



March 2026

Dear Harbor Town 1 Residents, ()

We held our Harbor Town 1 Annual Meeting on February 10th and reviewed much of the information below. After our meeting it was announced that our Community Manager, Jim Felekos, will be leaving his position sometime in March. Jo-El Berliner, Assistant Manager, will continue his current role and pick up most day-to-day matters while First Service Residential (FSR) completes its search for a well-qualified interim Community Manager.

Board Membership

Since there wasn't a quorum elections could not be held. The Board appointed Kyle Zerrenner to fill the seat vacated by Janet Guerra. We thank Janet for her service to our community.

At the end of March, Bill Stone will be selling his townhouse and moving into the Clubhouse building. Bill has been President of the Board for more than 10 years and we thank him for the years of dedication to both Harbor Town 1 and the Harbors HOA. This will create another vacancy to be filled. Please consider

volunteering and reach out to VP Richard Maloney, sebago725@aol.com with a letter of interest.

Board members are Rich Maloney, Anthony Ripani, Jerry Rodriguez and newly appointed Kyle Zerrenner. Together we bring a variety of experience and knowledge.

Communication

The Board recognizes that there have been problems getting prompt response and resolution of emergency and maintenance matters. This has been a source of great frustration for all concerned and the Board will focus on improving this in cooperation with the FSR staff.

We are in the process of establishing an email system to use for reporting maintenance issues and other concerns. The goal is to ensure the Board is aware of all requests and FSR's response. Centralizing the reporting of concerns will help to alleviate the gaps in resolving homeowners' issues and alert the Board to a pattern of maintenance or repair needs that may indicate a larger problem. More information will be distributed when the system is ready – please be sure that your Resident Information is up-to-date and includes both your email and cell phone numbers.

Finances

The Harbors are now more than 20 years old and continue to require many large updates such as roofs, Dura-deck replacement or maintenance, and EFIS (faux stucco) work. Water infiltration has plagued many units due to any one of these items resulting in disruption to the resident and additional expense to HT1.

The HT1 fees have been kept low for many years, but we all know that the cost of any product or service has increased exponentially. The Board worked with a resident who is a CPA to review our proposed budget, past expenses and analyze our reserve funds. It was clear that we were not bringing in sufficient funds for the work required now and planned for the future. We had approved a 22% increase, however discovered that the FSR system may not have produced proper charges and are now awaiting them to confirm that the issues have been corrected.

We are an unusually designed planned community organization with 4 distinct condo associations, overlaid with a master HOA responsible for maintaining the shared aspects of our community. Add to that the rental property on site and you have 6 entities. Concerns about coding errors and late payments have been conveyed to FSR senior management.

As a Board we are instituting some additional fiscal guardrails and continue to improve oversight and seek vendors who are locally known and cost effective whenever possible. If you have questions or concerns about a specific financial matter, please let us know. Residents have access to budgets and monthly financial reports by accessing harborshaverstraw.connectresident.com

[Harbors Maintenance Request Form](#)

Finances



Harbors Town 1

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