

HARBOR HOMEOWNERS ASSOCIATION

NEWSLETTER

MAY, 2005

The ironwork project is coming to a conclusion. The last stairway is under demolition as the first three (3) are finished.

The electrical wiring above the walkways has been brought up to code. Eighty-eight (88) junction boxes were installed at a cost of \$3,250.00. This was an absolute necessity, as many electrical connections were hanging loose and light fixtures were not solidly mounted, which is a flagrant violation of electrical code and a fire hazard.

We are almost to the point that a residential inspector (city/state) can walk through without finding a code violation per step.

Also, while the overheads were down, the walkway lights and exit lights were updated. At the onset of this program, 25 lights were on 24-hours for no reason. At that time, these fixtures were using 60 watt or greater incandescent bulbs, which was a considerable waste of power and a constant replacement problem.

The first step of the modernization program in August of 2003, was to replace all 24-hour light bulbs with 13 watt fluorescent bulbs, which are brighter and burn 10 times longer. Our electric bill dropped \$500 and maintenance on these fixtures was reduced to nothing.

With all our fixtures now replaced with low wattage fluorescent bulbs and mounted properly, our electric bill for March 2005 was less than \$600 for the first time ever. The first three (3) months of 2005 averaged \$641 with a usage average of 8,500 kilowatts compared with the first months of 2003 of \$1,181 and a usage of 1500 kilowatts.

The project cost was \$5,711 which will be paid for in less than a year, with more than \$500 a month in utility savings. Any project that pays for itself in three (3) years is cost effective. One year is phenomenal. Attention to detail pays for itself!

******* THE GIZMODE WATER DETECTORS HAVE ARRIVED *******

Numerous owners requested a detector after the demonstration at the Annual Meeting. They can be purchased from the office for \$20.00. The alarms emit a loud alarm when a small amount of water is detected. If all residents had these units in their air-conditioning pans, the air-conditioning overflow could be virtually eliminated.

**REMEMBER, WATER LEAKAGE FROM YOUR A/C IS YOUR RESPONSIBILITY
NOT THE ASSOCIATIONS!**