



# **The Harbison Herald**

Winter/Spring 2019





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### **Need a Lock?**

Need a safe space to store your stuff while you work out but forgot your lock at home? Combination locks are available for purchase at the front desk for \$8.

### **A Message From the Director**

As we enter 2019, I reflect on the progress that has been made since I first became employed at HCA in 2009. Our programs being offered have increased, facilities improved, and our financial stability has strengthened. While those accomplishments are significant, our Board of Directors and HCA Employees are not willing to sit back and give the impression that we have reached our potential and have become complacent. On the contrary, every day is an opportunity to do better than yesterday, and we actively strive for that result. In fact, I believe 2019 is going to be one of our finest years as we continue to strive to serve the needs of our members and communities. After the holidays, I noticed that we have had over 430 people coming through the door on any given day - WOW! The Center is alive and well! Efforts are underway to upgrade landscaping of our common areas with improved maintenance on our community trails. We are refurbishing HCA street signs, upgrading our playgrounds and picnic areas, and increasing covenant enforcement. We are joining forces with others to support our commercial businesses in Harbison, many of which depend on tourists to increase their revenues. We meet regularly with local law enforcement officials and jointly strive to improve safety in our communities. While many activities are devoted to daily priorities, we are also planning for the future as the needs of our members and the various communities we serve will change with time. As examples, we are looking into the feasibility of adding a small cold water plunge pool and a new steam room as additional features to support our spa and newly built sauna. Water therapy is becoming increasingly popular for the aging community as well as individuals with various physical limitations, so we are looking into grants for such purposes. Your suggestions/comments are very much appreciated. Again, 2019 is going to be one of our finest years in moving the Association forward.

Dave Grove  
[dgrove@harbisoncommunity.com](mailto:dgrove@harbisoncommunity.com)  
(803) 781 - 2281

### **Trash Cans**

Residents are responsible for their part in maintaining the appearance of the Harbison Community. All trash containers on the curb-side should not be put out until the night before pick up and should be removed no later than 24 hours after scheduled pick up.

If you have questions about Trash Pick Up for your location, call the following:

Richland County	803-929-6000
Lexington County	803-256-7276
City of Columbia	803-545-3800
HCA Quick Response Team	803-781-2281

# HARBISON COMMUNITY ASSOCIATION

## Board Elections 2019

Four of nine HCA Board seats will be open in 2019. In early January, material will be available at the front desk and on our website explaining the election process for anyone desiring to apply for a board seat.

### Election Timeline for 2019

February 19, 2019	All nominations for open board seats are due at 10:00 am (petition candidates included). Nominating committee meets to consider potential candidates for election to the HCA Board.
February 19, 2019	Nominating Committee report submitted to HCA Board. Slate of candidates for April election announced.
March 1, 2019	Voter registration begins (60 days prior to Annual Meeting per Declarations 3.05 and By-Laws 4.04). <b><u>Those HCA members who voted in the 2018 annual meeting are not required to re-register.</u></b>
March 2019	Information regarding candidates for the HCA Board published in the March Election newsletter, website, and other outlets as deemed appropriate.
April 15, 2019	Voter registration ends. (15 days prior to Annual Meeting per Declarations 3.05 and By-Laws 4.04).
April 16, 2019	Candidate's Forum will be held at the Harbison Recreation Center so that residents may meet with and talk to potential HCA Board Members.
April 30, 2019	Annual Meeting/Election of Board Members of the HCA.

**Board seats to be elected at  
April 30, 2019 Annual Meeting:**

#### **2 - "A" Seats**

**Owner of lots designated for residential use**

#### **1 - "B" Seat**

**Business Representative**

#### **1 - "C" Seat**

**Resident who lives in an owner occupied residence**

## 2019 Board Meeting Schedule

Listed below is the schedule of meeting dates for the Harbison Community Association Board of Directors. In addition to their regular meetings, the Board will hold four meetings specifically called to hear from HCA members. At least three board members are expected to attend each of these meetings. During the regular meetings the Board will continue to reserve time for member input.

Unless noted on this schedule, all meetings will begin at 6:00 pm and will be held in the Multipurpose Room at the community center.

January 29	Member Input Meeting
February 26	Regular Board Meeting
March 26	Member Input Meeting
April 16	HCA Candidate Forum
April 30 7:00 pm	Annual HCA Meeting Regular Board Meeting to follow
May 28	Member Input Meeting
June 25	Regular Board Meeting
July	No scheduled meeting
August 27	Regular Board Meeting
September 24	Member Input Meeting
October 29	Regular Board Meeting
November 26	Regular Board Meeting
December	TBA

## Covenant Enforcement and Schedule of Fines

Approved Covenant clarifications and a new Schedule of Fines became effective January 1, 2019. Suggestions from members and comments made at the various public meetings on the clarifications were helpful processes in considering the best interests of owners and residents as the Association strives to protect and enhance the value, desirability, and attractiveness of properties in Harbison.

Efforts will be made to have owners resolve any violation before a fine is processed; however, if not resolved within the appropriate limits, a fine may be imposed. The owner may appeal the violation/fine to an Appeal Committee consisting of five Harbison residents. Volunteers were selected for this initial committee from various areas in Harbison:

Jim Epting	Settlers Station
Irma Scott	Archers Lane areas
Bill Gibson	Tawny Branch
Joette Scarborough	Glen Ridge
Elizabeth Limehouse	Hamptons

Copies of the Covenant Enforcement and Schedule of Fines are available in the lobby at the community center and on our website. For questions, contact Ray Cloutier at (803) 781 - 2281.

# HARBISON COMMUNITY ASSOCIATION

## TOPS [ONE]

Accounting • Management • Automation • CRM

**Owner Access: For Homeowners**

### ◆ Welcome to Owner Access

TOPS [ONE]'s Owner Access is designed to put the power of your association information into the palm of your hand. Owner Access lets you view your home's community association account information and allows you to easily pay your assessments online.

### ◆ What is Owner Access?

Owner Access allows community management companies to provide homeowners like you with quick, easy access to your most frequently requested account information. The inbox-style interface starts with the most important information first, providing knowledge at a glance.

Owner Access works in real-time, so you always have access to things like your current balance, account history, open rule violation tickets, open work orders, and the ability to make assessment payments online.

### ◆ Payment Security

Owner Access makes paying your assessments simple and secure. Using the payment processing company Paylease, payment information is stored securely



### ◆ Key Features

- Assessments payable online
- Real-time account information
- Access to all tickets, open and closed

### ◆ Key Benefits

- 24/7/365 account access
- Payment processing
- Multi-device functionality

### **Pay Your Dues Online!**

Homeowners, you can now pay your HOA dues online! Sign up for Owner Access through Tops[ONE], an interface that allows homeowners to access important account information and pay your dues through Paylease, a safe and confidential payment processing company. TOPS[ONE]'s Owner Access can be used on all your favorite devices - from your tablet to your desktop computer. You'll have total access to all of your most frequently requested account information at your fingertips, 24/7/365. Owner Access is available whenever you need it, not just during business hours. Call Fran Brune at (803) 781 - 2281 to get started.



# HARBISON COMMUNITY ASSOCIATION

## A Matter of Maintenance



### Maintenance Department Makes Improvements

The Harbison Maintenance Department has been busy improving and beautifying the community's trails and common spaces. With help from a contractor, our maintenance department has poured 10,000 square feet of concrete that replaced old, damaged concrete and improved safety on our trails. The department has also been removing dead trees in the area. Kaden Watson, Ryan Sizemore, Scott Lynch, and Bruce Mike also constructed a new bridge near Lake Woodcross. Future projects include replacing old playground equipment and picnic tables, continued beautification of community common spaces, concrete repairs on our trails, and other improvements to enhance property values. Thanks to our Maintenance Department for all of their hard work!



Kaden Watson  
Maintenance Supervisor

Kaden Watson was recently promoted from Maintenance Team Leader to Maintenance Supervisor. A graduate of Irmo High School and the University of New Mexico, he has been employed at HCA since August 2016, working in outside maintenance. In his new position, Kaden will be responsible for supervising and coordinating the work on all maintenance activities, including the supervision of contractors. Kaden may be contacted at [kwatson@harbisoncommunity.com](mailto:kwatson@harbisoncommunity.com) or (803) - 781 - 2281.



Scott Lynch and Bruce Mike recently built a brand new sauna on the community center's pool deck. The new sauna opened December 26 and provides a great place to relax.

# HARBISON COMMUNITY ASSOCIATION

## In Our Community

### Get To Know Your Police

#### Columbia - West Region

Columbia Police Department West Region  
Headquarters  
690 Club Road  
Columbia, SC 29212

Regional Commander - Captain Kellie Yates  
Regional Executive Officer - Lieutenant Derek Miller

To contact them by e-mail, please send messages to  
kellie.yates@columbiasc.gov or  
derek.miller@columbiasc.gov.

#### Irmo Police

Irmo Police Department Headquarters  
Columbia Avenue  
Irmo, SC 29063

Regional Commander - Captain Courtney Dennis

To contact the Irmo Police Department, call  
(803) 781 - 7050

#### Lexington County - North Region

Lexington County Police Department North Region  
Headquarters  
111 Lincreek Drive  
Columbia, SC 29212

Regional Commander - Captain Bruce Commerce

To contact Captain Commerce by e-mail, please send  
messages to bcurrance@scsd.sc.gov.

#### Richland County

Richland County Police Department Region Four  
Headquarters  
1019 Beatty Road  
Columbia, SC 29210

Regional Commander - Captain Joseph Odom  
Regional Executive Officer - Lieutenant Margaret  
Zalewska

To contact them by e-mail, please send messages to  
jodom@rcsd.net or  
mzalewska@rcsd.net.

### Safety Tips

- Pay attention to your surroundings. If you notice someone acting suspicious in your neighborhood, contact the police.
- Secure items of value in your residence and not in your vehicle.
- Do not leave your doors unlocked.
- If you are going out of town or leaving your residence for a substantial period of time, contact law enforcement for a special property check.
- Get to know your neighbors. They can be a valuable asset to you and your property.



### Harbison Helps Harvest Hope

October 8 - November 14, Harbison Community Center hosted a food drive to benefit Harvest Hope Food Bank. Through generous donations from our community, Harbison was able to donate 155 lbs. of food! That's almost 130 meals! Thank you to all who donated. Together, we can make a difference in our community!

### We Like Big Bundts and We Cannot Lie

Harbison Community Center would like to welcome Nothing Bundt Cakes to our community. Nothing Bundt Cakes was founded in 1997 by Dena Tripp and Debbie Schwetz. The bakery offers bundt cakes in 4 different sizes and 9 different flavors as well as some seasonal flavors. Nothing Bundt Cakes is located at 131 Harbison Blvd. and can be reached by phone at (803) 393 - 4587. Stop in or visit their website at NothingBundtCakes.com to place your order for a sweet treat!





# HARBISON COMMUNITY ASSOCIATION



## **Shred Day**

Saturday, April 27, 9:00 am - 1:00 pm

Join us and shred your documents containing personal/sensitive information. This is a FREE service! Paper only. No plastic bags. Please remove all paper clips, rubber bands, etc. prior to shredding. **Harbison residents only.**

## **Community Services Program Information**

Richland County Coroner Gary Watts will be a guest speaker at the HCA Community Center on March 26 at 2:00 pm. Mr. Watts will be providing valuable information on general services provided by the coroners office as well as community events. Call (803) 781 - 2281 to register.

## **Family Caregiver Support Services**

Wednesday, April 10, 2019

Candace Holloway with the Central Midlands Council of Governments will present a program from 2:00 pm - 4:00 pm relating details of respite services available for caregivers. For more information, call (803) 781 - 2281/Respite Care Program

## **Harbison Annual Community Picnic**

Join us for our Annual Community Picnic on May 4, 2019! Be on the lookout for more information coming soon!

# HARBISON COMMUNITY ASSOCIATION

## Everything's Coming Up



HCA's Garden Club members have exciting and informative programs scheduled for the following months:

### February

Saturday, February 9, 2019 at 11:30 am

HCA Community Center

Hostesses: Beverly St. George & Margery West

Beverly St. George will give a garden presentation on Soil Preparation - just in time for spring planting! Soil is a living organism. If you have good, nutritious soil, you will have healthy, happy plants! Come join us and learn helpful, important lessons about soil and how to grow beautiful plants this year!

### March

Saturday, March 9, 2019 at 10:00 am

HCA Community Center

Hostess: Debby West

Learn hints and tips on arranging spring blooming branches and bulb flowers, such as daffodils, tulips, and hyacinths to add spring floral beauty to your home or office.

Bring:

(1) 6" or 8" cylinder glass container

Assorted cuttings from your garden such as tulips, daffodils, azalea, forsythia, viburnum, etc. to arrange

(1) sharp garden snips

### April

Saturday, April 13, 2019 at 12:30 pm

Home of Janet Stirling

Annual Plant Exchange/Luncheon

### May

Date to be announced

Biedler Park Tour

Hostesses: Lynne Black & Sue Zurschied

Questions? Contact Debby West at [debbywest@thinkfloral.com](mailto:debbywest@thinkfloral.com)

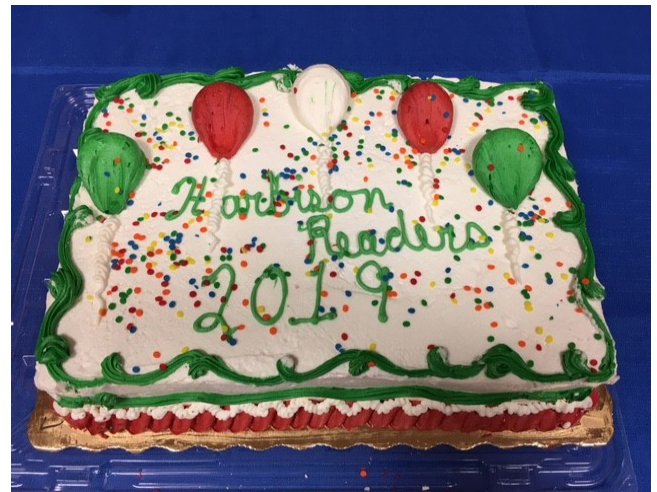
THE HOOD TEAM  
COLDWELL BANKER RESIDENTIAL BROKERAGE

#1 COLDWELL BANKER TEAM 2015, 2016, &  
2017 IN NORTH & SOUTH CAROLINA!!



803-730-4884

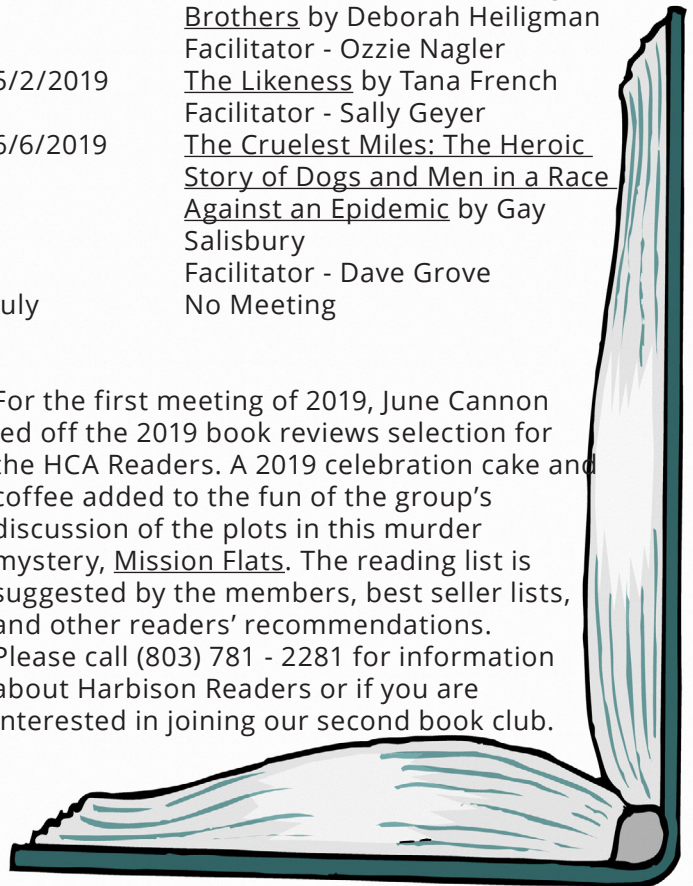
[Danny@TheHoodTeam.com](mailto:Danny@TheHoodTeam.com)



## 2019 Harbison Readers Selections

1/3/2019	<u>Mission Flats</u> by William Landay Facilitator - June Cannon
2/7/2019	<u>Still Life with Breadcrumbs</u> by Anna Quindlen Facilitator - Andy Kushlak
3/7/2019	<u>Fly Girls: How 5 Daring Women Defied All Odds and Made Aviation History</u> by Keith O'Brien Facilitator - LeeAnn Buelow
4/4/2019	<u>Vincent &amp; Theo, The Van Gogh Brothers</u> by Deborah Heiligman Facilitator - Ozzie Nagler
5/2/2019	<u>The Likeness</u> by Tana French Facilitator - Sally Geyer
6/6/2019	<u>The Cruellest Miles: The Heroic Story of Dogs and Men in a Race Against an Epidemic</u> by Gay Salisbury Facilitator - Dave Grove
July	No Meeting

For the first meeting of 2019, June Cannon led off the 2019 book reviews selection for the HCA Readers. A 2019 celebration cake and coffee added to the fun of the group's discussion of the plots in this murder mystery, Mission Flats. The reading list is suggested by the members, best seller lists, and other readers' recommendations. Please call (803) 781 - 2281 for information about Harbison Readers or if you are interested in joining our second book club.





## Programs and Special Events

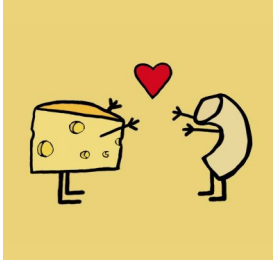
Harbison offers programs for all different ages. Join the fun with socially enriching activities, events, and trips! **Minimum of 8 participants required for all trips. Please register one week prior to all events at the front desk or by calling (803) 781-2281.**

**Jan.  
23**

### **Mac & Cheese Cook Off Senior Luncheon**

Wednesday, January 23, 12:15 pm

Think your mac & cheese is the best on the block? Sign up for our Mac & Cheese Cook Off! If yours is chosen as the crowd favorite, take home a \$100 gift card! \$50 and \$25 gift cards will be awarded to second and third place. Harbison will provide the fried chicken and beverages, so all you need to bring is your appetite! We're only accepting 20 entries and 60 taste testers, so sign up at the front desk today! **There is no charge to compete or judge.**



**Feb.  
14**

### **Senior Sweetheart Luncheon**

Thursday, February 14, 12:15 pm

Celebrate Valentine's Day with us! Bring your sweetheart and join us for a **free** lunch from Diimmler's! Reservations are **required**. Only 60 seats are available, so sign up at the front desk to save your spot!



**Mar.  
5**

### **Shrove Tuesday PJs & Pancakes Dinner**

Tuesday, March 5, 6:00 pm

Join us for our Shrove Tuesday Pancake Dinner! Celebrate Mardi Gras the best way we know how - with breakfast for dinner! Wear your craziest pjs and enjoy pancakes, sausage, bacon, and beverages! Dinner starts at 6:00 pm. Only 60 seats are available for this **free** dinner, so sign up at the front desk today! **Remember, this is a family friendly event, so make sure your pjs are comfy and appropriate!**



**Mar.  
22**

### **Charleston Gullah Tour and Lunch**

Friday, March 22

Departure time: 8:30 am

Return time: 4:30 pm

Travel, tour, and lunch cost: \$15

Travel down to Charleston, South Carolina and explore the places, history, and stories that are relevant to the rich and varied contributions made by Black Charlestonians. Enjoy a comfortable two hour bus tour and then lunch at Anna Bell's in North Charleston. Only 19 seats are available, so sign up at the front desk now! Registration closes Friday, March 15. Minimum of 8 participants required.

**April  
13**

### **Easter Egg Hunt**

Saturday, April 13

Participation cost: \$2 per child

Splash on down the bunny trail at our aquatic Easter Egg Hunt! Gather eggs and play fun games until 2:00 pm in our Junior Olympic-sized pool. Don't forget your swimsuit and towel! Children under the age of 5 or any child who needs help swimming must be accompanied in the water by a parent. Call (803) 781 - 2281 to register!



# HARBISON COMMUNITY ASSOCIATION

**April**

**27**

## Ladies' Self-Defense Class

Saturday, April 27, 9:00 am

The Richland County Sheriff's Department is offering a **free** ladies' self-defense class from 9:00 am - 1:00 pm. Wear comfortable clothes you can easily move in and be sure to bring a water bottle! Limited space available. Call (803) 781 - 2281 to reserve your spot.



## 2018 Senior Christmas Dinner

Friday, December 14, 2018, Harbison Community Center hosted its annual Senior Christmas Dinner. The dinner was greatly successful with catering provided by Diimmler's. Attendees enjoyed playing fun games to win prizes, a delicious dinner, entertainment, and door prizes. The Harbison Programs Department would like to thank all who attended and celebrated the holiday season with us!



Make birthdays extra special ~  
send a hand stamped card!

## **BIRTHDAY CARD CLUB**

**\$18 CREATE 6 BIRTHDAY CARDS**

RSVP by the Friday before  
Last Tuesday each month  
1pm - 3pm  
or  
6pm - 8pm  
Harbison Community Center  
Columbia, SC  
RSVP  
(803) 781-2281  
(574) 339-5570  
\*Bring adhesive

www.honeybeestampers.com

## Senior Specials

### Mahjong

Tuesdays, 1:30 pm - 3:30 pm

**Learn to play Mahjong in the Multipurpose Room every Tuesday!**

### Game Days

Mondays and Fridays, 10:30 am - 12:00 pm

Enjoy some friendly competition every Monday and Friday in the Arts and Crafts Room!

### Bingo

Second Friday of each month, 10:30 am - 12:00 pm  
Come play Bingo in the Multipurpose Room! Win great prizes! Only \$1.00 per card!



# HARBISON COMMUNITY ASSOCIATION

## Harbison Community Class Schedule

TIME	CLASS	ROOM	TIME	CLASS	ROOM
<b>MONDAY</b>			<b>THURSDAY</b>		
9:30-10:30 am	Aquacise I	POOL	9:30-10:30 am	Aquacise I	POOL
9:30 - 10:30 am	Sit and Fit	MPR	9:30-10:15 am	Cardio Circuit	MPR
10:45 - 11:45 am	Aquacise II	POOL	10:30-11:15 am	Chair Yoga	MPR
10:45 - 11:45 am	Mid-Morning Yoga	DS	10:45 - 11:45 am	Aquacise II	POOL
12:00 - 1:00 pm	Aquatic Arthritis Exercise	POOL	12:00 - 1:00 pm	Water Aerobics	POOL
6:15 - 7:15 pm	Water Aerobics	POOL	6:15 - 7:15 pm	Water Aerobics	POOL
6:45 - 8:00 pm	Soul Line Dancing	MPR	7:30 - 9:00 pm	Aikido	MPR
<b>TUESDAY</b>			<b>FRIDAY</b>		
9:30-10:30 am	Aquacise I	POOL	9:30-10:30 am	Aquacise I	POOL
9:30-10:30 am	Cardio Circuit	MPR	9:30-12:30 am	Sit and Fit	MPR
10:30 - 11:15 am	Chair Yoga	MPR	10:45 - 11:45 am	Aquacise II	POOL
10:45 - 11:45 am	Aquacise II	POOL	10:45 - 11:45 am	Mid-Morning Yoga	DS
12:00 - 1:00 pm	Water Aerobics	POOL	12:00 - 1:00 pm	Aquatic Arthritis Exercise	POOL
7:30 - 9:00 pm	Aikido	MPR			
<b>WEDNESDAY</b>			<b>SATURDAY</b>		
9:30-10:30 am	Aquacise I	POOL			
9:30 - 10:30 am	Sit and Fit	MPR	10:30 - 11:30 am	Water Aerobics	POOL
10:45 - 11:45 am	Aquacise II	POOL			
10:45 - 11:45 am	Mid-Morning Yoga	DS			
12:00 - 1:00 pm	Aquatic Arthritis Exercise	POOL			

Please see monthly calendar for description

MPR - Multipurpose Room  
DS - Dance Studio



*Free Programs for Harbison Residents!  
Non-Residents: \$4 per class or purchase  
a 20 Visit Punch Pass for \$60*

# HARBISON COMMUNITY ASSOCIATION

## Aquatics

**For instant fun, just add water! This inclusive program focuses on stroke refinement, race skills, and sportsmanship.**

Ages 6 to 17 - All participants must be able to swim 50 meters or one full lap unassisted and pass a Swim Team Assessment PRIOR TO REGISTRATION

### Practice Days & Times

Swimmers may attend 2, 3, 4, or 5 practices per week.

### Monthly Fees

			<u>Resident</u>	<u>Non-Resident</u>
Monday	5:15 pm - 6:15 pm			
Tuesday	5:15 pm - 6:15 pm	3 practices/week	\$40/month	\$45/month
Wednesday	5:15 pm - 6:15 pm	4 practices/week	\$50/month	\$55/month
Thursday	5:15 pm - 6:15 pm	5 practices/week	\$60/month	\$65/month
Friday	5:15 pm - 6:15 pm			

*A \$10 sibling discount may be applied to each additional swimmer in the same family.  
A one-time registration fee per swimmer is due along with the first monthly fee.*

\$20 Resident/\$25 Non-Resident Registration Fee - first swimmer  
\$15 Registration Fee - each additional swimmer (Resident or Non-Resident)

### Little Stingers Practice Days & Times

### Monthly Fees

		<u>Resident</u>	<u>Non-Resident</u>
Tuesday & Thursday	4:15 pm - 5:00 pm	\$35/month	\$40/month

## Sports & Recreation

Harbison offers programs for all ages!

### Indoor Soccer Clinic

Kick off the new year with our Indoor Soccer Clinic! Kids ages 3 - 6 will have a ball learning basic soccer rules and other important life skills like dedication, teamwork, and self-confidence. Clinic begins Tuesday, January 29, and runs for 5 weeks. Registration is open until all slots are filled and includes a team shirt.

Residents: \$50      Non-residents: \$55

### T-Ball

Hit it out of the park and register for T-ball this spring! Kids ages 3 - 6 will learn hitting and catching skills as well as the rules of America's favorite pastime. T-ball starts Tuesday, March 19, and runs for 5 weeks. Registration is open until all slots are filled.

Residents: \$50      Non-residents: \$55

## 2019 EASTER HOLIDAY MULTI SPORTS CAMP

Harbison Community Center  
106 Hillpine Road Columbia, SC 29212  
803.781.2281

April 15th - 19th

- Daily Swimming
- Bring a Bag Lunch and Snack
- Arts and Crafts
- Easter Egg Hunt
- 7am Drop-off - 6pm Pick-up
- Ages 6-13



RESIDENT - \$75.00 / NON-RESIDENT - \$90.00  
\$30.00 DAILY DROP-OFF RATE  
[WWW.HARBISONHOA.COM](http://WWW.HARBISONHOA.COM)



# **+ LIFEGUARD CERTIFICATION**

Harbison Community Center  
106 Hillpine Rd.  
Columbia, SC 29212  
(803) 781—2281  
[www.harbisonhca.com](http://www.harbisonhca.com)

## **LEARN HOW TO SAVE A LIFE!**

**Certification and recertification classes available**

**Certification Classes - Resident: \$200 | Non-Resident: \$215**

<u>Class Number</u>	<u>Class Dates</u>
LGT #2	February 8, 9, 10, & 16
LGT #3	March 1, 2, 3, & 9
LGT #4	March 22, 23, 24, & 30
LGT #5	April 3, 4, 5, & 6 (class times differ)

**Recertification Classes - Resident: \$95 |  
Non-Resident: \$105**

<u>Class Number</u>	<u>Class Dates</u>
LGR #1	February 2
LGR #2	February 23
LGR #3	March 16

**For more information about our  
classes, visit our website at  
[www.harbisonhoa.com](http://www.harbisonhoa.com) or stop by  
Harbison Community Center.**



# HARBISON COMMUNITY ASSOCIATION

## Budget 2019

On November 18, 2018 the HCA Board of Directors held a special meeting to give residents an opportunity to see and discuss the proposed 2019 Budget. Further discussion was encouraged at the meeting on November 27, 2018.

Some projects started in 2018 will carry over to next year with heavy emphasis on outside maintenance: landscaping of common areas, concrete repairs on trails, replacing wood picnic tables, bridge repairs, playground improvements, repainting/re-lettering street signs, and other measures designed to enhance property values.

Executive Director Dave Grove reported that while inflation during the past 14 years has increased the price of materials/services, HCA has done a good job of keeping the assessments low (the 2018 rate was equivalent to the rate 14 years prior - 2004). Please see the chart below.

However, there is a need to increase the assessments for 2019 to pay for needed services and increase the funds in our reserve account. HCA got its start in the mid 1970s, so many of our facilities have exceeded their life expectancy. Funds for major repairs/replacements have typically been obtained from the reserve fund, preventing the need for a special assessment of all owners or borrowing money from a bank. A healthy reserve fund is a benefit to all property owners in our area.

Following more discussion, the Board agreed to a slight assessment increase for 2019 (ex.: \$17.00/year increase for \$100,000 value home).

The assessment rates for 2019 will be as follows:

**Single Family Residential - \$ Property Value\* x .0019 + \$175**

**Apartments - \$ Property Value\* x .0038**

**Businesses - \$ Property Value\* x .0019**

\* Assessable Property Value

Other motions approved by the Board:

- Assessment balance is due by 6/30/2019
- Any outstanding balance not paid by 7/1/2019 becomes delinquent
- Delinquent accounts will be charged 12% interest on 7/1/2019
- An administrative charge of \$48 is added to the balance due on 7/1/2019

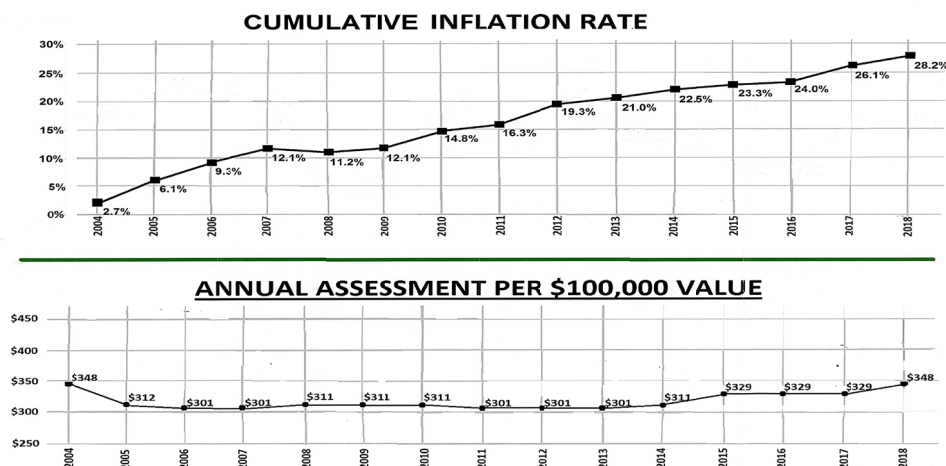
The HCA Board also approved the Covenant Enforcement and Schedule of Fines - effective 1/1/2019.

If you have questions regarding the budget, please contact Ray Cloutier or Dave Grove.

Note: Payment plans, if approved by HCA, will require a minimum amount of \$100/month. Payments not made within two weeks of due date cancel the payment plan, & legal proceedings may be initiated to collect funds. Any delinquent owner making late payments following the termination of the payment plan but prior to court action will be charged an additional \$25.00 per each payment.

Additional Fees:

- Liens on property with a balance of \$100 or more - \$24.00 will be added
- Legal complaint to secure judgement - \$80.00 will be added
- Certified Letters - notification of delinquency - \$10.00 will be added





# HARBISON COMMUNITY ASSOCIATION

## Budget Inc & Exp yr comparison YTD projections for Annual Budget

	Budget 2019	Projected 2018	Budget 2018	\$ Change Budget 2019 to Projected 2018	% Change Budget 2019 to Projected 2018
Assessment Income Total	2,296,705	2,170,811	2,170,488	125,894	6%
Late Fee & Penalty Income Total	30,000	73,706	35,000	(43,706)	-59%
NSF Income Total	250	280	250	(30)	-11%
Lease Income Total	43,489	41,429	41,428	2,060	5%
Interest Income Total	70,000	71,282	62,255	(1,282)	-2%
Membership Income Total	64,000	63,713	86,400	287	0%
Program Income Total	117,600	155,384	173,520	(37,784)	-24%
Facility & Equip Rental Income Total	20,000	19,119	28,800	881	5%
Concession & Vending Machine Total	-	-	-	-	0%
Other Miscellaneous Income Total	3,600	4,219	3,000	(619)	-15%
<b>TOTAL INCOME</b>	<b>2,645,644</b>	<b>2,596,566</b>	<b>2,601,141</b>	<b>49,078</b>	<b>2%</b>
Payroll - Wages & Bonuses Total	1,054,774	1,077,666	1,140,829	(22,892)	-2%
Payroll Taxes - Employer Total	87,000	92,638	108,379	(5,638)	-6%
Employee Group Benefits Total	140,967	146,554	193,263	(5,587)	-4%
Add'l Employee Benefits Total	5,693	5,693	4,000	-	0%
Payroll Processing Expense Total	6,000	4,900	5,750	1,100	22%
Employee Business Expenses Total	32,940	31,637	15,960	1,303	4%
Board Meeting Expenses Total	2,000	1,965	600	35	2%
Conventions & Travel Total	3,600	9,960	2,000	(6,360)	-64%
Other Reimbursements Total	8,850	3,208	1,800	5,642	176%
<b>TOTAL PERSONNEL EXPENSES</b>	<b>1,341,824</b>	<b>1,374,221</b>	<b>1,472,581</b>	<b>(32,397)</b>	<b>-2%</b>
Administrative Expenses Total	3,600	-	-	3,600	0%
Professional Services Total	26,000	51,293	35,000	(25,293)	-49%
Collection & Lien Expense Total	30,000	30,607	36,000	(607)	-2%
Management Fees Total	-	-	-	-	0%
Employment Expenses Total	1,060	2,589	1,160	(1,529)	-59%
Bank Charges Total	9,000	8,788	525	212	2%
Insurance Expenses Total	229,000	199,663	195,000	29,337	15%
<b>TOTAL ADMIN EXPENSES</b>	<b>298,660</b>	<b>292,940</b>	<b>267,685</b>	<b>5,720</b>	<b>2%</b>
Contract Services Total	51,500	94,057	143,000	(42,557)	-45%
Office & Operating Supplies Total	33,000	42,380	50,000	(9,380)	-22%
Utilities Total	159,620	146,440	180,000	13,180	9%
Telephone & Internet Total	12,000	11,040	2,700	960	9%
Postage & Printing Total	30,000	33,962	36,320	(3,962)	-12%
Dues & Subscriptions Total	1,200	1,101	180	99	9%
Rent & Lease Expenses Total	15,000	11,499	12,000	3,501	30%
Bldg & Grounds Maintenance Total	214,750	54,115	90,400	160,635	297%
Technology Maintenance Total	15,000	28,346	13,460	(13,346)	-47%
Other Operating Expenses Total	15,200	42,679	34,000	(27,479)	-64%
Bad Debts & Write-offs Total	40,000	100,740	10,000	(60,740)	-60%
Depreciation Expense Total	160,000	158,942	156,000	1,058	1%
Taxes & Other Fees Total	1,200	1,230	1,500	(30)	-2%
Miscellaneous Expenses Total	9,500	9,462	5,750	38	0%
Reserve Contributions Total	240,000	(32,400)	125,000	272,400	-841%
<b>TOTAL OPERATING EXPENSES</b>	<b>997,970</b>	<b>703,591</b>	<b>860,310</b>		
<b>TOTAL EXPENSES</b>	<b>2,638,454</b>	<b>2,370,752</b>	<b>2,600,576</b>	<b>267,702</b>	<b>11%</b>
<b>NET INCOME</b>	<b>7,190</b>	<b>225,813</b>	<b>565</b>	<b>(218,623)</b>	<b>-97%</b>

## **Harbison Community Association**

106 Hillpine Road  
Columbia, SC 29212

[www.harbisonhca.com](http://www.harbisonhca.com)



# **The Harbison Herald**