

# Harbor South Property Owners Association

## April 2024 Newsletter

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### WELCOME NEW OWNERS:

James & Cristal Jones Ouachita Dr.  
Jason Myers Loblolly Circle  
Brooks Norris Ouachita Dr.

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**UPCOMING POA DUES INCREASE** - Effective April 1, 2024, the POA dues increase to \$200.00 per quarter. If you use automated bill pay, please make the necessary change to avoid a late fee.

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**PARK CLOSURE:** Did you know the Harbor South Park is an official landing zone for Air-Evac or Air Ambulances? We have seen as many as 3 helicopters land in the park at the same time for one accident.

With the large number of visitors expected to visit our area for the eclipse, the POA Board of Directors have made the decision to close the park on Sunday, April 7<sup>th</sup> and Monday, April 8<sup>th</sup> in the event that a landing zone is needed for an emergency.

We ask that you please do not block the entrance to the park with vehicles, atv's, etc. If the landing zone is needed emergency services must be able to quickly access the park.

THANK YOU for your cooperation and understanding and let's all do our part to safely enjoy this once in a lifetime event!

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### UPCOMING BOARD MEMBER ELECTION & ANNUAL MEETING

Nominations are now being accepted for the upcoming board member election which will be held at the annual meeting on Saturday, August 17, 2024. Nominations will be accepted from April 1<sup>st</sup> thru June 15<sup>th</sup>. This year we have two (2) seats available on the board. If you are interested in becoming a board member or know of someone who is, please contact the POA office for a nomination form. All nominees must be current on all charges owing to the POA and the nomination form must be received by June 15<sup>th</sup>.

**SPRING CLEANING? A FEW REMINDERS....**

**BUILDING APPROVALS:** Contact the POA office for a building approval. All plans for construction, improvements, and tree removals must be approved by the Building Committee. Dead tree removals may be approved by the POA Manager. All documents can be completed electronically with a email address.

**TRASH:** Now is the time to check your trash bin to be sure it is animal resistant. Trash pick up is for bagged household trash only and does not include picking up scattered trash or building materials. Trash pick up is Monday mornings. If you have something other than bagged household trash contact the POA office for more information.

**SWIMMING POOL:** Pets are NOT allowed in the swimming pool. This is a state health department regulation.

**QUIET TIME:** PLEASE be considerate of your neighbors. Quiet time in the development begins at 11:00 pm. 4 wheelers, loud gatherings, music, barking dogs, bright lights, etc. may be disturbing others.

**BURNING:** Contact Mountain Harbor Lodge to report that you will be doing a controlled burn. Be aware of wind conditions and have a water hose nearby. When finished be sure the fire is out by watering down the ashes. Fires can flare back up during the night when no one is around.

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**ACCOUNT PAST DUE POLICY** - A quarterly late fee of \$25.00 is applied to any amount outstanding on the next billing cycle. Payments will be applied to late fees first and then to fees. Any account past due four (4) consecutive quarters will have a lien placed upon their property and the POA Board and Commissioners will evaluate all legal remedies available to collect the amount past due.

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**CONTACT INFO:** Lisa Beavers, POA Manager 870-867-4637  
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**BOARD OF DIRECTORS:** Pres. Jeff Miller 214-866-0224; V. Pres. Anita Watson 870-867-2756; Treas. Matt Cashion 501-580-9975; Sec. Travis Beshears 479-651-2286; Board Member Bunnie Lester 479-461-7396.

*Happy Eclipse Viewing!*