

AUGUST 2022

VOLUME: 48 ISSUE: 8



Office Hours: M-F 8 am-12:30 & 1-4 pm
Closed: Lunch 12:30-1 pm & Mon. Sept. 5th
Address: 4909 Marine Parkway
New Port Richey, Florida 34652
Phone: 727- 848 - 0198

OFFICE: ghc.officeassistant@gmail.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—Press 7.

Pool #1 727-848-4417 Pool #2 727-845-4804
Pool Phones - 911 and Local Calls only

BOARD OF DIRECTORS

Bob Perry, President*rperry650ghc@gmail.com
Ed Short, Vice Presidentghc.eshort@gmail.com
Richard Fudge, Treasurerghc.dfudge@gmail.com
Chris Such, Secretarycsuch1955@gmail.com
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Marge Anstett, Director ghc.manstett@gmail.com
Ken Anstett, Director..... ghc.kanstett@gmail.com

C.A.M.

Billie Jo Laney – Community Association Manager
blaney@resourcepropertygmt.com

THE COMET

EDITOR: Lynn Antle: cometer14@gmail.com
DISTRIBUTION: Pick up a copy in the Office
POSTAGE: per issue **\$1.73** (USA) / **\$2.30** (Canada).
Check payable to: **GHC-COMET** by **JULY 13 2022**

DUE Date to submit - COMET Events:
Thursday August 18, 2022.

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. Leave name and address at the office—with paid postage, by Jan. 20st to receive your copy. Active Military family members receive a free mailing.

COMET Advertising Sales: Jefflyne Sullivan, *Owner*
Volunteer: E-mail: jlcoastersgirl@gmail.com

COMET & WEBSITE Publisher: Rhonda Brown, *Owner*
Volunteer: Email - ghc.webmaster2018@gmail.com

HELLO AUGUST!

Some interesting things happened in August:

- August 5, 1884** - The cornerstone for the Statue of Liberty is laid on Bedloe Island.
- August 7, 1927** - The Peace Bridge between Canada and the United States is dedicated.
- August 12, 1908** - Henry Ford builds the first Model T.
- August 17, 1904** - Canadian entrepreneur, Gordon MacGregor establishes the Ford Motor Company of Canada, after signing an agreement with Henry Ford.

Note: The office will be **closed Monday September 5th**, in observance of **Labor Day!**

Please **view event** pictures on our GHC Website: www.gulpharborscondos.com
Send event pictures that you want posted on the website to: gbc.webmaster2018@gmail.com
All Recreation Committee *events are on hold* and please watch the Comet for any changes.
Thank you, Bill Bourquin: 440-465-5394 OR gbc.recreation@gmail.com

ACTIVITY AND EVENT NOTES

From the Recreation Committee:

Watch for the ***Schedule of Events for the 2022-2023 Recreation Season***, to be published again in the September edition of the COMET.

Please note: If anyone has any suggestions for other events/activities, please contact me, Bill Bourquin at: gbc.recreation@gmail.com Send **Event details** to: Cometer14@gmail.com

WEEKLY ACTIVITIES

BOCCE Ball - Tuesdays & Fridays @ 9:30. Contact Bev Milo or Jonathan Jones.

Hand and Foot - Wednesday at 6:30 at CH1, if there are enough tables. Celia Harris.

MONTHLY EVENTS - 2023

GHC Book Club:

We meet on the **fourth (4) Thursday of the month 1:00 p.m., in CH1 starting in January 2023.**

JAN. - *Ban This Book* by Alan Gratz/ *The Night Olivia Fell* by Christina McDonald.

FEB. - *The Aviators Wife* by Melanie Benjamin/ *The Long Petal of the Sea* by Isabel Allende.

MAR. - We leave *March* open for suggestions after a summer of reading. **March: ??**



Please join us next year. HAPPY PAGE TURNING!

THANK YOU !

Nothing to share.

In MEMORIAM

Nothing to share.

One (1) NEW Owner - AUGUST

L 206

PIMC Billing Management LLC

Formerly owned by Gamma2 LLC

- **SCHEDULED BOARD Meeting:**

Watch the Bulletin Boards - for additional meetings, if/ as required.

- **BOARD Meeting: Thursday AUGUST 18, 2022 CH3 & Zoom**

Check out the "**OWNERS ONLY**" WEBSITE for:

- * **AGENDA** – for upcoming meetings (posted 48 hours in advance per FL statutes).
- * **BOARD MINUTES** - Recently approved minutes are posted.
- * **RULES & REGULATIONS**, and Other GHC Documents... Etc.
- * Sign-up to **RPM: OneSource** – for more documents. See Notice on Page 4.

Manager Message...

I hope everyone is having a wonderful summer, those of us here in Florida have been experiencing the heat and the summer rains. The rains have brought new meaning to the word weeds, as the weeds and landscaping have taken off, however not in the direction we want to see. We continue to do a monthly walkthrough with Red Tree, and they will be working even harder on keeping the weeds under control.

Our Maintenance staff has been working on pressure washing the sidewalks and breezeways, installing ground cover for new rock at buildings B & C and working their way to building E and Clubhouse 1. The repair to Clubhouse 1 sauna will also be starting this week.

Notices are being sent out to *remove all personal items* on the walkways/breezeways, as this is a safety issue, items include but not limited to chairs & tables etc.

Please see our Rules on this topic, excerpt below especially as a safety hazard.

Billie Laney, CAM

GHC - General Rules & Regulations: (Excerpt - from our Rules)

J. Owners/renters may have a table/chairs and small objects outside their units **if:**

- 1) they are small enough to be easily moved for cleaning purposes.
- 2) They **do not infringe on any individuals use of and GHC common area including walkway, stairs, landings, railings and walls.**
- 3) They are removed if the owner/renter leaves the unit during the hurricane season.
- 4) They do not create a safety hazard in any way.

*With extreme heat temperatures, **Fire** is always a concern and areas **MUST** be free for **emergency persons** to access at all times!*

- * Please check www.gulfharborscondos.com - website to read Our Rules.



Gulf Harbors Condominium, Inc.

4909 MARINE PARKWAY · NEW PORT RICHEY, FLORIDA 34652 · (727) 848-0198

COMET – AUGUST 2022 President's Message

Good day, Fellow GHC Residents,

Rainy season is upon us. A combination of warm sun & heavy rains are almost a daily event. Many different colored flowers are blooming. A beautiful sight.

There are several GHC Operational updates I would like to share:

1. We hired 2 General Maintenance employees in June. Unfortunately, 1 of them worked for a couple of weeks & resigned. We currently have 2 General Maintenance workers.
2. Roofs replacement (Buildings I, J, E, & Tower 6) experienced another delay.
3. More walkways were completed in June & July. They included 4 areas – Villa 10, Tower 4, N building, & the walkway bridge between I & J buildings.
4. Billie purchased 6 new pool umbrellas – 3 for each pool. There was an issue with the previous umbrellas being heavy, particularly top heavy, resulting in a potential safety hazard. The new ones are working out much better.
5. There is a concern over the amount & size of the weeds. I agree, they are an eye sore. We have recently laid weed protection blankets in the beds behind Building B & around Building C with decorative rocks on top of the blankets. Mulch within wood borders was put in various locations in the Villas. We also are continuing to meet with Red Tree over this issue.
6. GHC is now on Pasco County Utilities for water & sewer replacing FUGA. There should be no visible change.

Thanks again for your patience & help with all the activities we have going.

Bob Perry

President BOD
Gulf Harbor Condominiums Inc.

Resource Property Management - RPM:

Please **BE SURE to Sign-up** to - 'OneSource' for access to **GHC** documents via **RPM**.

A letter with a personalized (one-time use), security code for each condo unit/ owner was included in a mailing. This access enables you to reach the **GHC-RPM Web Site**.

Check the Owners Only Website for more **OneSource Information**.

Once your account is set up on **OneSource**, the login allows access to your personal Account records, Association forms, Agendas, Approved Minutes, Association documents, GHC Directory, etc.

You can also select to receive **Email-blast** messages from **RPM** versus "mailouts" This is timely and it saves the Association (hence all of us) the cost for paper, postage, and envelopes which, for 587 condo mailouts equates to close to \$1000 for every paper mailout.

Email Erica at the office, if you do not have your **Welcome** letter: gbc.officeassistant@gmail.com

THANK YOU to all those owners who have already *Opted for Electronic voting and/ or to receive Notices via email*, as you are assisting greatly, with administrative cost savings!

GHC COMMITTEE WORK

For the safety and security of all owners - please keep the hot-water area common space, garbage bin locations and your shed, free of clutter and garbage.
No one wants to encourage rodents onto the property...

EMERGENCIES call 911 **NON-Emergencies call 727-847-8102 Press 7.**

PLEASE call **Police**—if you feel threatened, or see or hear anything suspicious.
They need to hear your incident—in your voice!

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

COMMUNICATIONS COMMITTEE

Blue Stream are well underway with construction activities at GHC.

- We have experienced more water breaks in early July than any of us wanted. This is due to the fact that our existing plastic PVC water pipes are extremely hard to locate. We are on the home stretch of pipe burying now!
- Digging to place new piping is expected to be completed in early August.
- It is a very busy summer at GHC with contractors on site.
- There are several phases of the project happening at the same time; burying new pipe, placing and splicing new fiber optic cables, and placing wires to condos.
- We greatly appreciate your patience as we try our best to minimize disruption and inconvenience as they perform their work.

Please use caution when walking where crews are working and give them as much room as possible. Blue Stream will protect the construction zones for the safety of our residents and workers.

Thank you,

Doug Brown Project Manager - GHC Communications Committee

Check the **Owners WEBSITE** for "*Frequently Asked Questions*" on TV - Internet Services

Infrastructure Committee & Saturday ZOOM Session...

Start your **Saturday** morning with a *virtual* coffee with Ed.

9:00 AM EST for an hour, hour and a half. - Still going strong since January 2, 2021!!

Sit back, listen, or better yet, participate in discussions revolving around Infrastructure/Building issues - in and around Gulf Harbors. We can't say that the issue will be fixed right away, but at least you will have an ear, we'll take note of the issue and they will be addressed, one way or another.

Log-in to ZOOM the same way you would for a Board of Directors meeting.

Or, use this link: <https://us02web.zoom.us/j/4522935282>



As always, I can be reached
@ ghc.eshort@gmail.com



INFRASTRUCTURE COMMITTEE MESSAGE

PLEASE check **IF YOUR** Garden Unit Condo number is LISTED below.

Hot Water Heaters and **ACTIONS** Required:

1) Moneys Owed to Gulf Harbors

This PAST month, I have received minimal contact with the owners of the units that we have the ability of fixing their Hot Water Heaters.

Gulf Harbors has **started fixing this issue** and **we will bill individual owners**, for the costs' of these fixes!

We are in the process of reaching out to these owners and informing them what the charges will be. If I have already spoken to you or if you have sent in your cheque, please ignore this message.

If **you have not contacted me** or heard from me, would the owners on this chart, **please contact me at: ghc.eshort@gmail.com** with your telephone number - I will call you to discuss the **charges for your Hot Water Heater**.

Building	Unit(s) Owners <u>LIST</u> to be billed
AA	103, 104, 107
B	101, 201, 203
C	102
E	101
F	201
G	105, 108, 203
H	102, 204
J	101, 103, 104, 202
K	103, 104
L	106
M	106, 108, 201, 202, 203, 206
N	104, 106, 107, 108, 201, 204, 206
O	103, 107, 201, 205, 207
R	106, 107, 108, 205
T	101, 104, 106, 201

2) Hot Water Heaters Gulf Harbors **cannot fix** and we need a **licensed plumber to do the work...**

There are still a lot of Hot Water Heaters that **need to have a pan underneath**. If you are on the second floor or if your Hot Water Heater is on a shelf, it requires a pan!

Do not worry at this time as I am trying to get the majority of these hot water heaters grandfathered in as they sit. When you go to replace them, that will be the time to install a pan underneath. I will let you all know the outcome as I know it.

Cheers and best regards!

Edward Short, Vice President – Board of Directors

Chairman – Infrastructure / Building Committee, Gulf Harbors Condominiums Inc.

OWNERS ONLY - WEBSITE



- Complete the - **Web Access Authorization Sign-Up Form**
- Return it to the office or **email** it to the office at gbc.officeassistant@gmail.com
 - The signed form & email address you want to use, *are required on the form* for WEB access..
- GO TO: www.gulfharborscondos.com and Press the green **Owners Only Site**—button and see;
 - New to this site? Click “**Sign Up**” (not Log In)
- Enter the **email address** you included on your form and create your own password.
- Your Request will then be **verified against your completed / signed form on file** and you will be approved to access the **Owners Only** private site section of our website!
 - *This may take a few days to process.*

What to read?

- Recent approved Board meeting Minutes.
- GHC President and Manager Reports’...

Directory Access

Please consider setting up your **One Source** WEB access. The Directories (by building or alphabetical), currently located on the Owners' Only WEBSITE, will be removed from service by **October 1st**.

All directory information can be located and searched on the **RPM OneSource Web service**. Each condo unit has a unique security code for the first time access to this website. Contact the office for details.



BULK CABLE TV SERVICE!

For **ANY** issues:

- Call Spectrum at **1-833-697-7328** – we are part of the **Bulk TV— Call Centre**.
- Our GHC addresses are labeled in their system. The ‘CABLE Bulk TV’ Service is included in our monthly condo dues provided by Spectrum. You are entitled to one Free TV Box (required to receive the TV channels). The GHC Spectrum Package is: Spectrum TV Basic, TV Select and TV Bronze. (TV Bronze is Spectrum Digital Tier 1. It’s the Silver package on their website, without the Movie channels).
- Additional TV boxes will cost extra billed directly to you, as well as any other extra Channels, movies you order or if you have a TV Box that records television shows.
- Spectrum has the right to change the **Internet & Phone rates**, at any time. That is **not part** of GHC Bulk TV contract.
- The Board approved maintaining the Spectrum contract until January 31, 2023.

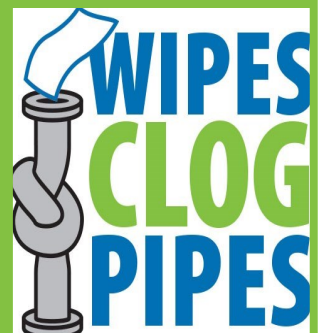
**DO NOT Flush anything EXCEPT
TOILET PAPER — DOWN YOUR TOILET !!**

SEWER PIPES - Are continually being **blocked** WITH “all types” of Wipes and **Non-Toilet Paper** products.

Even though it says “flushable” - they are NOT !!!

Still not convinced...

Go to YouTube and type in - Flushable wipes



THINGS TO KNOW AT GHC

ASSOCIATION DUES:

Mail Post dated checks to: **Resource Property Management** - Corporate Headquarters **7300 Park Street, Seminole, FL 33777**. Include **\$25.00 fee** for processing of post-dated checks. Credit card & E-payments are available. Check **RPM** website: www.resourcepropertymgmt.com

ALARM:

There is a **Defibrillator** at CH1. IF the ALARM SOUNDS – CALL the OFFICE.

CLUTTER- PERSONAL STORAGE in ELECTRICAL & HOT WATER TANK ROOMS:

Please, remove clutter and personal belongings from the electrical, laundry and hot water tank rooms. Each owner/unit has a storage locker or room and that is used for your individual storage of personal items.

PLEASE - PLEASE DO NOT PARK your Vehicle ACROSS the Sidewalk: Check YOUR Bumper!

Our Residents who use Walkers, Wheelchairs AND Scooters for mobility - need the sidewalk. *"Thank you for caring!"*

SLOW DOWN on our STREETS and in our PARKING AREAS!!

PARKING:

Ensure your **GHC Parking Tag** or **temporary Guest pass**, is displayed properly per Rules.

There are "**Temporary Parking**" spots marked for one hour and emergency parking. Please observe the one hour timeframe.

ATTENTION SMOKERS:

Use 'Smokers Outpost Stands' located outside CH#1 & #2. Please Do Not Litter!

DISPOSAL OF GARBAGE:

Please PLACE ALL your Garbage IN A Garbage BAG.

DO NOT PLACE Loose Garbage in-cans or down the Garbage chute in the Towers.

RECYCLING:

'CANS' - are NO LONGER able to be recycled. Please put **cans** in your **regular** garbage.

PAPER RECYCLE:

BREAKDOWN All Boxes before throwing them into the bin, to make room for others.

This is for ALL **537 Units** to share so there is limited space. The BIN is emptied twice a month, & **we pay** for that.

PLEASE DO NOT leave cardboard next to the BIN - as that attracts animals. BIN is located at SIDE Parking Lot of CH3.

WATER CONSERVATION:

PLEASE - Repair leaky faucets and toilets... HELP Lower **OUR** water bills!

VEHICLE WASHING:

Fridays Only. Use your carport or open parking areas. Do not wash cars at the Clubhouses or near the pools.

RESIDENTS SUNSHINE REPORT !!

If you know of anyone who has been ill or has passed away, *please notify* Denise @ 630-251-7337 or call the office.



SUGGESTION BOX:

Has not been used in a very long time, so it has been **retired**. Email is the best way to send your suggestions' or ideas to the Board.

Wi-Fi:

At CH1 and CH3 is FREE to SPECTRUM Clients – use your own email address & password to log on.

GRILL CLEANING:

Grill cleaning materials for grills at Pool 2, 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.

TOWING SERVICE— Info:

Tow signage is posted to designate the Towing rules for vehicles parked without authorization.

Ensure your GHC parking Tag is clearly displayed.

- Vehicles with **NO TAGS** - there are '3'- Three Warnings then vehicles will be **Towed** !!

LAUNDRY TOKENS - TOKETTES:

30 for \$30. available at the Office by "check or money order" Only. **No Cash** transactions.

BEACH CLUB Information:

Call 727-848-1598.

NO PET COMMUNITY:

Please note per **Gulf Harbors Official Rules and Regulations**, pets are not permitted on Gulf Harbors property at any time.

Reminder—All registered **Emotional Support Animals (ESA's)** must have current Pasco County license tags (dogs/ cats only).

The office is contacting all ESA owners, to ensure **current yearly paperwork**, and license tags are on file.

GHC RULES, Amendments: Check out the Owners WEBSITE. Please pick up a copy from the office for your **Condo Blue Book.**

Know your rules...!

COMET DISTRIBUTION

- * The COMET is available in the **office** & copies also located in **CH1**.
- * Pick up copies for your building to help with delivery to your neighbors!!
- * Please check our **website** to view the COMET along with **Our Sponsors !!**
- * "**Our Sponsors**" button on our Public Website www.gulfharborscondos.com
- * **Let them know** – you found them in the Gulf Harbors COMET or on the WEBSITE!

FOR SALE 2022 - AUGUST **GHC is a 'NO PET' Community.**

B 206

Partially furnished 2 bedrooms, 2 bath unit. Updated HVAC, water heater, stainless appliances, cabinets, toilets, and vanities. All new ceiling fans, switches, outlets, and screen doors. Freshly painted and move in ready. Just steps from the heated pool. Unit is very clean and available immediately. Owner can join beautiful Gulf Harbor private beach for an optional fee. \$198,900.00
- **CALL** 630-880-8959.

RENTALS

T#2 304

2BR/2BA 1,388 sq ft. Enjoy Florida's living at its best and fall in love with the maintenance-free lifestyle

this condominium has to offer. Some of the features include tiled flooring, wood laminate in bedrooms, a large kitchen with lots of cabinets and counter space, a breakfast nook, open floor plan with dining area and living room. The backroom can be converted lots of storage and closet space, large bedrooms, spacious bathrooms, and a view of the beautiful canal that overlooks the channel to the ocean. Relax and appreciate the view of the beautiful canal right outside your window.

This condo is located on the third floor, just a few feet from the elevator and the laundry room. Included in the rental fees is access to three clubhouses, an exercise room, and two pools. Enjoy Gulf Harbors Beach Club for an additional, minimal fee with access to their private beach. The condo is close to public beaches and is within walking distance to shopping and restaurants. Just 40 minutes from downtown Tampa, and 10 minutes from downtown New Port Richey. Begin your new chapter living in this beautiful condo. It is UN FURNISHED and security is \$3,800. There is a \$150 application fee and rent is **\$1,700** a month. No pets.

- **CALL** Nancy at 727.359.3887.



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New \$10.00 Lunch Menu 11.am to 2.00 p.m.
Live Music ON THE Weekends
Bingo Trivia Tuesday 7.pm
10% off your Entree When you bring in this Ad Coupon: Limit 2 Entrees.

PLACE YOUR AD HERE

Email: jlcoastersgirl@gmail.com