

BHHOA WINTER

News for the Members of Bell Harbor Homeowners' Association

From the Manager

Happy Holidays, Everyone!

The first substantial snow of the year has fallen. And a second is coming this weekend! The lake has a nice layer of ice. And most everyone has their property closed up for the winter. But a hardy few of us remain – enjoying the camp over the “quiet” season!

In spite of the cold weather, there are a few homeowners doing some major cabin improvements this winter which will be very nice additions to our community. They began in mid-September and are still going strong due to the extent of their renovations – everything from new windows, new siding, new roofs, new basements and additions. Several homes were painted or stained this fall, too. A reminder that if you're thinking of having work done in early 2017, now is the time to contact me with your plans, and it's never too early to contact local construction suppliers (they book up quickly).

My first full year as manager has flown by and I believe it went fairly well. There are a few areas that I will be making efforts to improve upon for the new year in hopes of making Bell Harbor even more enjoyable for everyone. I would like to extend a big “thank you” to the board of directors and to Shelly Schlawin for their help and guidance over the past year. The board has many positive ideas to enhance the association and I'm excited to be involved with them.

Merry Christmas & Happy New Year!

Jon Wiese
BHHOA Manager



2017 Dues to Mail by Mid January.

Statements for 2017 membership dues and boat slip/lift fees will be mailed or emailed in the first half of January. We appreciate payment as quickly as possible, since our expenses come in all year long, not just during the Spring and Summer.

Dues not paid in full by March 31, 2017

will be considered delinquent and will be subject to interest at a rate of 10% per annum.



Dues Unchanged for New Year.

After developing the new year's operating budget, the board of directors is pleased to announce that homeowner dues for 2017 will remain the same. As in the past few years, dues will be segmented into three categories: Current Year Operating Expenses, Current Year Capital Improvements and Capital Reserve Fund.

2016's capital improvement projects included a much-needed, large renovation to our beach area, the purchase of a small mower/tractor and trailer, and an improved lock/security system for the office and Knoer Lodge. The board is currently working on several improvement ideas for 2017 based on feedback provided through this fall's member survey.

Slips and Lifts.

This past season, several homeowners made changes to their boat lifts or their storage arrangements without informing the Bell Harbor manager. As you'd guess, this causes confusion with billing from our supplier. Homeowners who made such changes in 2016 will be receiving an invoice in the near future for the additional costs. In the future, please contact Jon first before requesting any changes to your lift or storage.

If you have not yet replied to the recent survey on our docks and lakefront area, please complete it as soon as possible. We need to hear your voice!

Dock Committee Volunteers Needed.

The board of directors is re-activating the ad hoc Dock Committee and we're looking for volunteers!

This winter we'll address the set-up of the docks and electrical service, as well as investigating longer-term service contracts for construction, maintenance, lift installation, etc. If you're interested in joining this committee, please contact Bryan Ott at ottbryan@gmail.com.

Golf Cart Registration.

Our regulations state that all member golf carts must be registered with the association manager. Only six carts were registered in 2016, although many more were observed throughout the association.



All carts must have a "slow moving" triangle sign displayed on the rear of the cart, along with a safety flag. Please plan on making your cart compliant before next Spring, when our rules will be enforced.

Management Committee Update.

We're pleased to announce that Jon Weise's management contract has been renewed for 2017. The committee spent a significant amount of time this fall updating the position's job description trying to define the board's expectations of the role. Remember, you can contact Jon by calling the office phone, 641-357-2085. If he's not in the office, the call will roll to his cell phone. You can email Jon at BellHarborHome@gmail.com.

Water Turned Off?

A reminder if you have closed for the season – did you turn off your water at the valve near the street? If you missed doing this, please contact a local plumbing contractor as soon as possible. Frozen pipes are no fun!

Violations of Rules & Regulations.

Several members mentioned in the recent survey that they appreciate our rules and regulations, but violation enforcement has not been adequate and needs to be improved. We understand and the board has given the manager the authority to enforce all rules and regulations in this manner:

1st Violation: A written notice of warning sent via certified mail, including a corrective time frame and a copy of our rules enforcement policy.

2nd Violation (or Consecutive Day): A \$100 fine.

3rd Violation (or Consecutive Day): A \$200 fine.

4th Violation (or Consecutive Day): A \$50 fine per day until the violation is corrected or resolved. The board has the right to approve an alternative penalty or course of action, on a case-by-case basis.

As an example: The member receives a letter from the manager stating the property needs painting in order to comply with the association's "exterior appearance" policy. The owner will be given a time frame in which to reply with detailed plans on the corrective action. If no action plan is received by the due date, a \$100 fine will be assessed with a new deadline. Failure to comply will then result in a \$200 fine and a second deadline will be communicated. If still no plan is provided, a \$50 per day fine will begin until the correction action plan is received.

Trash Bin Roof.

When you combine trash with snow and ice, it's never a pretty sight. So several members have requested a roof be built over the trash bins to prevent snow, ice and water from settling on the lids. A contractor has been hired and the project should be completed in the near future.



Goose Trivia.

Did you know that a group of geese that is not in flight is called a *gaggle*. But when in flight, they're called a *skein*.

It seems our efforts to keep the *gaggle* of geese off our lakefront area were successful this past summer. So we'll continue with the same spray product again next Spring and hope the *skein* of geese remain in the air on their way to a new home.

Next Board Meeting. The next scheduled board meeting will be March 25, 2017 at 9:00 a.m. in the association office. If there's something you'd like us to discuss, please contact any board member or Jon before March 15.

New Directory. We will publish a new member directory in 2017. In late December or early January, you will receive a questionnaire regarding your contact information and addresses. Please complete this form and return it to Jon as soon as possible. It's the homeowners' responsibility to update their information with the association if anything has changed.

Website.

A reminder that our website address is www.BellHarborHomeowners.com. Over the winter, we will be contacting several website designers regarding updating the look and functionality of our site.

Happy Holidays!

The board of directors and Jon would like to wish you all a safe and happy holiday season.

Celebrate the meaning of Christmas and enjoy time with family and friends. And look forward to the possibilities that a New Year will bring.



2016-17 BHHOA Board of Directors

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