



Harbor East Highlights

HARBOR EAST PROPERTY OWNER'S ASSOCIATION NEWSLETTER

January 2025

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SPOTLIGHT: 2025 Dues and Assessments

As we now begin 2025, we would like to remind you of the announcement made in August 2024 about the upcoming dues increase in 2025. Effective **January 2025**, there will be a **20% increase** in the POA dues. This increase is reflected on your January monthly statement.

We recognize that this is a significant adjustment, and we want to assure you that this decision was not made lightly. Our dues have not increased since **2008**, despite the rising costs of goods, services, and essential infrastructure. You may not realize it, but it takes \$1.47 in 2024 to equal the purchasing power of \$1 in 2008. Because our dues have not kept up with market conditions, we have fallen behind. This dues increase will help narrow the gap in addressing the growing financial demands associated with maintaining and improving our community.

It is our intention to allocate \$50,000 from the funds generated by the dues increase to further offset insurance expense; however, this allocation is **not** anticipated to cover the entire insurance expense. Thus, there will still be a separate insurance assessment for the excess cost in 2025. With the additional \$50,000 coming from dues, we anticipate that the assessment will be less than it was in 2024, but ultimately the cost of insurance will dictate the amount.

The Capital assessment will be the same as 2024. It will be posted on your January statement and is due in full by **March 31, 2025**.

Thank you for your understanding and continued support. We appreciate your investment in this community and look forward to a productive year ahead.

Please send all Dues, Capital Assessments and other payments directly to **Herod & Herod CPAs at PO Box 1287, Mena, Arkansas, 71953**. Checks should be made out to Harbor East POA.

Rental Surcharge Fee:

Unit Owners renting their units will be charged an ANNUAL Surcharge Fee of \$150.00.

Please let the office know if you rent your unit.

FIBER OPTIC UPDATE:

Installation of fiber optic lines in Harbor East will begin after the holidays.

Ervin Cable Construction and TriTechne will be working closely with Harbor East to install fiber optic lines that will enable owner subscription to high-speed internet in the future.

OFFICE UPDATE:

Please remember to leave a key and/or code to your unit at the POA office.

Chimney Inspections will begin March 1st UNLESS the Unit Owners have notified the POA Office that they do not want your unit to be inspected and serviced. Unit Owners electing to opt out of the service must show proof of service to the POA Office by February 28th. The POA Office uses the services of The Chimney Doctor for chimney services.

PROPERTY AND GROUNDS UPDATE:

In 2025, the projects that are on the property update list are:

- Finishing the replacement of stairs and walkways at 22 North Crescent
- Painting of buildings/decks on Red Bird Lane
- 64 Peninsula Drive Back deck replacement
- Pool Remodel @ the East Cove pool
- Other deck replacements TBD

HAVING WORK DONE ON YOUR UNIT?

All Betterment Requests are **REQUIRED** to be approved by the POA Board **BEFORE** construction can be done or you will run the risk of having your structure removed. The exterior of all buildings, including the roofs and decks of the buildings, is common property and cannot be altered without Board permission.

In addition, any Unit Owner wanting to have more than \$1,000 of work done to the interior of their unit must submit a Betterment Request Form to the Board for approval. This process is required in our By-Laws and is essential to ensure consistency throughout our community that preserves the beauty of our natural surroundings.



Happy New Year!!!