

# BHHOASPRING17

## News for the Members of Bell Harbor Homeowners' Association

### From Jon Wiese, Manager

Hello, Homeowners!

The 2017 season is fast approaching. Everything is on schedule with the property — the docks have been set, lifts are in and the electrical boxes on the docks are being fitted with new weather resistant GFI outlets before being installed. The small trees in the common areas are being trimmed and the support poles removed. The tree service will be adding mulch around all the trees to help during the growing season and to beautify our common grounds.



Some things to remember:

- Homeowners who have not yet paid their 2017 dues will be receiving an invoice with the added 10% penalty.
- Any changes to boat lift locations need to be discussed with me prior to the changes being implemented.
- Yard waste must be placed in brown refuse bags only (plastic bags will not be picked up); sticks and limbs must be cut to 36-inches or less in length and bundled and tied.
- Inspect the trees on your property for any damage from the winter, including loose and/or broken limbs hanging in the trees; remember, you may be responsible for any damages caused by your trees.
- A roof was constructed over the trash containers last fall, to limit snow, wind and rain.
- A new member directory was published and is available at the office.
- We've received more "Likes" on our Facebook page (be sure to do so, too, to receive updates throughout the year).

Included in this issue are several announcements and reminders about rules and regulations — some you may not know or have forgotten.

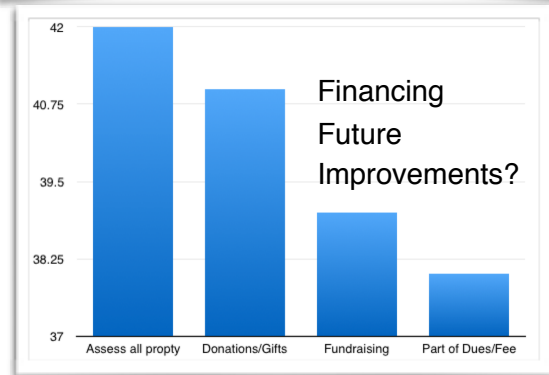
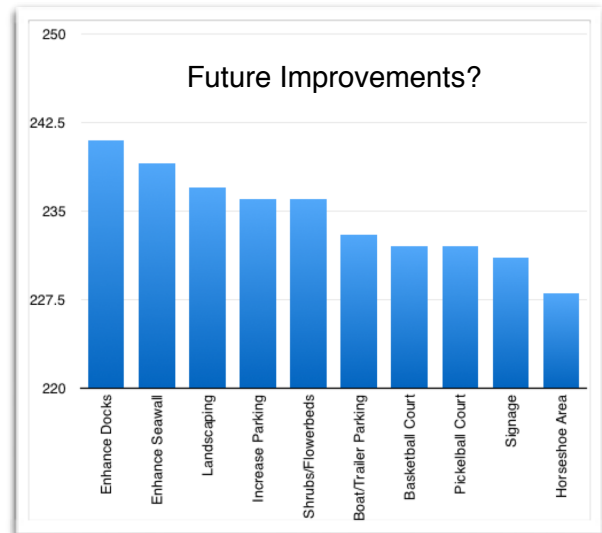
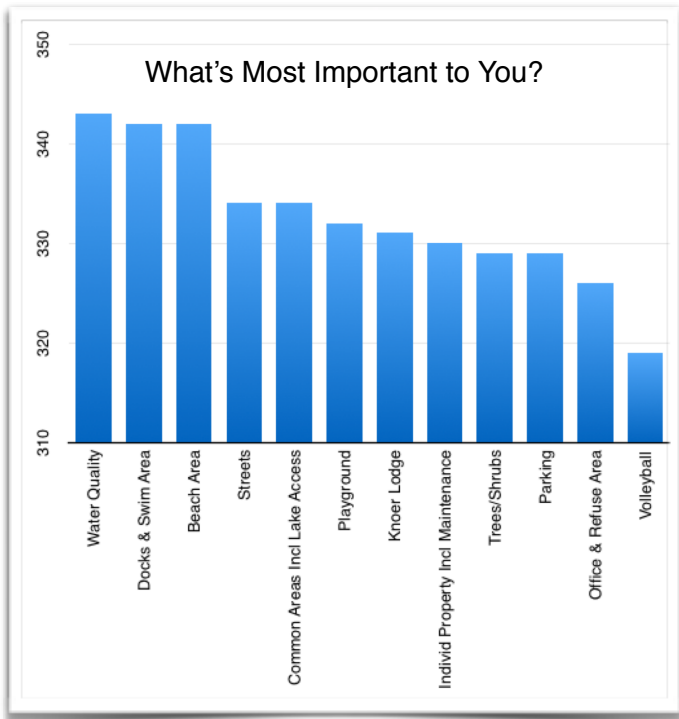
The board of directors and I are anxious for the season to begin and we hope you are too — welcome back!

## Homeowner Survey Results

Last fall, the board of directors initiated a survey to the 126 members of the association; 57 responses were collected. A variety of topics were addressed, including What is the Most Important to You, Suggestions for Future Improvements, Ways of Financing Improvements, Opinions about Association Policies, and Rules Enforcement.

It's no surprise that Water Quality topped the list of most important aspects of the association, followed closely by Dock Maintenance, the Swim Area and the Beach. We received a lot of positive feedback and helpful ideas and the board has already begun addressing the concerns that were shared. The manager regularly provides reports on water quality testing (see water testing article), and the Dock Committee is addressing safety issues on the docks. Additional committees will be formed to address some of the long-term needs of Bell Harbor and we will be asking for members to assist in these groups.

The survey results will be posted on the Members Area of the website ([www.bellharborhomeowners.com](http://www.bellharborhomeowners.com)) in the coming weeks and the full report will be presented at the July annual meeting.



## 2017 Annual Meeting & Board Candidates

The annual meeting of the Bell Harbor Homeowners' Association for 2017 will be Saturday, July 15 at 10:00 a.m. in Knoer Lodge.

Everyone may attend, but only members whose dues are paid in full will be allowed to vote.

The election of several board members will be a part of the meeting. If you are interested in serving on the board for a three-year term, please contact Jon Wiese in the office, or Kathy Johnson, Vice President, by July 5.



## Golf Cart Registration Required

Golf carts are allowed within Bell Harbor, however, every cart **MUST BE REGISTERED** every year in accordance with our rules and regulations. This is a simple process — just write your cart make and model and your name and address and drop it off at the office, or email it. You will be issued a number to be put on your cart. If you registered last year and received a number, you still need to register again this year (although your number will remain the same). The rules and regulations state that a cart must have a slow-moving vehicle triangle on the rear and must have an orange safety flag attached. Carts which don't follow these rules will not be allowed on the association streets.

## Where's the Water Test Data?

Due to a change in the classification of our wells last year, Bell Harbor is not required to perform several tests previously completed, and some homeowners have inquired about the water quality report that is usually published in the newsletter each year.

Because of this change in classification, the DNR does not request the specific information necessary to produce this report; therefore, they will no longer provide it to Bell Harbor.

To ensure the quality of water and member confidence, the board approved several water tests be voluntarily performed each year. Arsenic, copper and lead tests were conducted in early March 2017 and all of the tests were returned with satisfactory results. These tests, along with our required monthly tests for bacteria and e-coli, and our daily testing to monitor chlorine levels should ensure the quality of water coming from our wells is safe.

Some homeowners are not familiar with well water and all the nuances that go with it — including the periodic smell. There is nothing wrong with the water when it has the sulphur smell, other than being a bit unpleasant. It remains safe.

## Electricity & Water — Do Not Mix!

The electrical supply boxes on the docks are being upgraded to weather-resistant GFI outlets, and the supply cables to Docks 4 and 5 will be installed in PVC pipe under the docks to prevent swimmers from hanging on the cables.

Homeowners need to do your part by enclosing all power connections on your lifts. This means buying and using water-proof enclosures, available at most hardware stores and home improvement centers. Please review our rules and regulations for full details, to ensure you are in compliance. Jon will be walking the docks weekly to check for non-compliance issues and may disconnect any power cords not properly enclosed or installed. This is a safety issue — please take the time to secure your connections!



## What's Up, Docks?

The DNR evaluated our dock permit this winter and provided a few points that homeowners need to know:

- We can no longer have the 3rd swim rope (at the end of the docks) between Docks 4 and 5. This rope gave the impression of an attempt to “privatize a portion of the lake” which is not allowed on any public body of water.
- The lights at the end of the docks are required by the DNR for any structure extending over 100 feet into the lake. It is unlawful to dismantle, disconnect or remove these lights. Anyone caught doing so will be subject to a fine from the DNR and could be liable for any damaged property or injury sustained by individuals if an accident occurred due to the dock not being illuminated. (There were several instances last year when the light at the end of Docks 1 and 6 were disconnected.)
- We are allowed 108 slips on our docks. This is one slip for each property in the association not located on the lakeshore. These slips are for homeowners only. If a boat or jet ski is located on our dock that is

not owned by a member/homeowner of the association, we could be subject to losing one-half of our slips. It is important that everyone understands this and complies.

Don Harty, a board member, has agreed to be the chair of our reinstated Dock Committee and to walk our dock areas on a frequent basis, looking for structural issues, such as loose or weak boards and protruding nails. If you notice anything that needs to be corrected on our docks, please contact the office or Don.

In last year's member survey, we asked what you felt about our docks. 70% of respondents were satisfied with our docks and the supplier hired to install and maintain them. However, 20% of members rated this supplier poorly. Less than 50% felt our dock electrical service was high quality, and nearly 65% of respondents are NOT in favor of requiring solar power for new lift motors. The Dock Committee will be reviewing all comments provided in this survey as they review our supplier and seek ways to improve our dock area.



## Multiple Boat Slips — Slipping Away?

Currently, several homeowners have multiple boat or PWC lifts, which is acceptable when we have slip availability. However, in the future, this may not be the norm. We are allowed 108 slips by the DNR, one for each home that is not on the lakeshore. In the past, some of our homeowners did not have boats or PWCs, so it provided an opportunity for others to have more than one. Over the past few years, however, new property owners have been buying in Bell Harbor specifically for the lake access — resulting in more boats and fewer extra slips. The board has re-established the Dock Committee to review this situation and to determine when the “lottery” approach, as outlined in our rules and regulations, will need to be enforced.

**Next Board Meeting.** The next scheduled board meeting will be Saturday, June 3 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 May 31.

## Social Committee Plans Ice Cream Social

All members are invited to a special Ice Cream Social on Saturday, June 3 in Knoer Lodge, from 3:30 to 4:30. You’ll find ice cream with all the best toppings and plenty of friendship with your Bell Harbor neighbors!



## Sunday Worship Services All Summer

Everyone is invited to join the Sunday non-denominational worship services held at 9:00 a.m. in Knoer Lodge, from Memorial Day Weekend through Labor Day Weekend. Each week we’ll have a different speaker to lead our services, and a food and fellowship time always follows the 45-minute service. A listing of scheduled speakers will be posted on the Knoer Lodge door. Please join us and come as you are. It’s a great way to start your week!

## Need Some Spring Cleaning?

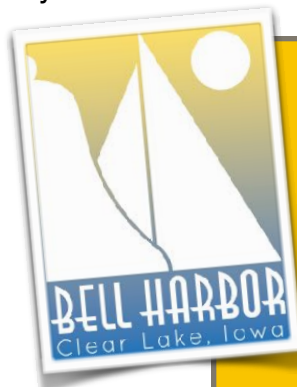
Need some help getting your cabin or condo cleaned and ready for the season? Or need a hand after a busy weekend throughout the summer? Helping Hands Housekeeping is a thorough, trustworthy and reliable home-cleaning service owned and operated by a Bell Harbor homeowner. Contact Cheryl at 641-357-1143 — she's taking new clients and would be happy to meet with you to discuss your needs and expectations.

## Did You Know?

The region around the lake that would later be called Clear lake was a summer home to the Sioux and Winnebago tribes. During a land survey of northern Iowa done in 1832 by Nathan



Boone, the son of the famous explorer, Daniel Boone, a map was made showing the lake and other bodies of water in the area. Thereafter, the lake appeared on maps of the territory, such as this one from 1845, a year before statehood.



### 2016-17 BHHOA Board of Directors

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