



# Island News



April 2016

## **\*\*Board of Directors Updates\*\***

### • **WINTER ACTIVITIES**

#### -- Roof Repairs

As a result of a storm in January, several building roofs were damaged.

Fortunately, an inspection showed that damage was limited, and all repairs have been completed.

#### --Frozen Water Lines:

While the Island enjoyed good compliance to the requirement to keep your heat set at a minimum of 55 degrees, there was one outside water pipe that burst, resulting in damage to one unit in the Hawaii building.

### • **KEYS**

From the the Maryland Condominium Act: "The council of unit owners or its authorized designee shall have an irrevocable right and an easement to enter units to investigate damage or make repairs when the investigation or repairs reasonably appear necessary for public safety or to prevent damage to other portions of the condominium." Further, the Island By-Laws and Rules require owners to provide a key to their units.

Thanks to all of owners who have provided keys/ access to their units. There are still 12 units that have not complied. If you are one of the units, please contact Mana-Jit to resolve this issue.

### • **Electric Vehicles**

Electric vehicle charging cables cannot be plugged into any electrical outlets due to safety concerns. A charging station has been installed on the 125<sup>th</sup> Street side of Northside Park for this use.

### • **POOLS**

Both pools will open on Saturday, May 26th. The south pool will remain open through Monday, September 5<sup>th</sup>; the north pool will remain open through Sunday, September 25<sup>th</sup> this year.

#### --Pool Safety reminders:

The pool gates are self-closing to comply with the Health Department regulations that require pool gates to be kept closed and locked at all times.

When you leave the pool area, please lower the umbrellas to prevent damage, especially in the event of a storm.

### • **LANDSCAPING:**

This year's landscape improvement plans are still being finalized. Dead bushes have been identified throughout the Island, and a contract has been executed to remove them.

We continue to follow the recommended master landscape plans. Any owner wishing to change plant material on the property must first inform the landscape committee, via Mana-Jit, before taking any action.

Please do not allow your pets in any of the landscape beds; our warranty does not cover any plants killed by their waste.



# Island News



- **BIKE STORAGE**

Bike storage in the stair towers is only permitted on a short-term basis. All bikes stored in the stair tower entryway must be identified with the unit number as belonging to a current owner. In addition, bikes should not be locked to any part of the building, including, but not limited to, stairs or railings.

The Board has implemented a new procedure to manage the many bikes around the Island that are not in compliance. Within the next few weeks, our management company will attach notices of violation to any bike that is not in compliance. If the owner does not address the compliance issue within 30 days, the bike will be removed from the area.

- **SPRING PROJECTS:**

--**Painting:** Last year's project to paint the Dominica is complete. Aruba has started and should be complete by late April. This includes power washing, replacement of rotten wood, and painting.

After completion of the Aruba building, painting will commence on the Islamorada building. Bridge railings will also be painted.

--**Carpeting:** The common hallways and owner's deck carpeting on Bermuda will be replaced this spring. Notifications have been sent to the owners.

The Hawaii building will be scheduled for the fall, so look forward to updates.

The board also made a change in the architectural guidelines for carpet replacement. Owners who can provide documentation that carpet was replaced within 5 years of the scheduled building

wide replacement may opt out of the replacement of carpet. Please see the architectural guidelines for complete guidelines.

- **OWNER REMINDERS:**

--**Rental parameters**

As outlined in the last Owner Meeting minutes, **short-term rentals** (less than 7 days) are not permitted per our By-Laws. A new, increased fine will be imposed on owners not following those guidelines.

---**OC Noise Ordinance:**

"Ocean City strongly enforces its ordinance that no disruptive noises be made between 12 midnight and 7 a.m. in such a manner as to be heard at a distance of 50 feet from the building or structure which it is located'. **Owners need to report any noise issues directly to the Police while the loud noise is occurring.** Reporting noise concerns to Mana-Jit or a board member, after the fact, is not enforceable.

---**DUMPSTERS.**

The Island trash dumpsters are provided for **residential household waste only**. Construction materials, old furniture, **hot charcoal**, etc. is **not** to be placed in the dumpsters. If you are remodeling your unit, instruct your contractors that **they** need to remove any unwanted construction materials associated with this work and dispose it offsite; neither Ocean City Sanitation nor Bulk Trash Pick-up teams will remove old kitchen counters, old carpeting, doors, scrap wood, etc. Also, paint is considered a hazardous material; never discard it in trash dumpsters or anywhere else on the property.



# Island News



To arrange for removal of old appliances and furniture, the unit owner is responsible for contacting OC Bulk Trash Pick-Up (410-524-0318).

## **--Pets:**

Per Ocean City Ordinance 23-5.2:

Always clean up after your dogs; this is a health concern. Also, all dogs must be on a leash when outside of your unit.

Per the Island By-Laws, owners are limited to only 2 pets in their unit. Renters are not permitted to have any pets at all. It is the obligation of owners to inform their rental agents and/or their renters of this restriction.

**---Geese**—please do **NOT** feed them.

## **---Fire Safety/Outdoor Grilling:**

**The Town of Ocean City does NOT allow any open flame, including candles, nor cooking grills, including the electric type (e.g. Forman grills), to be used on decks or within 20 feet of the buildings.** There are several charcoal barbeque grills located in the north and south common space areas for your use.

## **---No Trailers Allowed:**

No boat or personal watercraft trailers are permitted on The Island between Memorial Day and Labor Day. If you violate this rule, you are subject to it being towed off the property at your expense.

## **---For Sale signs/Towels prohibited on deck railings:**

Our By-Laws prohibit items or materials from being hung over or attached to any front or rear deck railings. For towels, please make sure your guests/renters know this also.

## **--Batteries:**

Just because you did not hear the dying battery beeping sounds from your smoke and/or carbon monoxide detectors doesn't mean the batteries are still good. It's recommended you test and/or replace these batteries on your next visit.

## **--Architectural Guidelines:**

As a reminder, The Island has architectural guidelines in effect. They provide direction for the approved style of storm doors, carpet, awnings on private rear decks (3<sup>rd</sup> floor only), touch-up painting and HVAC heat pump elevation requirements for metals stands. A copy of the Architectural Guidelines is stored in the References tab on our website.

## • **MARK YOUR CALENDAR**

PLEASE NOTE THE TIME CHANGE:

The 2016 Annual Owner Meeting will be held on Saturday, September 24th starting at 1 p.m. We will again hold this meeting at the OC Recreation Complex down the road on 125<sup>th</sup> Street.

## • **IHH WEBSITE**

Our website contains current information for your reference. Board meeting minutes, annual owner meeting minutes and other useful contact information, reference documents and handy forms can be found on our website.

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