



Island News



June 2013

Important Reminders to all Owners

In order to keep The Island safe and looking great, we remind all owners of the following general rules and regulations:

---Fire Safety/Outdoor Grilling:

“The Town of Ocean City does NOT allow grills or any other cooking equipment to be used within 20 feet of a multi-family or townhouse dwelling.” There are several charcoal barbeque grills located in the north and south common space areas for your use.

---Noise Ordinance:

“Loud, unnecessary or unusual noise, or any noise that disturbs, annoys or endangers the comfort, peace or safety of others at any times is prohibited.” Please respect the Town of OC Noise Ordinance, especially between midnight and 7am when any noise audible at a distance of 30 feet from the noise source is a violation, punishable by law. To report an issue, call the Police non-emergency number—(410) 723-6610 or 911.

--Pets:

Pet owners: Do **NOT** allow your dogs in any of the landscape bed areas at any time.

Per OC 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 our 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 who rent to inform their rental agents or their renters of this restriction.

--Architectural Guidelines:

As a reminder, The Island has architectural guidelines in effect. They provide direction for the approved style of storm doors, awnings on private rear decks (3rd 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.

--Common Area Storage:

As a reminder to all owners, the common areas of the property are not to be used for long-term personal storage. This applies mostly to bikes in the stair well areas. Please do NOT chain bikes to the railings as it restricts cleaning efforts. There are several bike racks around the property available for your use.



Island News



---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.

---All trash is not equal:

Many owners are now engaged in remodeling their condo units. You need to instruct your contractors they need to remove any unwanted construction materials associated with this work. 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.

While on this topic, remember to contact OC Bulk Trash Pick-Up (410-524-0318) to arrange for them to take away old appliances and furniture. An alternate option might be to donate these items, if still usable, to a local charity or thrift store. Many of them will pick-up your items for free and you get a tax write-off for your generosity.

ACTION ITEMS FOR YOUR UNIT

1. Clean your sliding door tracks regularly so water can empty via the drain holes there. This will prevent water from coming into your unit and the unit below yours.
2. Check your smoke detector and carbon monoxide detector batteries. Unless you live at The Island full time you might not hear their beeping reminder to replace them.
3. Washing machine hoses—keep them in good condition to avoid leaks and bursts.
4. Dryer vents must be cleaned on a regular basis. Failure to keep lint traps clean can result in a fire. When lint traps are not cleaned often enough, the resulting build-up in the screen or other areas can cause the dryer to perform poorly, operate at elevated temperatures and possibly overheat.
5. Hot water tanks have a limited life expectancy. It is not a matter of if but when they will give out. Remember, water is always in the tank so whether you are using your unit often or infrequently, the water stored there is affecting the tank lifecycle.
6. Air conditioner filters should be changed on a regular basis to keep your HVAC system working efficiently. Also, the condensate line should be checked and cleaned regularly to prevent water back up and/or spill.