

WELCOME TO HARBOR POINTE

WWW.harborpointehoa.com

We have prepared this letter to give you some information about the Harbor Pointe Homeowner Association.

An email will be sent each month which includes an agenda for the next HOA meeting, and minutes of the prior meeting and any other important information. The meetings are usually held on the 3rd Monday of each month. The meetings are held via Zoom or at Johan's Seafood Restaurant at 7:00 P.M. All residents are encouraged to attend.

The following are the Board of Directors:

1. Jim Carmany	President	300 Harbor Pointe	251-5118
2. Sue McGill	Treasure	610 Harbor Pointe	635-2668
3. Anne Dickison	Secretary	108 Harbor Pointe	698-9890
4. Gary Rafool		308 Harbor Pointe	698-1820
5. Mike Childers		600 Harbor Pointe	256-6887
6. Mike Kiernan		514 Harbor Pointe	258-1122
7. Open		_____	_____

If you have purchased a Duplex(units 1xx, 6xx) or a Townhouse(units 2xx, 3xx, and 4xx), your unit must have a **Single Family Dwelling Homeowners Insurance Policy**(you own the entire exterior), not a condo policy (unless you are in a the Condo building which are the 5xx units). Per the bylaws you must maintain a minimum of \$135.00 per sq. feet of coverage on dwelling. **The HOA bylaws also require that Core3/Harbor Pointe HOA is listed on your policy as Additional Insured. You need to provide to Core3 the initial Certificate of Insurance as soon as possible. This is for the protection of the entire association. Please send to: Harbor Pointe HOA C/O Core 3 Property Mgmt, 751 Joan Ct Peoria, IL 61614**

We do **ALL** our communication via-e-mail (Word & Excel documents.)

Monthly Fees are due to the Core3 on or by the 1st of the month-Please mail early enough so it is RECEIVED by the 1st, Mail it to Core 3 Property Mgt. 751 Joan Ct Peoria, IL 61614. There is not a monthly notice sent for the amount due.

Garbage pick-up: Fridays: A.M. (1 garbage can was previously provided by the HOA to each unit. Replacement and /or additional garbage cans are a homeowners expense and can be obtained by calling the City of East Peoria.) The city of East Peoria has temporarily suspended all recycling pickup. Trash cans are to be put back into garages by that evening.

Additional remote gate openers are \$ 45.00 each and can be purchase from Core 3. Walk gate key is provided. Both should have been turned over to you from the previous owner or Realtor at your Closing. The gate code is 6000#. Please be discriminate with the gate code. It can be provided to your visitors or contractors.

A seasonal pool pass is available for purchase at the EastPort Marina office. Tell them you live at Harbor Pointe for a discount. Please note that the outdoor pool is owned by the City of East Peoria-not Harbor Pointe.

All pets (including guest pets) MUST: ALWAYS be held on a leash, NEVER be unattended, NEVER be on the riverside grass, ONLY be walked (and allowed to their business) on the grassy area on east side of road (towards Stoney Creek).

NO Parking on ANY grass or roads (includes guest). There are a number of additional parking areas throughout the property.

NO Semi's are allowed within Harbor Pointe. **NO** Soliciting is allowed.

NOTHING can be attached to the exterior siding of any building. Garage doors kept closed unless actively in the garage.

ANY exterior changes must first be submitted on a change request (available from the Property Manager or downloadable from the Resident's Log-in section on the harborpointehoa.com website) for HOA Board approval.

Any questions, Please contact Core 3, Property Manager-309-839-0743- info@core3pm.com