



MAY 2019

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Office Hours: M-F 8:00 a.m. - 4:00 p.m.

Address: 4909 Marine Parkway
New Port Richey, Florida 34652

Phone: 727- 848 - 0198

Email: gcondominium3@tampabay.rr.com

Website: www.gulfharborscondos.com

EMERGENCY NUMBERS:

Fire/Ambulance: 911

For Suspicious Activities CALL 911 first, then call

GHC Patrol: 727-848-0198

Non-Emergency (Sheriff): **727-847-8102**

Pool #1 727-848-4417 Pool #2 727-845-4804

Pool Phones - 911 and Local Calls only

THE COMET

EDITOR: Pat Bourquin: cometer13@gmail.com

DISTRIBUTION:

MAILING: Judy Morgan

POSTAGE: \$.65 per issue (USA) \$1.25 per issue
(Canada) Send check payable to: GHC-COMET

NEWS DEADLINE: Thurs. May 23, 2019

DISTRIBUTION: Last Friday of month at Office.

Send ALL correspondence to the *Comet* via email.

Subject Box: COMET. 1) Event name 2) Date

3) Time 4) Location 5) Price 6) Additional Info./notes

7) Hosts and contact information— include area code.

The Comet is distributed the last Friday of each month. It goes to businesses that support it as well as all of us. Active Military family member- we provide free mailing to them. Leave name and address at the office. Call the office for FREE email delivery.

WEBSITE: Doug Brown:

ghc.webmaster2018@gmail.com

BOARD OF DIRECTORS

Diane Barkey, President
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Kathy Bond, Director
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Susan Bedford - Community Assoc. Mgr.

And quiet will come over the land... Happy trails to everyone leaving for the summer and also to those staying to 'hold down the fort'.

Cool Runnings...keep smiling,
Pat Bourquin

DATES TO REMEMBER

MAY:

2-Board Work Session
9-Board Meeting

JUNE:

6 – Annual Members Meeting Followed by Work Session Meeting
13 – Board Meeting

RECREATION COMMITTEE

To GHC Recreation Committee and Board of Directors:

I wish to thank you for considering and agreeing to order ten “User Friendly” chairs for the clubhouse. I truly appreciate the time the committee spent in considering the request as well as the time spent in discussion with Susan concerning purchasing.

I am confident that many will be pleased with the purchase of the chairs as they consider the safety and comfort of our members.

I view this as a positive addition for the wonderfully, caring committee here at Gulf Harbors. As all continue to consider the “abilities” of our members. Aileen MacPhee

Note from the GHC Recreation Committee:

We could not do what we do at GHC without everyone’s help. It takes hundreds of volunteer hours to help organize and chair all the activities and events we do here at GHC. We are a great place to be!

Note of interest:

It takes over 70+ volunteers to sponsor and run our daily/weekly activities and over 300+ volunteers to sponsor/plan and run our special events. Thank you everyone for helping so we **all** can enjoy!!!

Please view event pictures on our GHC Website: www.gulpharborscondos.com

Send event pictures that you want posted on the website to: ghc.webmaster2018@gmail.com

Please call if you want to host events this summer/fall season. Bill Bourquin: 440-465-5394 OR ghc.recreation@gmail.com

ACTIVITY AND EVENT NOTES

Bocce: 9:30 a.m. Tuesday and Friday (ends May 17th)

BOOK CLUB: We are set for Book Club 2019-2020. **Jan.:** Beneath the Scarlet Sky by Mark Sullivan and The Little Old Lady Who Broke All the Rules by Catherina Ingelman Sundberg.

Feb.: Where the Crawdads Sing by Delia Owens and The Day the World Came to Town by Jim DeFede. **Mar.:** No Time for Good-Bye by Linwood Barclay. Bring further ideas to fill-out March when we return after a summer of reading!

Gulf Harbors Sewing: 2019 was a busy year for the Sewing group with 10 different projects that were taught, as well as working independently. Thanks to all the project leaders: Mary Ellen Simerson, Pat Bourquin, Chris Daniels, Annette Neverette, Linda Schissel, & Diane Barkey. Items made for donation were pillowcases for children whose families are dealing with domestic violence & blocks for Quilts of Valor veterans. Donations also included Cheryl Williams who contributed over 20 pillowcases, Chris for her work with premie items, and Jeana for crocheted blankets for the babies. Another project, almost done, will be the ‘nautical letters’ which will be displayed next year in the clubhouse. Look for photos on the GHC website.

Some ideas discussed for next year to explore.

- Trip to Happy Apple Quilt shop
- Pre-cut kits for Quilts of Valor blocks & workday scheduled
- Pillowcase workday
- End of year 'open house' to allow other residents to see what we do

The Sewing group has grown to include "a round table" with ladies who knit, crochet or do other handwork. We also have 3 sewing machines, available to use with the group. All are welcome on Mondays 1-3:30, beginning January 13th. Look for more information in the Fall. Contact Linda (blschissel@gmail.com) or Barb (silvab@gmail.com) for questions.

NOTES AND THANK YOU'S

Thank you to everyone who helped to make the **Block Party** a success. Planning, purchasing, ticket sales, food prep and serving, beverage caretakers, set-up, attending, enjoy the party, clean-up. Thank you all for helping. We could not create and do these events without everyone helping.
The Recreation Committee

A note to the Staff here at Gulf Harbors: Thank you for the time, effort and energy you spend in making the events easier for the Recreation Committee. You spend time in the set-up and take-down, moving equipment, answering questions, running materials etc. etc. etc. time after time. We thank you for helping with the details that lead to successful events. The GHC Recreation Committee

On Wednesday, April 24th **Hand and Foot** will end for the season. I had a great year with all my girls. I hope all of you have a safe summer and come back safe. Thanks for all your help. Pat Fagerson

Bocce will end on May 17th. Thanks to everybody who helped me to have a successful season.
Gunter Thomas and Crew

Be sure to practice your **Karaoke** for next year. See you February 8th and April 11th. Thank you to all the Volunteers and Participants, this past season of singing and dancing!!

THANK YOU - Another successful **Fiesta Party!!!** The volunteers for this event are amazing. To everyone who tended bar, helped to set up and decorate, stayed to help "un-decorate", organized the food, sold tickets, worked at the door, supplied music, transported the sound system and just did the things that had to be done, THANK YOU!! See you next year. Aileen, Rhonda and Lynn

NEW OWNERS

T1 #307 Ugo J. Saganic and Rita F. Saganic of Randolph, MA formerly owned by Joseph J. Grandizio
V7 #202 Edward DeWeese of Greenville, PA formerly owned by Raymond J. and Julie Catapano
N #204 Polly A. Robledo and Luanna J. Albrecht of Carmel, IN formerly owned by Philip and Florence Wiegand
T #205 Yelizaveta Springer of Bloomfield, NJ formerly owned by Frederick and Lorraine Clark
T-101 Gerad & Rhonda Carrier of Tampa, FL formerly owned by Kim Armstrong
V4-103 B.M. CC LLC of Altamonte Springs, FL formerly owned by Opisas USA

NOTES FROM THE BOARD

*** **NOTE:** watch the Bulletin Boards for any changes or Special meeting dates.
ALL Residents are encouraged to attend.

BOARD DATES SCHEDULED 2019

MAY:

2-Board Work Session
9-Board Meeting

JUNE:

6 – Annual Members Meeting Followed by Work Session Meeting
13 – Board Meeting

MESSAGE FROM THE BOARD

May 2019

- Recently it has come to our attention that a few of our owners are leasing their units thru **Air B&B** and even advertising rooms for rent on a daily basis. Obviously this practice is contrary to our Declaration. Owners continuing with this practice will face fines and legal consequences.
- **Carport** posts continue to be damaged. If a driver hits a post, they are responsible for the cost of having it repaired. If you as a resident/owner, witness damage being done by a resident, please notify the office. Unfortunately, in many cases drivers deny causing the damage. In one incident a resident went so far as to paint over the white paint left on his vehicle to cover up the evidence. Remember that every time the association has to fix a post, that cost is borne by you, the membership. If you see something report it to the office.
- The installation of **back check valves** in the sewers went smoothly and has been completed for Phase 1. The Board will consider continuing on with Phase 2 at the May meeting.
- The **carport at Villa 10** is under construction and should be completed shortly.
- Work on **Villas 4 - 8** will resume in the near future.
- An engineering firm has been contracted to review the work previously completed on **Villas 10 - 13** and to review **Villa 9** and make recommendations.
- Thanks to all the hard work undertaken by the **Mangrove Committee**, the mangroves are finally being trimmed. The improvement to the look of GHC Property is impressive and according to the trimmers, the look/view will even be better next year. As a reminder to all of our membership, Improvements to our property such as this, increase the value of everyone's asset.
- The **Annual Members Meeting** will be held **June 6, 2019 at 10AM**. This meeting will be the conclusion of the **Declaration Voting on 4 new Amendments** that we have been working very hard on, for **all owners benefit**.
- Wishing safe travels to all of the GHC Snowbirds. See you next fall/winter.

OWNERS ONLY WEBSITE

*Have you accessed the **Owners Only** Website?*

Did you know you can read; approved Work Session Minutes, approved Board Meeting Minutes, also review GHC Financial Statements, read the Strategic Plan and much more...

Check in the office for your - Web Access Authorization sign-up Form

Pick up and complete Website Access Authorization Form - and return the form to the office so we have your proper email address and your signed request for access to the Private website – on file.

NEXT: Press the "**Owners Only**" button on our existing website page. You will *be linked to the private access site*. Click "**sign up**" - if this is your first time.

LAST: Enter the **email address you included on your form** and create your own password.
Your Request will be verified against your completed / signed form on file.

Now you will be approved to access the **Owners Only** private section of our website.

SPECTRUM BULK TV SERVICE

Residents at Gulf Harbors are entitled to one free **TV Box**, to watch your television.

A **TV Box** is required for each TV, to receive Spectrum TV Channels.

Call Spectrum at **1-855-222-0102** – ASK for their Bulk TV Team. Give the representative **your GHC civic address** as our GHC addresses have been entered into their system to identify you as part of the Bulk TV Service program.

With Our **Bulk TV service** with the TV Box you are entitled to Spectrum Packages of: *Spectrum TV Basic, TV Select and TV Bronze*. (TV Bronze is **Spectrum Digital Tier 1**. It is the Silver package listed on their website, without the Movie channels). Additional TV boxes are an additional cost to you as well as other additional channels, movie channels etc. *Your Internet and Phone rates may change at any time. Exception is our Bulk TV rate on Contract.*

Message from the Fining Committee by Betty Brunner

You will be receiving in the mail shortly, the latest edition of our Rules and Regulations. We ask that you review them so that you will always be in compliance, as well as, share them with your renters if you have rented out your unit. We have some residents that feel the Rules and Regulations as set forth in our documents when they bought or rented, do not apply to them and therefore, we are NOT living in the Paradise that we thought when we bought.

I have listed below SOME of the infractions that need to be addressed by your letters to the Board, reporting the infraction, before they are turned over for further action of the Fining Committee or our attorney which can be costly to GHC or YOU personally.

For easy reference, I have noted the category and Rule reference from our documents of a few of the infractions.

General Rules - - (Shortened for convenience)

A Number of persons residing in Unit, Name and address of all, on file at the office.

F Hanging of towels, swimsuits, etc. not to be hung on railings, chairs outside units.

H Loud noises, yelling or foul language which disturbs others.

Q Shirts, pants and footwear are worn throughout the complex, including to and from the pools.

House Rules - -

H Common areas are to be free of trash.

Pool Rules - -

13 No profanity is to be used.

See Violence and Harassment Prevention Policy

Animal Rules - -

5 Pick up all droppings.

10 Dogs must remain on a leash when outside the unit at all times.

Many of the violations could be solved by being polite and courteous to your neighbors.

Thank you for being a good neighbor,
Betty Brunner, Fining Committee Chair

CAM REPORT

If you have a maintenance problem or a violation complaint, please call the office instead of stopping your staff while they are working.

It seems that the most violated rule is the noise rule. Please remember your neighbors, especially if you like to sit outside on the breezeway enjoying the great weather that Florida provides.

Enjoy your summer.



MAINTENANCE CORNER

We have completed Phase 1 of the back flow valves at the following buildings, D, F, N, O, G, J and L. Still waiting for the sewer clean out and that will be happening soon. The Board will be discussing the next Phase of these back flow valves and sewer cleaning at their next meeting.

We remind you, if you are leaving your unit vacant, to make sure your toilets are secure by covering them with plastic wrap and shutting off your water to the unit. If you aren't sure where your water shut off is, call us, we will be glad to show you.

Hope your summer is pleasant and we will see you in the fall.

Message from the Community Patrol Security Committee

Please ensure at your unit that the outdoor space is free of patio furniture, plants etc. so that they do not become a *flying object in hurricane winds*. If you have returned to your northern location and forgot to place some belongings inside, PLEASE contact a neighbor and ask them to move these items indoors.

For your **GHC Hurricane Preparedness** document please, pick one up at the office!!

And....be safe while traveling this summer season.

“Please contact Police if you see something suspicious.”

For - EMERGENCIES call 911 NON-Emergencies call 727-847-8102

Always - Call the Police first and then call our **Community Patrol!!**

THINGS TO KNOW AT GHC

****PHONE BOOKS:** Real phone books are available for pick-up in the Office.

****PARKING:**

PLEASE Do not park vehicles over the sidewalk. Wheelchairs and scooters will Thank you!

****SLOW DOWN ON OUR STREETS AND in our PARKING AREAS!!**

****ALARM:** There is a Defibrillator at CH1. ALARM SOUNDS-CALL OFFICE.

****RECYCLING: Cans & Paper** - Recycling station for Aluminum CANS at CH3, use the can squisher for cans and put them in the receptacle provided.

**** PAPER Recycle: Please BREAKDOWN All Boxes** before throwing them into the bin, as it is for all 537 Units to share so there is limited space. Bin emptied twice a month. PLEASE DO NOT leave cardboard next to the BIN. **Both BIN's are located at SIDE PARKING LOT CH3**

****WATER CONSERVATION:** Repair leaky faucets and toilets...REPORT any water issues you see.
HELP Lower OUR water bills!

****RESIDENTS SUNSHINE REPORT:** If you know of anyone who has been ill or has passed away, please notify Pat Fagerson @ 727-505-9336.

****SUGGESTION BOX:** Located inside CH1. Put questions/complaints/suggestions in the box. All entries are read by the Board. The signed ones will be acknowledged. Keep your ideas coming!

****Wi-Fi:** CH1 and CH3 FREE to Road Runner Customers– email and password needed to log on.

****VEHICLE WASHING: Fridays Only.** Use carport and open parking areas. Do not wash cars at the Clubhouses or near the pools.

****ATTENTION SMOKERS:** Use 'Smokers Outpost Stands' located outside CH#1. Don't Litter!

****GRILL CLEANING:** Grill cleaning materials available for check-out in the office.

****Card Table and Chairs are available for residents to use.** The tables and chairs are in the office. A refundable deposit of \$10 for a table and \$10 for 4 chairs.

AVAILABLE TO BORROW: Baby stroller, high chair, playpen & baby bed in a bag. Pat Fagerson 727-505-9336.

COMET DISTRIBUTION

The Comet is hand delivered Jan-April (winter months only). Otherwise available in the office, postal delivery, posted on our website or a "notice can be emailed to you - the Comet is available to view".
Pick up copies for your building to help with delivery!!

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www.gulfhARBORScondos.com

