

MARCH 2023

VOLUME: 49 ISSUE: 3

Happy St.

THE COMET

Patrick's Day!

Office Hours: M-F 8 am-12:30 & 1-4 pm

Closed: Lunch 12:30-1 pm

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 & Pool #2 each have a telephone for **911** and
Local Calls - Outgoing only.

BOARD OF DIRECTORS

Bob Perry, President rperry650ghc@gmail.com
Ed Short, Vice President ghc.eshort@gmail.com
Richard Fudge, Treasurer ghc.dfudge@gmail.com
*Chris Such, Secretary csuch1955@gmail.com
*Steve Urlass, Director ghc.surlass@gmail.com
*Marge Anstett, Director ghc.manstett@gmail.com
*Ken Anstett, Director ghc.kanstett@gmail.com
* - Term ends March 16.2023

C.A.M.

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

THE COMET

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

EDITOR: Lynn Antle: cometer14@gmail.com

DISTRIBUTION: Pick up a copy in the Office

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Check payable to: GHC – COMET by **Feb. 13, 2023**

DUE Date to submit - APRIL Events:
Thursday March 23, 2022.

DISTRIBUTION: The last Friday or close to, of each
month. Pickup at the Office or view on Website.

Send ALL correspondence to the *Comet* via email.

Subject Box: COMET. Include 1) Event name 2) Date
3) Time 4) Location 5) Price 6) Additional Info./notes
7) Hosts and contact information.

The COMET - goes to businesses that support it as well
as *all of us*. Leave name and address at the office - with
paid postage, **noted above** to receive your copy.

Active Military family members receive a free mailing!

For Condo **Sales & Rentals:** E-mail Erica in the office at
ghc.officeassistant@gmail.com

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

Hello Marvellous March!

Luck is what happens when preparation
meets opportunity.

HAPPY ST. PATRICK'S DAY EVERYONE!

From the Editor



RECREATION ACTIVITY AND EVENT NOTES

- Send **Recreation Event details** to Lynn at email: Cometer14@gmail.com and I will reply 'received'.
- Check out the [2023 Schedule of Events](#), on the Website 'Calendar' button.

Please note: If anyone has any suggestions for other recreation events/activities, please contact me, **Bill Bourquin** email at: ghc.recreation@gmail.com

WEEKLY ACTIVITIES

Bingo - **Thursdays 7 p.m.** CH #1 More Info: Don Everly 727 312-4411 or Carl Ross 586 596-5012.

Bocce Ball - **Tuesdays & Fridays 9:30 a.m.** Contact Bev Milo or Jonathan Jones.

Cornhole – **Every second Wednesday 10 a.m.** Just past the Bocce courts. Note: this activity held every second week in **March Wed. 8 & 22**. For more info: Dan Olden 518-409-1213.

Crafting, Sewing, Knitting, Crocheting, etc. - **Mon. 1 p.m. CH1** Bring your ideas, your work in progress, or work you have finished, to share and show.

Cribbage - **Tuesdays 7 p.m.** Bring a quarter. More info call: Jeana & Walter 727-645-4112.

Euchre - **Mondays 7 p.m.** in CH1.

Hand and Foot - **Wednesdays 6:30 p.m.** CH 1. For information call Ceil Harris 727-849-8947.

Hold'em Poker - **Tuesdays 6:30 p.m. CH 2.** More info: Dick Farrall 727-847-5007 or Harold Johns 727-845-3526.

Shuffleboard - **Tues. and Thurs. 1 p.m.** Come and enjoy a fun game. Bring a friend. If you are not familiar with the game, we will train you. Don Everly 727 312-4411.

Stretch & Flex* - **Mondays 9:30-10:30.** Strength training, stretch & flex, Barb Silva 508-524-7622.

Swimnastics - **Tues. Thurs. Sat. 10am Pool 1.** Provided outside Temp is 65*-70*. On Board meeting Thursdays, there will be no class held. Diane Ross

Three Mile Walk - **UPDATE** - **Weds., Fri. CH 3 at 10:00 a.m.,** Duration: 1 hour. What you need: Wear loose clothes, running and/or walking shoes, water bottle, exercise/resistance band, face towel, small dumbbells (1, 2, 3 pounds), face towel. **Contact: Marry Theisen, 585-309-5989 (cell)** Email: mlmfttheisen@gmail.com

MONTHLY EVENTS: 2023

Recreation Committee Meeting: There will be a Recreation Committee meeting **Thursday March 2.** We will meet in **Clubhouse 1 at 10:00 am.** We will discuss the February and March activities. Everyone is welcome to join us, so come and share your thoughts and ideas. We need your input.

YARD SALE ITEMS DROP OFF DATES - Items for up coming Garage/Yard sale can be dropped off at Club House # 3: **Weds. March 1st and Fri. March 3rd from 2 pm to 4 pm.** Small furniture items can only be *accepted the day of the yard sale, Saturday March 4th.*

YARD SALE - At Club House # 3 **Saturday March 4th** - 8:30 a.m. to 12:30 p.m.

PANCAKE BREAKFAST*: **March 11, 2023** join us for a great pancake breakfast from **8-10:30** in Club house 1. **\$5.00/person at the door**. If you are *interested in volunteering* please send Bill Bourquin an email at: ghc.recreation@gmail.com.



Annual Bocce Game Day: Saturday March 18. Open to GHC owners and renters only. Sign In/Chip Draw for teams at 9:30 am. Late sign ins will miss the draw. Play begins at 10:00 am. Tickets on sale **Wed. March 1st & Wed March 8th** at CH 1 from **12:00-1:00pm**. Place name(s) and \$3.00 per player in an envelope. 64 spots available. Fee covers hot dogs, chips, beverage and game expenses. Spectators welcome, bring a chair and enjoy the game. Lunch is available to non-players for \$3.00 while supplies last.

GHC Book Club: **March 23, 1:00 pm** CH 1 library. Our readings for March are:
The Book Woman's Daughter by Kim Mitchell Richardson &
The Wedding Dress Sewing Circle by Jennifer Ryan. Please bring ideas for next year.

TGIF/DANCE: **Friday, March 24, 7:00 – 10:00 pm**, CH1, \$7.00 per ticket, checks only written to GHC Rec Committee on US banks. Come and enjoy/dance to the music of Mick Lorden. Regular refreshments, set-up provided. Bring snacks. **Ticket sales: Monday, March 13 & 20th 10:30 – noon, CH1.** Wear *beachy apparel* if you wish. See you there! *Sponsored by GHC Rec Committee.*

JULIET LUNCHEON **March 29, 2023.** Join us for lunch at *Widow Fletchers*. Please arrive at 12 noon for an enjoyable afternoon. You may choose your lunch selection from their menu. Sign up sheet will be available in Clubhouse 1. Should you need to cancel after you have signed up, please call Nan @ 727-534-3115. Also, please add your phone number when you make your reservation.

KARAOKE DANCE* **Saturday April 1st 8-11pm**, Doors open 7:30pm. **Ticket Sales Monday March 20 & 27th 10:30-noon, \$5.00/person, CH1.** Regular refreshments, ice & soda set-up provided. Bring your **voice**, your **dancing shoes** & **join us** - "*here for a good time...*"

PLEASE WATCH THE COMET AND BULLETIN BOARDS - for Recreation events & activities!!
Bring any suggestions for a new activity or event, to APRIL Meeting, when we set NEXT YEARS' Events.
The Recreation Committee meets the first Thursday of the month at 10:00 am in Clubhouse 1.

Schedule of Future Recreation Events 2023

APRIL 2023

Saturday 1 – Karaoke - Dance 8 - 11pm Doors open 7:30pm

Thursday 6 - Recreation Committee Meeting 10:00 am

Friday 14 - T.G.I.F - FIESTA - 3:00 5:00 **Pool 2**

FOUND:

In CH1 following the Kitchen Party, Saturday evening - One earring. Please check at the office if you lost yours!

COMET DISTRIBUTION

- * The COMET is available in the **office** & copies also located in **CH1**.
- * Please check our **website** to view the COMET along with **Our Sponsors** & **NEW Sponsors !!**
- * "**Our Sponsors**" button on our Public Website www.gulpharborscondos.com
Let them know – you found them in the **Gulf Harbors Condos COMET !**

Thank you

Betty Joe Larsen would like to thank all of the people at Gulf Harbors who sent cards, letters or called to express sympathy on the passing of my husband Lauritz. Your condolences were greatly appreciated! Betty Joe.

Three (3) NEW Owners - MARCH

V4 204	Lisa Tulloch	Formerly owned by Pius & Lucinda Organ
T3 302	Jennifer Shellhammer	Formerly owned by Estate of Vincent Collins
V8 104	Suzanne Pearl	Formerly owned by Patrick Hunter

MEET the Candidates - for the new Board

WHEN: Tuesday March 7

WHERE:: Club House # 1 from **10am to 11:30am.**

WHAT: This is an opportunity to meet the candidates running for the Board of Directors election on March 16.

- Candidates may deliver a prepared 3-minute message.

MODERATOR: BILL Bourquin

Owners will be invited to "write down a question" on a card provided.
Questions will be randomly selected and answered by various candidates.

GHC Annual Members Meeting March 16

March is an important time for voting at GHC.

Please plan to attend the March 7 - Meet the nine (9) Candidates for 4 open board seats.

Your **Mail/ E-Vote** will include ballot for Board Director voting, and Limited Proxy to vote on 2 changes to Common Element questions: 1. To approve a new color palette before buildings are scheduled to be painted, and 2. approve lighting for night time swimming at Pool 1, which includes additional costs for special engineering design and materials...

Be sure to educate yourself on important questions, that pertain to Your community.

NOTES FROM THE BOARD

SCHEDULED Meetings of The GHC Board:

Annual Membership Meeting (AMM): Thursday March 16:

IN-Person Voting 12NOON—1PM & Meeting at 1pm in CH1 & Zoom
Organizational Board Meeting: Thursday March 16, following the AMM.

Watch the *Bulletin Boards* - for additional Board meeting/ times, etc.

- Check out the **"Owners ONLY or OneSource" WEBSites** 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...
 - * **Forms** - with various GHC Forms available to print.
 - * **OneSource** - Sign-up to **Resource Property Management - RPM** GHC Site. More details on **Pg. 5**



COMET – MARCH President's Message

Hello Fellow GHC Residents,

This Winter has been very busy, especially with all the construction underway. Currently, we have three roofing companies replacing roofs in parallel. Home ResQ is installing new 6-inch gutters around the perimeter of the new roofs, as well as new downspouts. Hopefully, this will minimize the waterfall effect coming off the roofs & the water will not pool up near our buildings.

It is realized that this construction has been disruptive & annoying, but we need to complete this project prior to our October 2023 Insurance bill. Also, rainy season makes roof replacement more difficult.

Following are Operations Updates:

1. Residents have experienced a very significant issue regarding the amount of water outages GHC has experienced. This has been ongoing throughout the summer & still continuing. Blue Stream cable installation resulted in irrigation leaks & water shutoffs this summer. This was followed by Pasco County Utility working on the water lines & valve repairs resulting in unannounced water shut offs. In addition to these issues, we have experienced increased plumbing problems.
2. Another important issue that came to light was the inability to shut off water at each Building. The water shut-off valves either aren't functioning or we can't locate them. When Pasco County Utilities tried to shut off water to Villa 9 they couldn't locate the shut-off valve and had to turn off water to entire complex. We plan to focus on both by finding Building shut-off valves, repairing malfunctioning shut-off valves, and installing new shut-off valves.
3. Plumbing issues continue to be a problem especially with our community population high & water usage up.
4. Roof Replacement – Progressing, but we have had some issues. These issues are being addressed.
5. Later this month, we will be patching two potholes, repairing a couple of sunk in asphalt areas, & repairing some uneven sidewalk conditions.

Other Updates:

Later this year, Pasco County is planning to do work installing a new storm drain line. The new proposed line will be going in front of the GHC office & continuing past Villa 9.

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

Regards,

Bob Perry
President BOD
Gulf Harbors Condominium, Inc.

Resource Property Management - RPM:

Please be sure to **Sign-up** to - 'OneSource' to be able to access **GHC** documents via **RPM**.

Email Erica at the office, at: ghc.officeassistant@gmail.com

- There is a one-time use security code, per condo to access the **GHC-RPM OneSource Web Site**.

Once your account is set up, the login allows access to your personal Account records, including condo dues, change of address for seasonal owners, Association forms, documents, Agendas, Approved Minutes, Owner Directory, and more.

You can also select to receive **Distribution Email** messages from **RPM** service versus "mailouts".

Please note that this option is *different* from the **Phone-Blast** option for **text or voice messages**, for emergency notices, i.e. the water is turned off, etc.

Manager Message for MARCH

Currently, GHC has three different roofing companies on grounds and each roofing company is utilizing a different Air Conditioning Company to disconnect and reconnect the roof top air conditioners from where they currently sit to where they will be reinstalled on the newly installed air conditioning stands according to current Pasco County Code.

The air conditioning contractors will need access to all units that have their units on the roof, prior to removing and when reconnecting the roof top units. **Residents, who are not at GHC or are unavailable will need to make arrangements to have someone available, to allow the air conditioning contractors access.**

It has also, been brought to our attention that some residents have been going on the roofs while the Air Conditioning Companies are working. Therefore, GHC would like to express that **residents do not go on the roofs!**

The Roofing Companies and Air Conditioning Companies are::

- Arry's Roofing/ Mauro's Air Conditioning- Currently working on building N. Upcoming roofs; buildings R, S, T & U. Completed roofs are buildings C, B, Tower 1 and H.
- Turley Roofing/Tropic Air Conditioning- Currently working on bldgs. E, J & I. Completed Tower 6.
- Acoma Roofing/ Vinson Air- Currently working on office & bldg. G, upcoming roofs bldg. F & Tower 5.

Gutters are being installed by Home ResQ.

The **February 23, 2023, Special Membership Meeting** was held in Clubhouse 1.

It was announced that there was a Quorum (269).

Voting results:

1. To Carry Over of 2022-2023 Surplus Funds---305 yea's---5 no's
2. To Use Reserve Funds in a Disaster/Catastrophic Event---293 yea's---13 no's
3. To Move Existing Component Reserve Funds into the Newly Created Pooled Reserve Fund---298 yea's---6 no's

Gulf Harbors has a wonderful group of community volunteers, who donate their time on various committees. I would like to thank the Election & Balloting Committee for their assistance and time for Thursday's meeting to be a success.

Elections & Balloting Budget 2023

In-Person Voting: Co-Chairs: Diane Ross & Rose Binder

Electronic Voting: Co- Chairs: Rhonda Brown & Tony Payne

Volunteers: Cindy Organ, Barb Silva, Diane Barkey, Jane Fudge, Barbara Wilson, Brenda Wilson, Joe Binder & Carl Ross.

Billie Laney, CAM

Are you interested in participating on a GHC committee?

Complete and submit a Committee form to let the Board/ and Committer Chairs' know your interests. Share your time, skills and knowledge by serving on a committee for your community.

Forms are located on the Owners ONLY and OneSource WEBSites, as well as CH1 and the office.

GHC COMMITTEE WORK

COMMUNICATIONS COMMITTEE

As of the end of February, we have over 83% of owners converted to Blue Stream Fiber!

If you haven't registered yet, please **call Blue Stream at 727-491-5550** to get services installed.

- Owners are encouraged to go to www.bluestreamfiber.com and set up your profile and **select paperless billing** to avoid paper bill charges.
- Blue Stream TV channel guides, as well as other Blue Stream booklets are available in the library at CH1.
- Call Blue Stream for any service issues you may have.
- Once your Blue Stream service is installed, you will need to **call Spectrum at 833-697-7328** to close your account, and return your Spectrum equipment to the UPS store in Southgate Plaza.
- Effective Feb. 1, owners not converted, are subject to **Spectrum's** regular retail rates, as *GHC no longer has a bulk contract with Spectrum.*
- Blue Stream TV with the Internet is now included in our monthly maintenance fees. This equates to an additional \$22/ month, above our previous Bulk TV rate.

For more information on the Blue Stream contract, as well as **FAQs**, *Frequently Asked Questions*, please visit the GHC Owners Only website.

Doug Brown *Owner Volunteer* Project Manager - GHC Communications Committee

ELECTIONS AND BALLOTING COMMITTEE

The E&B committee would like to *thank all those owners* who took the time to vote in the **Reserve Budget** process adopted Feb. 23. Being informed on our finances is an important aspect of condominium living.

March 1, documentation will either be **mailed** to you **or emailed** to you via **ezVote** (electronic voting partner), for owners who provided an email address and/or signed up to electronic voting. Included will be a ballot to select **up to 4 candidates** for the board. Nine (9) owners have put their name forward to serve on the Board.

The Election vote, will be decided at the Annual Membership Meeting on March 16, 2023. GHC has a 7 member Board with a 2 year position as a Director. Each candidate submitted an information sheet, which cannot be altered nor verified by the Association. This will be included in your mailout or online vote.

Also included will be **two (2) proposed material alterations of the Common Element**, questions for you to vote on. One, to approve changing the color palette at GHC. The other to approve the *additional associated cost* to update Pool lighting required by state law, to make Pool 1 compliant for night time swimming.

Please understand these 2 *questions can take up to 90 days* to achieve a quorum of 269.

All documentation will be posted on the **Owners Only** and **RPM WEBSites**.

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

**Thank you for participating in the Voting process to elect our Board of Directors
and for changes to the common elements!**

PAINT COMMITTEE

There seems to be a lot of miscommunications regarding the painting of our complex. This message has been crafted and reviewed by GHC Management.

Painting is **not just for aesthetics**, the buildings **must** be painted every 7 - 10 years for protection against sunlight, salt air, wind, and rain. So yes, **we do need to paint**.

There is money in the Paint Reserve for this purpose. Like many of our large projects, painting will be done in two or three stages, over more than one budget year. A plan to paint in the near future is required to ensure there is or will be monies in place for this.

It will not 'cost more' to change the color. All stucco surfaces are prepped in the same manner regardless of the choice of color application. This includes a pre-treatment of power washing, fungicide, rinse clean, remove all loose, flaking and bubbled paint, primer/sealer and exterior paint. Underlying colors will NOT bleed through.

To clarify the numerous questions and comments regarding the currently painted 'walkways or breezeways' throughout the common areas, these painted surfaces will fall under a different project and are not in the scope of the Painting project. There will be a mandatory inspection conducted by an engineering company who will advise GHC on what steps need to be taken on walkways. This **may** result in removal of paint and replacing it with a surface that will ensure safety, according to the most updated building codes. **Cement sidewalk surfaces will not be painted!**

An email survey was conducted in April of 2022, and the majority of owners who responded expressed a desire to have the color of our buildings updated.

After much investigation and professional consultation, this new color selection has been proposed by the Paint Committee and approved by the Board of Directors. *Samples of the colors* are **on display** in the Clubhouse #1 **Library** and across from the office on **V1C, 5157 Amulet Dr.**

You will be able to cast your vote on this Amendment question as part of the Annual Membership Meeting, **Thursday March 16th**.

The Amendment Question will be as follows:

1. **Do you approve the proposed change in color palette of the buildings in the community, from the current existing color palette of brown and cream, to a new color palette of alabaster, sea salt, and linen, along with optional acacia haze (as ultimately approved by the Board of Directors), as a material alteration of the Common Elements?**

Paint color reference of the Sherman Williams (SW) selections are:

Alabaster - SW 255 C2 - **SW 7008** – Potential main color on all buildings (to replace cream). Downspout color match is linen.

Sea Salt - SW 217 C1 - **SW 6204** - Laundry areas/ painted railings-bannisters (except aluminum). Rectangle inserts below windows (to replace brown). Sea salt is the color painted on the walls in CH#1.

Acacia Haze - **SW 217 C4 – 9132** - Pending engineering recommendations, this would replace current brown walking surfaces – stairs, walkways/breezeways and would be completed by a future project.

Lynn Antle
AD-Hoc Paint Committee Chair

Paint Committee Members:
Barb Simon, Jane Fudge, Diane Florio, Mary Cawley, Debbie Anstett



Watch for a "**link**" of the *building paint rendering* to be posted on the WEBSites, to view color options!

Watch for the Voting documentation, on new GHC board members and Amendment questions.

This material will be **Mailed or Emailed** via **ezVote March 1**, for **March 16 meeting**. Please exercise your right to vote on these important decisions: your choice for Board members (4 seats open) and participate in the membership vote on Common Element changes i.e. new paint color palette / pool lighting.

INFRASTRUCTURE COMMITTEE MESSAGE

Hot Water Heaters and Moneys owed to Gulf Harbors.

This month, I have received *great response* from the owners of the units that we had the ability of fixing their Hot Water Heaters!

We are still in the process of reaching out to these final 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.**

Cheers and best regards!

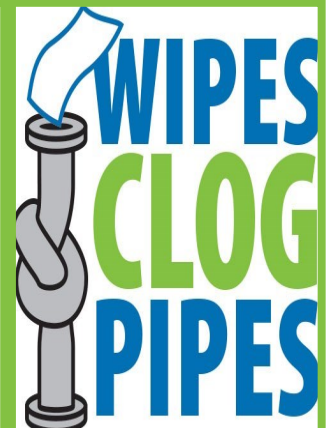
Edward Short, Vice President – Board of Directors
Chairman – Infrastructure / Building Committee,
Gulf Harbors Condominiums, Inc.

Building	Unit(s) Owners <u>LIST</u> to be billed
AA	103
G	108, 203
H	204
J	103, 104
K	104
M	203, 206
N	107, 108
O	201
R	106, 205
T	106

If you attended the recent series of Budget meetings, you heard first hand, that **plumbing repairs are a major cost** EVERY month to GHC Owners.

Please do your part:
STOP Flushing anything **Except** TOILET PAPER
Down your drain...

Wipes, Litter & Rice has been removed from plumbing pipes
after being **flushed down** our **drains!**



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

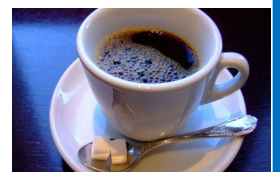
9:00 AM EST for an hour, hour and a half. - Still going strong since January 2, 2021!

Sit back, listen, or better yet, participate in discussions revolving around Infrastructure/ Building and other 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



OWNERS ONLY - WEBSITE



- Complete the - **Web Access Authorization Sign-Up Form**
- Return it to the office or **email** it to the office at ghc.officeassistant@gmail.com
 - The signed form & email address you want to use, *are required on the form* for WEB access..
- GO TO: www.gulpharborscondos.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?

- Approved Board meeting Minutes. GHC President Report’...

GHC project to convert the Association to **Blue Stream Fiber (BSF)** for **TV & Internet as a bulk service**, is *nearing completion*.



- ♦ To arrange your **BSF installation appointment date** - **Call** 727-491-5550 & **Press 4** (daytime hours).

To disconnect **Spectrum** services **after** you have your new BSF installed:

- Call Spectrum at **833-267-6094** – as we are no longer part of the **Bulk TV service eff. Feb.1, 2023**.
- If you have a telephone landline now with Spectrum and want to keep the same number, do not disconnect with Spectrum UNTIL it is working on your new Blue Stream service. This takes 7-10 days for BSF to process for you.
- You must return Spectrum equipment and should **obtain a receipt** for returned equipment. Equipment can be returned to The **UPS Store** in the Southgate Plaza. **Call to disconnect first.**

IMPORTANT

- The **Spectrum ‘CABLE Bulk TV’ Service contract ended January 31, 2023.**


NEW Directory VIEW

Be sure to set up your **One Source** WEB access, from the RPM website. See page 5 of The COMET for details.

The current **Directories** by building or alphabetical, located on the **Owners ONLY** WEBSITE, will undergo a major change. The new directory is still being worked on and will be produced as soon as possible. The current directories are no longer being updated.

For more details to be included in the directory, **each Owner will need to** access **OneSource** on the RPM Website and update address details to include i.e. telephone number, address, etc. This is a requirement per FL Statutes, as each Owner must authorize what can be published.

For Directory information on the **RPM OneSource** Web service, **go to** then select Homeowner Directory and enter the street civic number.

 **Community Information** <

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:

A **Defibrillator** is located at **CH1**. IF the ALARM SOUNDS – CALL the OFFICE.

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

Please, ensure clutter and personal belongings are removed 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.

SALES/LEASE - Rentals require applications to be completed, and signed by the owner and sent to the office, along with a copy of the lease to be processed as there are several steps.
All applications are processed in the office on the 2nd and 4th Tuesday of each month. This ensures timely processing and so all paperwork is completed.

PLEASE - PLEASE DO NOT PARK your Vehicle ACROSS our 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! 10Mph is maximum speed.

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 & CH #2. Please Do Not Litter!

GARBAGE Pick-Up:

PLACE ALL your Garbage **IN A Garbage BAG**.

Pick-up Mon. & Thurs. for Garden Units.
Towers, & All Villas: Mon. Weds. Fri.
No loose garbage, PLEASE. Staff has to clean this up (\$), & it takes away from other work!

RECYCLING:

'CANS' - are NO LONGER recycled at GHC.

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 (Car/ Van/ Truck) WASHING:

On 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 Emails:

Email, with your name & address included - is the best way to send suggestions' or ideas to the Board. Unsigned emails are not answered.

Wi-Fi:

At CH1 and CH3 is available. The access details for BSF Wifi access is located in CH 1 & CH 3.

GRILL CLEANING:

Grill cleaning materials for grills at Pool 2, available for check-out in the office.

CARD TABLE AND CHAIRS:

A *limited number* are available in the office, for residents to use. A refundable deposit of \$10 for a table and \$10 for 4 chairs, while quantities last...

Parking & TOWING Service -

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

Ensure your GHC Parking Tag is clearly displayed. For any & all Vehicles with **NO TAGs** - '3'- Three *Warnings* can be issued and then vehicles will be **Towed at Owner expense !**

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.

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

For GHC RULES, Amendments, etc.: Check the Owners ONLY or RPM WEBSites. Check YOUR **Condo Blue Book**, or arrange for a copy from the office.

Know your Association rules...!

FOR SALE 2023 - MARCH**GHC is a 'NO PET' Community.**

AA 107	1BR/1BA 928sq ft. spacious ground floor unit. Move-in ready, really nice. Must see! Contact Joseph at 727.947.2498.
B 206	2BR/2BA Partially furnished. \$198,900.00. Call 630-880-8959.
G 201	2 BR/2 BA 1,088 sq ft condo. Schedule your appointment today by Call 727-364-7772 for viewing. Listed for \$245k or offer.
J 108	2BR/2BA 1088sq.ft ground floor garden unit condo. Outstanding Tenants currently occupying - lease up in April 2023. \$185,000. For more info. Please contact Michael at 727-330-0707.
L 101	2BR/2BA Ground Floor Garden Unit. Updated kitchen and baths, new carpeting, freshly painted. Move in ready. Contact Beth for info 727-858-8691.
O 103	1BR/ 1½ BA. Ground Floor. Completely remodeled. New Windows with shutters. \$134,900.00. Call 727-845-7719 or 941-735-1253.
S 202	2BR/2BA Mostly furnished. New windows, plantation shutters, remodeled bathrooms. Very nice, must see. Call 727-848-0998.
U 204	2BR/2BA 1,000 sq ft. condo on 2nd floor and garden view. Completely furnished. \$180,000. Call 727-334-9120.
V2B	1 BR/2BA 1,000 sq ft. One story villa. Private laundry room, attached carport, and private enclosed courtyard. \$150,000 Call 813-309-4452.
T3 301	2BR/2BA 1650 sq. ft. end unit on the water. Call 727-645-4116.
T4 101	2BR/2BA 1st floor end unit. Move in ready, very nice. For more information Call 859-620-1528
T4 301	1,600 sq ft. Open concept, granite counters, new windows, plumbing, electric, washer & dryer, furnished. Must see. Call 914-393-6866.

RENTALS

V10 103	1BR/1BA , 3-month min. Summer/fall, May thru November. First Floor with great water view. Contact at 518-409-1213.
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