

BELLE MAER HARBOR CONDOMINIUM

During 1987 and 1988, Belle Maer Harbor redeveloped and sold 406 slips as Condominium Units often referred to as “dockominiums”. These 406 Units are located off of the four wharves (Lexington, Joss, Griffon and Elco) inside of Belle Maer Harbor marina. The filing of a Master Deed in January 1987 created Belle Maer Harbor Condominium.

Belle Maer Harbor Condominium Association, a Michigan Nonprofit Corporation, is responsible for the management, maintenance, operation and administration of the affairs of Belle Maer Harbor Condominium. The Association is overseen by an elected seven-member Board of Directors. The fiscal year of the Association is June 1st through May 31st with an Annual Meeting and the election of Directors held the 3rd Wednesday of June each year. Harbor/Marina Management, Inc. is contracted by the Association to perform the day to day management of the Condominium. The Board meets at 7:30 pm on the 3rd Wednesday of the month in April, May, June (Annual Meeting), August, September and October.

Association dues are payable by the Owners bi-annually on March 1st and September 1st. Owners are also responsible for real property taxes assessed by the Charter Township of Harrison. All Units are metered separately for electric service and the Owners are billed by DTE Energy for their electric usage. All other expenses such as water, amenities, guard service, etc. is paid out of the Association operating fund. The Association has also established a replacement reserve to cover forecasted repair and replacement of common elements such as seawall, sidewalks, catwalks, electric, etc.

UNIT CATWALK LENGTH, DUES & TAXES

UNIT#	CATWALK LENGTH	BI-ANNUAL DUES	ANNUAL DUES	EST. PROP TAXES	EST. ANNUAL DUES + TAXES
L001-053	35'	699.84	1,399.68	303.00	1,702.68
L054-063	50'	750.00	1,500.00	502.00	2,002.00
L064-111	40'	789.83	1,579.66	400.00	1,979.66
J112	60'	1,345.98	2,691.96	277.00	2,968.96
J113-160	35'	699.84	1,399.68	303.00	1,702.68
J161-168	45'	750.00	1,500.00	515.00	2,015.00
J169-215	35'	699.84	1,399.68	303.00	1,702.68
J216	60'	1,345.98	2,691.96	277.00	2,968.96
G217	60'	1,345.98	2,691.96	277.00	2,968.96
G218-268	30'	690.62	1,381.24	215.00	1,596.24
G269-276	45'	750.00	1,500.00	515.00	2,015.00
G277-315	35'	699.84	1,399.68	303.00	1,702.68
E316-359	35'	699.84	1,399.68	303.00	1,702.68
E360-361	50'	750.00	1,500.00	474.00	1,974.00
E362-367	45'	750.00	1,500.00	515.00	2,015.00
E368-405	40'	789.83	1,579.66	400.00	1,979.66
E406	30'	750.00	1,500.00	215.00	1,715.00

A) All property tax data is an estimate and must be confirmed with the Township or County for accuracy. Look up tax information at www.harrison-township.org. Click on the “Tax & Land Search” box on the left side of the Home Page. 1) **Select search by parcel number**; 2) **Input parcel # 17-12-09-478-XXX where the XXX is the Unit #**; 3) Click on search; 4) Click on the parcel # in bold; 5) Scroll down for the tax history.

B) All electric charges are paid direct by Owner to DTE Energy.

C) Water charges are paid by the Association from dues.

D) The Association maintains a replacement reserve and there has never been any special assessments since the Association was formed in 1987.

E) Boats may be winter stored without charge except for hoist, shoring, bottom wash, shrink wrap user fees and oversized boat fees which must be paid to the Marina.

**BELLE MAER HARBOR CONDOMINIUM DIRECTORS
EFFECTIVE JUNE 24, 2015**

Unit 396E – Greg Shalagan, President
Unit 372E – Mike Deska, Vice President
Unit 327E - Richard Dichtel, Secretary
Unit 133J – Craig Skupny, Treasurer
Unit 313J – Jim D'Amato, Director
Unit 098L - Jim Krause, Director
Unit 256G – Ron Verhelle, Director

MANAGEMENT COMPANY

Harbor/Marina Management, Inc.
41700 Conger Bay Drive
Harrison Twp, MI 48045

586-465-4534

Eric C. Foster, President
ecfoster@bellemaer.com

PURCHASES AND LISTINGS

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