



Urbanna Harbour News Letter

FOURTH QUARTER NEWSLETTER 2011

Seasons Greetings to All

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CLUB HOUSE

If you follow our blog you will know that all the windows in the clubhouse have now all been replaced at a cost of \$4,557. The new windows look very nice and actually open and close!!! Also for the clubhouse Hazel acquired some rather attractive chairs (shabby chic) at a cost of \$10 each. I will post a picture on the blog when I have a moment. These chairs are hotel quality and a vast improvement over the fold up chairs which will now only be used when needed.

BYLAWS AND RULES

Byron Parker (Parker & McMakin Law Group) has recently been retained by us and is currently going over the revised bylaws and rules to make sure they are appropriate. Thanks again to Woody Davis and his committee for working so hard in getting these revised documents together for us. We have now received enough votes for the requested change in terms of office to be included in the revised bylaws.

VOTING ON NEW BOARD MEMBERS

We are pleased that 5 people have applied for membership to the board. You will all shortly be receiving ballot sheets showing the 5 names - you will be able to choose 2 of these people join us on the board with terms starting as from the April AGM. Ed Fisher will be retiring from the board at that time.

PUMP OUT STATION

Is now winterized. This new pump out is a great addition to our facility.

BOARD MEETING

Notes from our October have been posted on the website

NOTES FROM THE TREASURER

This year the board has agreed that there will be no increase in dues for the 2012 year. Expenses will remain virtually the same. You will shortly be receiving the budget for the coming year and in January I will be mailing out dues invoices. We have had heavy capital expenditure in 2011 because of our crumbling infrastructure, but now everything is ship shape. Some expenditures were:

New pool cover

Computer for UHYC

New windows for the clubhouse

Meters for the water supply to the docks so that we are charged separately from the homeowners

Pump Out Station

New Signs in many areas

We are able to report that the final payment on the dock assessment is in hand thanks to our lawyer Byron Parker taking action on our behalf. These funds will adequately cover the capital expenditures of 2011.

PROBLEMS WITH OUR WATER SYSTEMS

This year we started to receive high water bills for the docks. One day whilst out walking my dog I noticed a very wet/soggy area near the pump house up on the hill, this was coming from a drain pipe in the pump house floor. On investigation we found that there was indeed a fresh water leak and a leaky valve has been replaced. Meanwhile we had already decided to install meters on the water supply to the docks so that any problem areas could be investigated systematically. Now of course the water is shut off, but everything is organized for the 2012 season.

PERSONAL NOTES

Welcome to Jim and Barbara Altis - they are renting slip 110.