



CONSTRUCTION UPDATE



Dear Residents of Harbor View

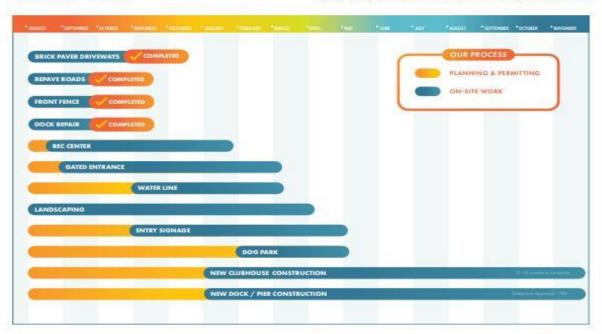
You are likely wondering about the other projects we have planned for Harbor View. The intent of this letter is to provide you with the expected timeframes for completion along with our vision for each improvement.

The estimates in the graph below include planning, permitting, construction, and project completion. That means it could take months before our efforts become visible. Know that contractors and management are frequently on-site for planning and preparations.

We will continue with our commitment to the growth of the community and expect to start many projects this year. Please note that these timeframes are subject to engineering approval, permit approval, and acceptable weather conditions. Actual improvements depend on architecture, engineering, and municipal and state authority approvals which are subject to change.



COMMUNITY IMPROVEMENT TIMELINE







WATER LINE REPAIR

We are currently working with the state and county on permits for the water line project. We will update the community's water, fire, and sprinkler lines for safety and efficiency. We expect this major project to begin later this year.

CLUBHOUSE

The current Clubhouse renovation is currently in progress to transform it into a Recreation Center designed for resident social activities and more! Imagine a beautifully redecorated lobby that is welcoming to residents and guests.

Construction on the new Clubhouse is expected to begin early next year. This expansion will include a kitchen with new, commercial grade appliances and meeting rooms. To encourage an active lifestyle, the fitness center will have brand new equipment and accessories. The new clubhouse will be the ideal place for entertainment and more!

SECURITY

The gated entrance is currently in progress. This new gate will limit unauthorized visitors and give residents easy entry. There will even be a call box for guests. Smart security cameras will be installed at entrances and other areas in the community for extra safety.

AMENITIES

Plans for the dog park are coming together and we expect construction to begin in early 2022. The new dog park will have fenced-in pet equipment and shaded seating so your furry friends can run and play in a safe area.

Now that the dock repairs are finished, construction on the new pier will begin early in 2022. Once completed, this will be another location for community fishing and boat docking.

AESTHETICS

While the gated entrance is underway, we will also be enhancing the entry signage to be more welcoming for residents and guests.

Landscaping enhancements will continue throughout the community to beautify the entire neighborhood. Tree trimming will also begin on the trees that are dead, dying, and/or in imminent danger of falling.

HOMES

Both the brick paver driveway and road repaving projects are complete! Thank you for being patient during any road closures and inconveniences this may have caused. We hope you enjoy these upgrades to your home and community!



AROUND THE COMMUNITY

Harbor View Ladies Club at Buffet City Tuesday, October 12 at 12:00pm



Carpool will meet at the Community Clubhouse at 11:30am, and everyone will meet for lunch at Buffet City in Port Charlotte at noon. ALL community residents are welcome.



Julie Buck- 14b Ralph Nicoletti- 26b Clay & Toni Bidwell – 55a

OCTOBER HAPPY BIRTHDAY'S

Linda Wilson- October 2 Toni Bidwell- October 2 Janet Buchanan- October 2 Wallace Dunham- October 5 Joe Guzzo- October 7 Susan Bordonaro- October 8 Richard Weston-October 8 Dave Harp- October 8 Santo DePronio- October 10 Katherine Calkins- October 12 Chris Turillo- October 13 Ryszard Harasim- October 14 Charles May- October 15 Patricia Van Lier- October 15 Tim Fealy- October 17 Linda Hahn- October 18 Dirk Zearfoss- October 22 Lynn Temme- October 24 Kenneth DeRose-October 25 Patty Hemmeke- October 26 Wilma Sear- October 31 Deb Kleman-October 31





SOCIAL CALENDAR



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4	5	6 Donuts 9AM	7	8	9
10	Pizza Night 5PM	12 Ladies Lunch Buffet Clty 12PM	Donuts 9AM	14 Twin Fires Food Truck 3PM-6PM	15	16
17	18	19	20 Donuts 9AM Social Club Meeting 10AM	21	22	23
24 31	25	26	27 Donuts 9AM	28	29	30

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Social Club

The **Social Club Meeting** is scheduled for <u>October 20 2021</u>, at 10:00 am. This meeting will be held under the new Social Club pop up canopies that will be setup at Sunset Point and is open to ALL community residents. Please come out and support your Harbor View Social Club (location may vary based on weather).

Donuts Wednesday Mornings in October 9:00am

Please come join your friends and neighbors for FREE Donuts every Wednesday morning in October outside of the Community Office. Donuts from Abbe's Donut Nook of Port Charlotte and sponsored by the Harbor View Social Club.





Pizza Night Monday, October 11, at 5:00pm

ALL residents are invited to a community wide Pizza Night outside the Community Office. Pizza is FREE to all community residents. Please meet outside the office to pickup your pizza slice! Pizzas will be provided by Jet's Pizza and will be served while pizzas last.

Twin Fires Food Truck Thursday, October 14, 3pm-6pm

Harbor View Social Club is hosting a community gathering featuring Twin Fires Curbside Food Truck. Canopies along with tables & chairs will be setup at sunset point for residents to gather and enjoy the afternoon. All community residents are welcome. Each resident will be given a \$10 voucher from the Social Club to spend at the Twin Fires



Curbside food truck. Social club will be providing soda and water to those in attendance.



MANAGER'S CORNER

Greetings Harbor View Residents,

We want to start by thanking everyone for your continued patience as we continue to make progress on all of the projects going on in the Community.

Each month we will focus on a particular part of the Harbor View Prospectus that everyone in the community should review and abide by.

The October Prospectus focus is as follows:

Business:

A. No business or commercial enterprises shall be permitted to operate from or within the Community, and no advertising signs may be erected on the Home Owner's lot or mobile home. Babysitting, childcare, repair or maintenance of vehicles, handling of scrap metal and animal grooming for compensation are commercial enterprises and are prohibited within the Community. Babysitting, childcare or animal grooming which is performed occasionally or sporadically and which do not involve numerous additional vehicle trips within the Community are allowed as are minor home repair that does not require a permit and monitoring of homes during the absence of the Home Owner; however, if complaints about any such activity are received by Community Management, Management reserves the right, in its sole and exclusive discretion, to prohibit future performance of the activity by the offending home owner(s). A "business" also includes any commercial enterprise which: (1) is required to be licensed by local or state law; (2) requires traffic from outside the Community to enter for the purpose of dealing with said business; (3) uses any type of sign or advertising on the exterior of the home; (4) includes door-to-door canvassing of Community home owners; (5) interferes with the safe, pleasant, and enjoyable use of the Community by any of its home owners; or (6) involves the purchase of a mobile home or of any interest in a mobile home for the purpose of resale, leasing, renting or other business use.

B. No garage, lawn or tag sales will be permitted except those authorized in writing in advance by Community Management. No exceptions will be tolerated. Authorization for such sales held by individual home owners will be based on the homeowner(s) agreement to restrictions on the time and manner of the sale and the nature of things to be offered for sale. Community Management reserves the right in its sole discretion to immediately cancel or terminate any sale which results in a disruption of the quiet enjoyment of the Community by any Community home owner. (Community Rules & Regulations, Page 57)



Our Community focus for October is for everyone to work on cleaning up your home lots.

This includes planter boxes, flower beds, and the surroundings of your home of all weeds, overgrown plants and trees.

This is a major focus for October and without cooperation, we are going to be made to start issuing Remedy Notices to residents who do not comply.

<u>Patios, Driveways, & Carports</u> – this has been our focus for the last 2 months. We have seen many improvements, however, there are still many issues in the Community and we ask that you continue to work on these. During the month of October, you will see both of us in the community issuing Remedy notices to anyone who is not following the prospectus rules on patios, driveways, & carports. We want this to be a clean and beautiful place for everyone here.

We are looking forward to our first October here at Harbor View and can't wait to meet those that will be returning to the community soon!

Bobby & Heather Dryer