

Centre Court Newsletter

HOMEOWNERS
ASSOCIATION



October 2024



Dear Homeowners,
Welcome to the 2nd edition of our
Homeowners Association newsletter! We have
a lot of exciting and important news to share.

Board of Directors Updates:

- President Chip Johnson will be resigning at the next board meeting, as he and his family are moving to Colorado to be closer to their loved ones. Chip has been serving as a Director for 3 years and as President 1 year. Centre Court won't be the same without Chip, Julie, Grace, and their 'velvet potato' Willow.
- There will be an open seat on the Board after the next board meeting. If you have ever considered joining, please contact the manager at cct@harborbay.org for a submission form and any questions you may have.
- If you haven't already, it's time to vote on the updated Bylaws. **Ballots must be received by the CHBIOA office by October 9th.** The Bylaws cannot be passed without 51% of residents passing an affirmative vote. If you have misplaced your ballot or are not sure if you've submitted it, please contact the association manager at cct@harborbay.org. **If we do not receive enough ballots to reach 51% of the vote, we are required to hold another vote and resend out packets.** Please make sure you've voted ASAP!

In this newsletter
you can expect:

Board of
Directors
Updates

Notices

News

Pet Spotlight

Landscaping
Updates

Upcoming
Meeting Details

Notices:

Association Walk Throughs occur every other Friday (subject to change) by an impartial inspector, who does not live in Centre Court. This *mandatory* walk through of the grounds to note anything that violates the CC&Rs and subsequently sends out courtesy notices. Courtesy notices are *not* issued on a targeted basis. If a neighbor calls in a potential violation, the impartial inspector must inspect *all homes* for the same potential violation and send out courtesy notices accordingly. The inspector is the only one able to send out notices and they must see it themselves and file it with a photo. While the Board understands that is frustrating to receive courtesy notices for even some of the most minor 'infractions' (board members get them, too!) this system ensures impartial, fair enforcement of the rules. Please remember that a courtesy notice is not inherently a reprimand, a disciplinary action, or even a fine-- and that the impartial inspector is required to send them out to document notice was given.

**Centre Ct. Pet Spotlight**

This months pet is Willow!

Willow, the velvety, vivacious, very sausage shaped canine will be missed as she and her family move out of state. We have all enjoyed seeing her short little legs saunter across the sidewalk as either Chip or Julie (or one of the many neighbors that have occasionally dogsat) have walked her throughout the grounds several times a day. Centre Court won't be the same without her joie de vivre and highly eclectic palate.

News:

- Unfortunately the spirit of the community toy bin was not respected and the CHBIOA will be removing it. Some individuals used it as a place to dump unwanted, broken toys.
- The September board meeting was rescheduled due to a conflict, and thus there was no September newsletter.
- There have been several reports of garbage kiosks with overfilled black bins while there are other bins available in the same kiosk. There have also been reports of cardboard boxes not being broken down as well as dirt in the compost bins. The garbage kiosks have also occasionally been inappropriately used as a place to dump unwanted items, such as chairs or furniture. This is disrespectful to the neighborhood, unacceptable use of the kiosks, and makes more work for your neighbors. Please show more care when disposing of items.
- If you spot any potential water leaks, please email the association manager with a photo. The north side water bill was unusually high this past pay period, and we suspect there may be a leak.

Landscaping Updates

- The maintenance committee is removing the ivy out front of Centre Court.
- Terra Landscaping will be replacing the dead plants in the 200s.
- The two large holes on the grass on the green will be repaired ASAP. Please leave the safety tape intact.
- The soil injections in the 500s have been very successful in managing Thrips! Terra landscaping will be applying the same product to other areas.

Upcoming Meeting Details

The next board meeting is scheduled for October 9th at 6:30PM. Homeowners are invited to attend in person or via RingCentral. It's budget season, so if you are interested in hearing about how the board makes its budget, then please attend! Homeowners are allowed 3 minutes each to speak on any topic of their choice. We want to hear from you!