

## **Harbor Hills Civic Association**

Annual Meeting, Virtual  
September 1, 2020

This year is unlike any we have experienced. Many of us hunkered down at home to be safe from the Coronavirus, and our school age children lost out on many of their normal learning experiences and activities. Harbor Hills Civic Association (HHCA) normally has a resident meeting during September, however this year is different. In consultation with the Licking County Health Department, a gathering inside or outside can be only with 10 people or less. We considered holding a virtual meeting, like so many business and schools are doing, but we do not want to leave anyone out, so we decided it best to write out what we would have said and send it to everyone. We will also post this on our website at [www.hhcaoh.com](http://www.hhcaoh.com), where you can also find lots of other documents we share. And if you have any questions, please call a Trustee.

Your Trustees are:

Susie Schell, President (term expires 2021)  
Larry Cox, Vice President (term expires 2020)  
Mike Martin, Secretary (term expires 2020)  
Adam Hunt (term expires 2021)  
Janet Johnsen (term expires 2022)  
Terry Talbott (term expires 2022)

### **Nomination and Selection of Trustees**

Trustees are Harbor Hills residents who volunteer to manage the non-profit Harbor Hills Civic Association. They are not compensated and pay the same yearly HHCA dues as all residents pay. Harbor Hills elects two trustees every year for a 3 year term, and this year, Larry's and Mike's term end. We asked Andy Depage to lead a Trustee nomination effort this year, and we solicited Trustee candidates by email (May 22) and on our web site [www.hhcaoh.com](http://www.hhcaoh.com).

Andy Depage nominates Larry Cox and Mike Martin as Trustees for 3 year terms. Residents can vote for Larry and/or Mike, or may vote a write-in candidate by September 8th at 8pm by clicking this link:  
[Vote for Trustee 2020](#)

Andy Depage will also accept in person votes at the Harbor Hills Country Club on September 8th from 6-8pm.

Larry Cox has been a resident of Harbor Hills since 1964, a retired National Trade Association Director with primary duties of leading the HHCA Building Committee, works with County and Township on building related matters, coordinated all legal work of outside council, and is a wealth of knowledge of Harbor Hills history.

Mike Martin has been a resident of Harbor Hills since 2014, a retired Professional Engineer/leader from AEP with primary duties of coordinating Harbor Hills infrastructure maintenance with the County and Township, handles HHCA secretary duties, implemented the HHCA website and coordinated financial duties in 2020.

### **Minutes of the 2019 Annual Meeting**

Our web site contains the agendas and minutes of our resident meetings. This can be found at [www.hhcaoh.com](http://www.hhcaoh.com) "Meetings" tab. This document will also be kept at this location.

### **Financial Report**

The Harbor Hills budget year starts on May 1 each year. Our revenue is from yearly dues of \$250/house and \$.006 times lot square footage. Expenses are primarily trash pick up, grounds maintenance, and street lighting. Trustees have sold the docks at George South to non-waterfront Harbor Hills residents, except for Dock #2 which was kept for the kayak launch. This abnormal 1-time income will be available for capital projects or other operational needs. Approval has been requested for ODNR dredging at the north side of George South park for construction of 10 more docks, to be offered to non-waterfront Harbor Hills residents.

The financial report is a separate PDF included in the email distributing this document.

### **2020 Accomplishments**

#### **George South dock sales**

Harbor Hills owned 12 dock slips at George South, which were originally intended for resident rental. Trustees decided renting is not a business we want to be in, so 11 were sold to non-waterfront residents. One of the 12 was retained by HHCA for kayak launching.

#### **Kayak launch George South dock slip #2**

A small dock slip was dedicated at the Maple Bay dock cluster last year for launching kayaks. Since the lake level changes over a season, residents felt this slip was difficult

to use. This year, a floating kayak launch was installed for \$2,500 at George South dock slip #2, which has been used by many residents over the season. We were unable to find a floating kayak launch which would work for the Maple Bay slip.

#### Radar speed sign

All roads within Harbor Hills have a speed limit of 25 mph. Did you know that going below 25 mph is absolutely ok? Our roads are shared by cars, trucks, motorcycles, bicycles, golf carts, wheel chairs, runners, walkers, strollers, adults, elderly, children, pets..... We see contractors go too fast, but also young and old residents. Many residents believe people simply need to slow down. "Honestly Now, What's Your Hurry?, You're Here!", quoted from a community road sign in Florida. The HHCA and many residents have asked the Sheriff Department to make a larger presence here, and issue tickets, hit the violators where it matters, their wallet. We have also talked with them about the issue of under age golf cart drivers. But, we can also help by changing the culture and encouraging everyone to simply slow down. Follow the laws. Speak up! Tell your neighbor. Tell your family. Tell your contractor. We all have a part to make a difference.

HHCA received approval from the Licking County Commissioners, the Licking County Sheriff Department and the Licking County Engineer's department to purchase and install a radar speed sign. It cost us about \$3,500. It reminds all of us to slow down. Special thanks to Ken Johnson, Gary Glover, Dave Brennan and Randy Keller who helped make this happen. Just stand at the entrance of the Country Club and watch drivers hit their brakes when the sign tells them they are too fast. This does not cure the problem, but it starts to change culture. Please, slow down !

#### Ground & Sports Court maintenance

The Harbor Hills sport court practice backboard and basketball backboard were replaced and painted this year. There are several cracks in the asphalt surface that will be sealed before winter.

#### Drainage presentation and coordination

Harbor Hills trustees meet and help coordinate road and drainage issues within road Right of Ways (ROW) with Licking County Highway and Licking Township Highway maintenance departments, who own and are responsible for the ROW. We all would like to see better storm water drainage and roads in Harbor Hills, and we carry that message to the authorities, but we also detail maintenance issues we see and document those for the authorities to review and act as they prioritize. We prepared a presentation of issues we saw over the winter of 2019-2020 and presented it to the

Highway departments in April 2020. There is a link to that presentation on our web site, under the “storm water drainage” tab. Improvements made this year include a new culvert under Harvard, swales installed along Sprague, and upcoming work along Lakeshore West near Harvard, and a new culvert under Cornell. Harbor Hills was started about 100 years ago, and it never had the infrastructure it needed. Now that we are almost 100% built out with homes, all the once hidden issues are very visible, but funding to fix them the right way is an issue. Kinda like the Buckeye Lake Dam, needing to start over and doing it right is not trivial, and it took the State of Ohio to fund the needed work. We continue to coordinate and address what we can, until we can identify the federal, State or County funding available to address this “shovel ready” need.

### **George South ODNR discussions and plans**

Randy Keller has been our project coordinator to facilitate ODNR dredging on the north side of George South for 10 new docks, to be built and sold to non-waterfront Harbor Hills residents. ODNR is willing to dredge for us in 2020 at no cost, and we will store the material over the winter on site. We plan to sell that dredged material in 2021, and coordinate the building of new docks in early 2021. Coronavirus has delayed this project a bit, however we are hopeful it will happen over the winter of 2020-2021.

### **Building Committee**

Members include Larry Cox - Chairman, Sonny Brockway, Ken Johnson, Vern Johnston, and Randy Keller.

Activity during the past year includes:

Building Permits Issued for new construction: 9

Houses currently under construction: 4

Building Permits issued for additions: 9

Permits issued for storage sheds: 2

There are currently under review 1 new construction, and 3 additions.

### **Grounds report**

This was a busy year for us. We started by removing a tree in the way for the new George South dock project, and some elderly trees and stumps in the Lakeshore East park area that were adversely impacting our roads and had health issues. We brought in recycle containers for spring yard waste, and they are utilized by many residents. Crews did fantastic work mulching and sprucing up our parks and entrance. We also added mulch to the newest swing set area at Lakeshore West park. Lakewood Landscape handles our grass trimming, and some of the tree trimming as we request.

### **Harbor Hills Regulations review**

Our current Code of Regulations and Building Restrictions, adopted September 6, 2016 is currently in its 5 year review and update cycle. The Review committee has summarized amendments to be considered in the revision. The target is to have a legal document for ballot by all Harbor Hills property owners in 2021. If you have any suggestions, and have not been contacted by the review committee, please submit them in writing to any of the Trustees by October 15, 2020. Our current Code of Regulations is on our web site [www.hhcaoh.com](http://www.hhcaoh.com)

### **Freeman Memorial road name petition**

Did you know that the road entering Harbor Hills, all the way to the split where the radar sign, is having an identity crisis? Some people think that road is Freeman Memorial Road, while others think it is Lakeshore Drive East. Well, we received notice from the Licking County Engineering department that the road is actually and officially named Lakeshore Drive East. At some time, there was an effort to rename it to Freeman Memorial, however that effort was never officially approved by the Licking County Commissioners. We have started a petition for signature by all owners along that road to have it officially changed to Freeman Memorial. Stay tuned.

The Harbor Hills Civic Association Trustees appreciate your understanding that a meeting could not be held this year. If you have any questions, please call any Trustee.

<http://www.HHCAOH.com>