



Island News



June 2013

****Board of Directors Updates****

• POOLS

--Pool Handicap ramps—Both the north and south pool handicap ramps have been replaced with maintenance free decking and railings.

--South Pool:

- The Engineer recommended water line pressure tests found a few minor water leaks, which we believe caused the new south pool deck coating to blister last year. Those water leaks have now been repaired. The heat from the sun caused the blisters to appear. At the end of this season, once we confirm all the water leakage problems have been corrected, the south pool deck will be recoated, under warranty.
- There is a water ponding problem in the SE corner of the south pool deck. A drain will be installed mid-June to address this situation. We apologize for the timing of this work but are concerned for health reasons to delay this repair. We will do our best to minimize any impact to you / your guests, during this repair project.

--Safety reminders:

The pool gates are self-closing to comply with the Health Dept. 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:

Major landscape improvements were recently made to the front planting beds at Lanai, Maui and Oahu. A few other areas have been tweaked as necessary. Do not allow your pets in any of the landscape beds; our warranty does not cover any plants killed by their waste.

We are following professionally drawn and recommended master landscape plans. The focus of our landscaping efforts has been on the front areas of the buildings. Any owner who wishes to add plant material on the property, please inform the landscape committee, via OC Real Estate Mgmt., before taking action.

• SPRING PROJECTS:

--Bermuda Awning—New 3rd floor front awnings and support frames have been installed on Bermuda.

--Unit number signs—New hallway signs identifying your condo by building name and unit number were installed throughout the property. These signs are made of maintenance free materials.

--Hawaii—The project to paint the Hawaii building was delayed due to rainy spring weather conditions. Efforts are being made to finish this work as soon as possible.

--Volleyball court—Additional “beach quality sand” will be added to the volleyball court in early June



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- **SPRING PROJECTS (cont'd):**

--**Boardwalk repairs**—Approximately 100 deck boards have been replaced.

--**Kauai**—Repairs to correct the water infiltration problems on the rear wall of Kauai are complete.

--**Sidewalk lighting**—Many of the glass globes in the sidewalk lights have cracked over time. A replacement product has been found and is being installed in all the walkway lights.

- **OWNER REMINDERS:**

--**PLEASE REVIEW THE SEPARATE SHEET INCLUDED IN THIS MAILING WITH OWNER REMINDERS, ESP. THOSE PERTAINING TO USE OF GRILLS AND REGULATIONS RE DOGS**

--**Bikes 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.

--**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.

- **MARK YOUR CALENDAR**

The 2013 Annual Owner Meeting will be held on Saturday, September 21nd starting at 9am. We will again hold this meeting at the OC Recreation Complex down the road on 125th St.

- **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

*****OCEAN CITY NEWS*****

- **MORE FIREWORKS:**

A new addition planned for this year is a fireworks display at Northside Park following the weekly Sundaes in the Park family concert series Sunday evenings July 14 through August.

- **EXERCISE:**

If you love to exercise and don't want to take a vacation from this activity, besides the bike/walk paths there's now a new outdoor fitness area at Northside Park near the tot play area.

- **DELMARVA POWER**

Recently Delmarva Power has been sending material directly to you regarding their "Energy Wise Rewards" program. They offer 2 options if you choose to participate in this effort.

Note: nothing is to be permanently attached to the exterior of the buildings.

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