit group coordinates weekly Sunday morning worship services at the Lodge from Memorial Day through Labor Day each summer. Thanks to this group for their contribution!

Interested in Serving on the BHHOA Board of Directors?

The affairs of the association are managed by a voluntary board of directors consisting of:

- 2 At Large Members
- 2 Owing Property East of Thoburn Ave
- 2 Owing Property Between Thoburn Ave and Bashford Ave
- 2 Owing Property West of Bashford

If you are interested in serving the association with your talents and abilities, please contact Vice President Bryan Ott. New members are elected at the annual meeting held in July and serve for a three-year period.

The Bell Harbor Homeowners Association Board for 2015-16

Kent Schlawin	President
Bryan Ott	Vice President
Rhonda Budlong-Reints	Treasurer
Lisa Schmeulewitz	Secretary
Kathy Johnson	Director
Neela Kottmeier	Director
Carma Poppens	Director
Dennis Scheidt	Director

You can contact any board member via the BHHOA website, under the Board Information tab.

Next Board Meeting

The board of directors will meet on Saturday, February 20 at 9:00 a.m. in the BHHOA office. If you have anything you'd like us to discuss, please forward all details via email — BellHarborHome@gmail.com before February 10.

Bell Harbor Homeowners' Association

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