

SOCIAL CALENDAR



January

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 HAPPY NEW YEAR 2023 New Years Dinner 3pm	2 Community Office Closed	3	4	5 Chair Yoga 10am Line Dancing 11am	6	7 Community Potluck 5:30pm
8	9	10	11 Coffee & Donuts 9am Social Club Meeting 9:30am	12 Chair Yoga 10am Line Dancing 11am	13	14
15	16 Pizza Night 5:30pm	17 Ladies Lunch Pioneer Pizza 11:30 carpool or 12pm at Pioneer Bingo Night 6:45pm	18	19 Chair Yoga 10am Line Dancing 11am	20	21
22	23	24	25	26 Chair Yoga 10am Line Dancing 11am	27	28
29 Pork Sandwiches & Monthly Birthday Celebration 5:30pm	30	31 Bingo Night 6:45pm				

AROUND THE COMMUNITY

JANUARY HAPPY BIRTHDAY'S

George Baker	January 1
Raymond Lawrence Jr.	January 2
Nicholas Donegan	January 4
Mark Roy	January 7
Melvin Shaner	January 7
Sam Duggan	January 12
David Roys	January 13
Sharon Fisher	January 15
Gary Yoskovich	January 15
Diane DePew	January 17
Glenn Levy	January 18
Beth Pederson	January 21



Social Club

The first monthly **Social Club Meeting** of 2023 is scheduled for **Wednesday, January 11 at 9:30 am.** This meeting will be held at the Community Clubhouse and is open to ALL community residents. Please come out and support your Harbor View on the Bay Social Club.



CHAIR YOGA



Every Thursday
at 10:00am inside the Community Clubhouse.



Line Dancing Classes every
Thursday at the
Community Clubhouse
11am-12:30pm

Classes are for Community Residents ONLY

Come Join the Fun!



Community Pot Luck

Saturday, January 7 at 5:30pm

Please come join your friends and neighbors for the First Community Potluck of 2023 starting at 5:30 pm inside of the Clubhouse. Ham will be provided compliments of the Harbor View on the Bay Social Club. A sign-up sheet to bring a side or dessert will be located inside the clubhouse.

Coffee & Donuts

Wednesday, January 11 at 9am

Please come join your friends and neighbors for the first Coffee & Donuts of 2023 inside of the Clubhouse. All Coffee & Donuts are sponsored by the Harbor View on the Bay Social Club and available while they last



Pizza Night

Monday, January 16 at 5:30pm

ALL residents are invited to first Pizza Night of 2023 at the Community Clubhouse. Pizza is FREE to all community residents and available while it lasts.

Ladies Lunch- Pioneer Pizza

Tuesday, January 17 (car pool 11:30 am)

If you plan to carpool, we will meet at the Community Clubhouse at 11:30am or if you plan to drive, you can meet at Pioneer Pizza at 12pm.



Sunday, January 29 at 5:30pm

ALL residents are invited to the first monthly Birthday Celebration of 2023 at the Clubhouse.

This month's celebration will include:

Pork Sandwiches & Chips along with Cake

and will be served to all community residents while it lasts.



**BINGO
NIGHT**

**Tuesday, Jan 17
and
Tuesday, Jan 31**

**Must be there
by 6:45pm
to start Bingo
promptly at
7pm!**

at the Community Clubhouse

FUN FOR ALL!

MANAGER'S CORNER

HAPPY NEW YEAR Harbor View Residents!!

It is hard to believe that Bobby and I have been your Community Management for a year and a half now. There have been so many great changes in and around our community since we started in 2021. We are excited to see what 2023 has in store for us! We understand that Hurricane Ian made changes that have impacted everyone... but... we are a **STRONG** Community and I believe that 2023 is going to be a **POSITIVE** year for us all! Remember that we are “Harbor View on the Bay” and we are **ALL** in this together!

For 2023, we are going to provide residents with monthly reminders based on the Harbor View on the Bay Prospectus/Community Rules & Regulations. We ask that if you have any questions about any of these, that you contact the Community Office for clarification.

A hard copy of the Prospectus and Community Rules & Regulations can be found inside of a binder at the Community Clubhouse library. We ask that you please do not remove the binder from the library.

REMINDER: FLORIDA STATE LICENSE DECAL (2023 registration)

All home owners must maintain current state registration decal on their mobile home. **A copy of the current registration must be furnished to Community Management by Home Owner on an annual basis.**

Current state license decal(s) shall be conspicuously displayed on the mobile home at all times. Please place it in the lower left-hand corner of a window which faces the street.

We ask that you please bring your 2023 home Registration(s) to the Community office once you receive it so we can take a copy for your file. This is the paper copy you receive with your sticker (not just the sticker). DEADLINE TO SUBMIT YOUR REGISTRATION IS JANUARY 1, 2023.

If you have already submitted your 2023 Registration, thank you 😊

LOT CARE

A. It shall be the responsibility of Home Owner to ensure that his mobile home and lot are properly maintained. In general, and except as expressly provided to the contrary in the Prospectus or these rules and regulations, each home owner is responsible for the maintenance and repair of his or her mobile home, mobile home lot, and all improvements thereon, including drainage of the home site to the Community's storm drainage system; maintenance of landscaping, including tree trimming and removal, edging and any other landscaping on the home site; trimming of the lawn and driveway area; maintenance of the irrigation system, if any; home site subsidence which may cause foundation modification and fill requirements for the home or home site; and any other events which may cause Home Owner to incur expense to maintain or repair those items within the boundaries of the home site. Trees, while still the responsibility of Home Owner, may not be trimmed or removed without having first obtained all required permit(s) and having obtained the prior written consent of the Community Manager.

B. All home owners must maintain their mobile home, yard, and all applicable buildings in compliance with all county and State of Florida housing and health codes. Each home owner shall be responsible for the maintenance and cleanliness of his lot. Bottles, cans, boxes, equipment, or debris of any matter shall not be stored outside or beneath the mobile home, or in a screened enclosure or patio. Sprinklers or hoses may not be left unattended. Excessive watering which causes draining into streets, carports, adjacent home sites or under homes is not permitted. Automatic lawn sprinkler systems must be approved prior to installation and must be constructed in accordance with applicable state regulations after appropriate permits are obtained.

(1) The watering of lawns may be restricted to designated days and times of day and by other methods to preserve this precious resource for us. City water is not to be used to water lawns. Anyone found using city water for lawn sprinkling will be charged an additional amount per month per incident. Said additional water charge, and the method of any increase thereof, is set forth in the Park Prospectus.

(2) Watering is not allowed between 12:00 a.m. and 4:00 p.m. and 9:00 p.m. to 6:00 a.m. Watering is not allowed on Sundays. Please water the front lawns by hand. There is not enough pressure for everyone to water the same day. Therefore, all mobile homes with odd lot numbers will use the well water system on Mondays, Wednesdays, Fridays, and only and all even numbered lots on Tuesdays, Thursdays, and Saturdays only. Hand held watering devices are to be used in your hand only. Do not leave spray nozzles on the grass. Any water pressure problems are to be reported to the manager.

C. Home Owner must trim and edge along walkways, driveways and streets before they become unsightly. Sod in place on the home site at the time of occupancy must be maintained by the resident. Sod destroyed or damaged by neglect, lack of water, or vehicular traffic must be repaired or replaced at resident's expense. If, in the opinion of Community Management, all or part of resident's lawn needs to be re-sodded, resident will receive written notice from Management to complete this repair within forty-five (45) days at resident's expense.

D. Home sites are to be kept free of dead limbs and weeds and shall not be permitted to become overgrown. The planting of trees, shrubbery, and flowers is encouraged; however, to protect underground utilities, it is necessary to receive written approval from Community Management prior to planting. No trees or hedges are to be planted on rear or side lot lines. All trees, shrubs and plants on the lot are the property of the Community and are not to be moved by Home Owner or by other residents. Nonetheless, plants and shrubs planted by home owner may be removed when vacating the lot with Community Management's approval. Existing trees or shrubs must not be damaged or removed by Home Owner without prior written permission of the Community Manager. Any tree the trunk of which is on a boundary line of Home Owner's lot is the shared responsibility of the adjacent home owner (if the trunk is located on a shared boundary line between two mobile home lots) or of the Community Owner (if the trunk is on a boundary line separating Home Owner's lot from a common area of the Community or from an unoccupied lot). Trees that are the property of the Community (those the trunk of which is located entirely within a common area of the Community) may be trimmed or removed by consent of Community Management with costs shared equally by Home Owner and Community Owner. Dead trees, or trees and shrubs damaged by high winds, or any other act of God, must be removed by Home Owner, at home owner's expense, within seven (7) days of occurrence of death or damage of the affected tree or shrub. Vegetable gardening must be approved by Community Management.

E. Home Owner's who are going to be absent from the Community for more than thirty (30) days must notify the office as to what arrangements have been made for the necessary grounds care as well as any security arrangements. Community Management reserves the right to do the necessary work so that the lot will meet the standards of the Community during Home Owner's absence from the Community. The costs will be charged to the home owner as set forth in the Prospectus. Home owners are required to furnish Management with a current address and telephone number, as well as the name and telephone number of the person responsible for the maintenance of their home and space during their absence.

F. Mobile home communities by necessity contain extensive underground facilities; therefore, no digging of any sort will be permitted without prior consent of Community Management.

We would like to end by thanking everyone for all of the gift cards and goodies we received for Christmas. Brutus also sends a big thank you to everyone who got him treats & toys. He is one spoiled boy 😊 . We are very blessed to be your Community Management and look forward to an amazing 2023 here at Harbor View on the Bay 😊

~ Bobby & Heather Dryer