



Island News



March 2013

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

• **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.

• **POOLS**

--**Pool Handicap ramps**--Both the north and south pool handicap ramps are being replaced with maintenance free decking. The railings will be replaced with the same type of fencing that now surrounds the pool deck area.

--**South pool**--The entrance steps into the south pool will be recoated. The board has engaged an Engineer to help determine the source of water that is causing the pool deck coating to blister.

--**Pool season** --Both pools will open on May 25. The south pool will close after September 2nd; the north pool will remain open through September 30.

• **2012 CONTRACTS**

All necessary contracts have been awarded for 2013. These include:

--Cleaning services for the common areas of each building as well as the common grounds area will be done on a weekly basis starting in early May.

--Lights continue to be inspected on a regular schedule. Light bulbs are replaced based on these inspections or an owner report to OCREM.

--Lawn and Irrigation services continue as they have for the past several years.

--July 4th Security guard has again been contracted. Their position at our entrance will keep parking spaces available only to owners and their guests on that day. Parking permits will be mailed to all owners, as we get closer to that date.

• **BUILDING REPAIRS:**

--Scallop siding has been replaced on several buildings due to damage from high winds over the past several months.

--The same type of water infiltration problem repaired last year on Oahu is now being repaired on the rear wall of **Kauai**. These water leaks are caused by a lack of flashing around the vents.

• **SPRING PROJECTS:**

The following work has been contracted with the expectation that, weather permitting, all of these projects will be completed by Memorial Day.

--**Bermuda Awning**--New 3rd floor front awnings and frames have been ordered.

--**Hawaii**--This building will be power-washed and painted.

--**Unit number signs**--Exterior hallway signs with the building name and unit number are being replaced with a composite material product. On many of the buildings, these signs were originally made of wood and have deteriorated.



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--**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.

- **WATER LINES:**

The outside water lines will be turned back on during the first week of April.

- **OWNER REMINDER—Bikes:**

As stated in the December 2012 Newsletter--Based on owners comments shared in the Sept 2012 Owner Meeting, as well as the Board's ongoing concerns, an initiative is being undertaken to identify all bikes stored in the common area stair tower entryways.

All bikes stored in the stair tower entryway must be identified with the unit number as belonging to a current owner. Any bike not identified by 4/30/13 will be removed from the property.

- **OWNER REMINDER-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.

- **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*****

- **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.

- **BULK TRASH PICK-UP—
FREE WEEKEND**

As you know, Ocean City offers a Bulk Trash Pick-up service for old appliances, water heaters and furniture. They have scheduled a FREE weekend on April 13-14 (only). Put your items out next to The Island dumpsters and this time only they will be picked up at no charge.

Remember, as you remodel and/or make changes to your unit, except for this special weekend, you need to call OC Bulk Trash (410-524-0318) and schedule a pick-up. At that time, you will also arrange to be billed of this service--\$15 for the first item, \$25 for up to three items and \$5 for each additional item.

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