



HARBOR HIGHLIGHTS

Villas of Fairway Harbor Newsletter

VILLAS OF FAIRWAY HARBOR
Established 03/04/1996

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Tom Parpart and Wendy O'Brien installed the first boat holder to their pier for storing their kayaks. Looks Great! The rack storage was first introduced by David Kosmen. Great idea! Nice touch of class to the harbor.

BALANCE

There are thirty (30) units in the Association; each with different opinions and lifestyles, living in close proximity to each other. In order to preserve harmony, there must be a balance between the individual rights and the needs of the Complex. Therefore, more specific Rules and Regulations are required in an attempt to set guidelines to achieve this balance.

Congratulations to the New VoFH Board

Rudy Benacka
Doug Christian
Phyllis Fay
Gerry McHugh

On 9/19 the Board voted to reduce the Board size from 7 to 5 members. With the recent resignation of Katie, there is one open seat on the Board. President Peterson elected not to fill the position and leave power with the new Board to select the fifth Board Member.

If you are interested in serving on the VoFH Board, please see one of our Board Members.

As you may have heard, sadly Katie Zawada's back problems have returned. She will need to focus her attention on her recovery. Our prayers are with Katie and Tom. Side note, it has been my pleasure to serve on the Board with Katie. Thanks for all your support and service to the harbor.

UPCOMING EVENTS

- 10/tbd 6:30pm VoFH
- 12/9 Mon. 7pm ACGCA Meeting

NEW ARRIVALS

Tony & Judy Frer moved into Lot 11 this week.



NEWEST ADDITION TO THE HARBOR FLEET

Denny and Rita Walter's shiny new 21 foot Manitou Aurora arrived in July. Ahoy Captain!



RULES & REGULATIONS

After several months of research, discussion, committee recommendations, and homeowner input; the Board approved the new Rules and Regulations on 9/19/2019. An email and paper version will be prepared and delivered to each of you.

Animals caught the most attention during the final meetings. In the end, the Board prohibited the installation of invisible fencing. The great debate over "pet count" was hyped up over a neighbor dispute related to the interpretation of: VoFH Rule *"no more than two dogs and/or cats may be kept in any unit in the complex"* AGCCA Rule *"no more than two dogs and/or cats may be kept in or on any one Dwelling Lot in the subdivision."*

For this reason, a change was proposed and approved by the VoFH to clarify the interpretation. The 9/19 approved rule reads as follows *"5.7 No more than two pets (dogs and/or cats) may be kept and/or be present in any one of the dwelling units and/or on any lot including outlot A. The two-pet limit per lot/parcel boundary (ie: inside and outside the unit) shall include owner pets, visiting pets, and family pets. Kept shall include pets of owners, visiting pets, and family pets."*

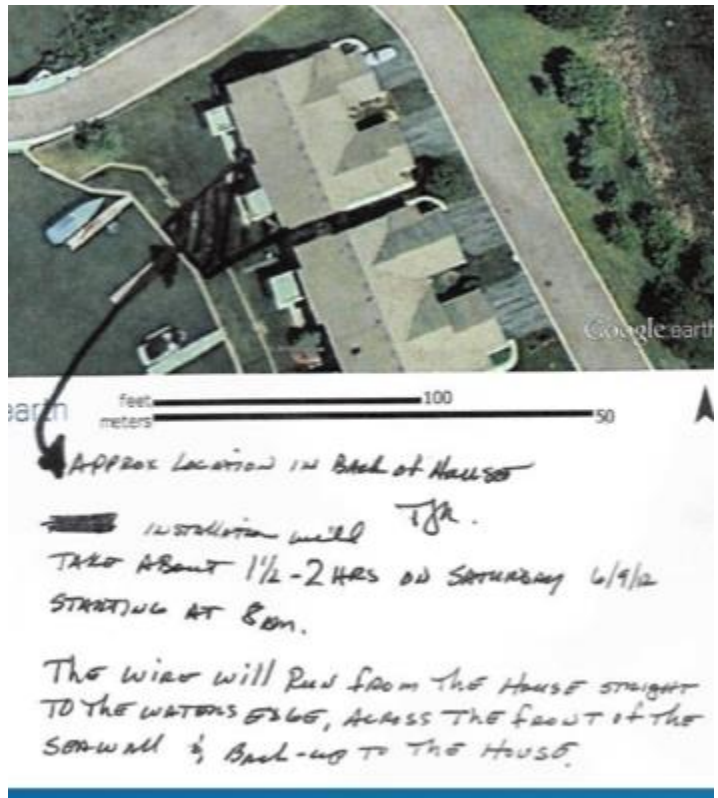
On 9/23, President Peterson met with a well know Vernon Hills attorney experienced in subdivision developments and HOA Rules & Regulations. It was discovered the original rules are clear, 2 kept pets include all pets, whether they are owned or guest pets. The great pet count debate was never necessary.

In the end, homeowners intending to violate this rule are susceptible to fines and penalties.

INVISIBLE FENCE

On 4/14/2012 Lot 29 submitted a landscaping application to install an invisible fence. One committee member signed the form. Important note, Committee members only review projects and make recommendations to the Board. At that time, only the Board could vote whether or not to approve an application. Although the application identified fencing to be installed along the entire seawall, a "dead zone" was installed without a proper request or approval; and it provides uncontrolled pet access to the end of the pier.

The 2012 Board Minutes do not reflect the application was ever received or approved by the VoFH Board. It appears the fence was installed without VoFH Board approval. The 2019 VoFH Board have agreed to consider approving Lot 29's use of an invisible fence in lieu of leashing Noah; if and only if, the AGCCA first addresses the matter. The VoFH cannot make a rule or "grandfather" an invisible fence which violates the AGCCA rules and regs.



THE VILLAS of FAIRWAY HARBOR HOMEOWNERS ASSN. INC.
LANDSCAPE CONTROL IMPROVEMENT APPLICATION

NAME: THOMAS & SUSAN KOLK
 ADDRESS: 39782 N. LONG DR.
 OWNER: RENTER: PHONE: 812-659-4888 LOT # 29

NATURE OF IMPROVEMENT: INVISIBLE DOG FENCE

EXACT LOCATION: BEHIND THE HOUSE - SEE MAP
JULIE MUST BE CONTACTED BEFORE ANY DIGGING IS DONE - Co is
 Phone: 1-800-892-0123

DIMENSIONS: REAR LOT LINES
 CONSTRUCTION MATERIAL (S): WIRE INSTALLED UNDERGROUND

NAMES OF ALL PLANT MATERIAL TO BE USED INCLUDING TREES; THE SIZE, AND HEIGHT AT PLANTING AND THE MATURE SIZES MUST BE INCLUDED.
NONE

PLANT MATERIAL SUPPLIER (S): NONE
 OTHER MATERIALS TO BE USED: WIRE
 A DRAWING OF THE LANDSCAPE PLAN MUST BE SUBMITTED AND ATTACHED TO THE APPLICATION TO SHOW LOCATION AND DIMENSIONS.

I/WE understand the rules concerning the proposed improvement. I/WE agree to abide by the rules set forth by the Landscaping Control Committee and will be solely responsible for the upkeep, maintenance and encroachment that this improvement may make on a neighbor's private property.
 DATE: 4/14/12 SIGNED: Thomas Kolk

Date Application Received: _____ Received By: _____
 Date Approved: _____ Date Disapproved: _____
 Approved By: _____ Disapproved By: _____
 Did JULIE mark the utility lines? YES NO
 Landscaping Committee members must assist with the improvement:
 Improvement constructed and inspected on: _____ Date: _____
 Construction Approved: _____ Date: _____
 Landscaping committee members approved: Randy Semels
 DATE: 4/15/12

President Peterson will inform the AGCCA President of the 2019 Board's position.

SIX VOTES SHORT

On 9/24 during a Special VoFH Meeting, Secretary Gerry McHugh announced the proposed amendment to the Declaration of Covenants received 6 votes shy of the required 20 votes.

In short, five of the seven Board Members supported the amendment to transfer the voting rights; from the VoFH Board to the homeowners, related to the "Animals" clauses. The homeowners elected to leave the voting authority with the VoFH Board.

ACCOMPLISHMENTS LAST 525 DAYS

Harbor Above Self- promote new philosophy
 Rules & Regulation- Updated
 Harbor Family Photo listing- New
 Dues Report- New
 Transparency Report- New
 Dropbox Account (LaVonne)- New
 Financial Reporting- More frequent
 10 Newsletters (LaVonne)- New
 Boat Storage survey (Katie)
 Harbor Duty Listing- New

**PROJECTS OVER LAST 525 DAYS**

Boat Titles gathered
 Elimination of AirBnB
 House lights replaced
 Painting
 Harbor Bubbler replaced
 Blessing of the Fleet- New
 Driveway Sealing
 Landscaping Contract- updated

THANK YOU

Thank you to my wife Penny for her patience, support, and letting me leave Harbor papers all over the house over the past 525 days.

Safe Boating Everyone!

Michael Peterson
 VoFH President

NOTEWORTHY ITEMS

Boat Holder- first installation
 Property Tax Appeal project
 "Feed My Starving Children" event
 Food Pantry collection
 Signage to discourage trespassing (Reiser)
 McHugh Christmas Party
 ComEd Electric Box behind Lot 4
 Storm Drain repair in front of Lot 20
 Fire Hydrant leak in front of Lot 21
 6x6 Balcony Post Replacements
 Retaining Wall Steps
 2018 Roof Hail damage
 Ice Skating on the Harbor
 12 Board Meetings held

