



# Island News



May 2008

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

The IHH Board of Directors has new information to share along with updates on the various projects that have been underway the past several months. While our intent was to complete all projects by Memorial Day, the rainy spring season did not allow us to achieve this goal in all cases.

### • **MAY STORM**

Along with the rainy spring season, OC took a hit with the May 11-12<sup>th</sup> major storm event. Gusts to 59 mph were clocked with constant heavy rains. The Island property came out fairly well with the most significant damage being a few shingles off several roofs and siding off a portion of the townhouses. OCREM had all major damage repaired before the end of that same week. Thanks also to Marie and Jim Henderson for chasing down the recycle bins and helping with several other clean-up efforts.

### • **HOLD THE DATE**

The 2008 Annual Owners Meeting is scheduled for Saturday, September 20, 2008 (Sunfest weekend) at 9:00AM. This years meeting location will be in the OC Rec. Center Building at North Side Park. More details will follow later in the year.

### • **MISC. GROUND WORK**

Playground equipment at both tot lots will be power washed and a fresh coat of paint applied. New children's swings and a new volleyball net will be installed. The park benches in these same areas will be re-stained to improve their appearance.

### • **DUMPSTER PADS**

All of the damaged concrete dumpster pads have been repaired with stronger drive up aprons adjacent to the existing pads. This project also repaired the sinking storm drain in front of the pad at Hawaii. Lastly, one new smaller pad was installed by Lanai for recycle bins. This project is finished.

### • **RECYCLE BINS**

The Island is now in compliance with the Town of Ocean City Recycle Program. Once the trash bin concrete pads were repaired, we ordered 2 sets of recycle bins. One set is in front of Cayman and one set is in front of Lanai. One bin of each set is marked for mixed paper and one for mixed containers, including metal and aluminum cans, glass and narrow neck plastic bottles. A complete list of acceptable material and preparation instructions is **attached**.

### • **AWNINGS**

The torn and/or damaged awnings on the **Dominica** and **Hawaii** Buildings were removed. The entire metal awning frame on the Dominica Building was rusted in some places nearly all the way through. The vertical support poles on Hawaii were rusted. New support structures and awnings will be installed on both buildings. Our goal is to have the entire repair project finished as soon as possible.

### • **PLUMBING/WATER LINES**

All of the water lines on the Island have been inspected and repaired as needed. The water is now on.



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- **POOL REPAIR (South pool)**

The crack in the bottom of the south pool has been repaired. The skimmers and equalizers were also removed and replaced. This pool was then totally re-plastered.

- **POOL SEASON**

Both pools will be open for your use through Labor Day.

- **SINK HOLES**

One sinkhole on the parking lot side between Bermuda and Cayman has been repaired. Repair to several other known sinkholes has been postponed until late September.

- **STAIR TOWERS**

The **Hawaii** building west stair tower had shown signs of severe water infiltration damage. Repairs to this stair tower are now complete.

Due to the intrusive inspection method used at the Cayman north stair tower, the **Cayman** north tower was repaired next. Repairs to this stair tower are also now complete.

As we determine other stair towers need to be repaired, we will devise a future plan based on severity, time frame and cost factors. More will follow on this.

- **PAINTING**

Both the **Aruba** and **Dominica** buildings have been power washed and painted. As this work was done, if rotten wood was discovered, it was replaced.

The Board planned to have all painting completed by Memorial Day Weekend. The rainy spring season made this plan all but impossible. The painting crew

recently started work on the **Islamorada** town homes and they will be completed as soon as possible.

As time permits, the gas and electric meter boxes on the sides of the buildings will be painted.

It was decided not to paint the mailboxes now due to high volume of owners on the property. We do plan to replace two rusted mailbox pedestals soon.

- **LANDSCAPING**

Activity is now complete to replace, fill in or modify the landscape appearance at several locations on the Island.

- **SPRINKLER SYSTEM**

A vendor has been selected to inspect and maintain our irrigation system. Their goal will be to identify where the pipes and sprinkler heads are located and/or need to be repaired.

- **BUILDING ADDRESS SIGNS**

As you know, the names of our buildings are identified on the awnings on the stair towers at each end of the building.

In the center stair section of the buildings we now have wooden address signs, each showing the same property address as 205 125<sup>th</sup> St. These wooden signs are showing their age and in fact the one on Kawai was so damaged it recently had to be taken down.

After considerable investigation and several bid efforts, the board decided on the following plan of action. In order to comply with the 911 Database and Fire Department rules, each building must have the alpha letter designation shown.



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We've ordered the new alpha only signs and they will be installed shortly.

Please note the following alpha designations are required per the original condominium declaration:

- A building is Aruba
- B building is Bermuda
- C building is Cayman
- D building is Dominica
- E building is Hawaii
- F building is Kauai
- G building is Lanai
- H building is Maui
- I building is Islamorada
- J building is Oahu

Lastly we plan to install one sign before the bridge entrance to the property identifying our address as 205 125 St.

- **OUR MANAGEMENT CO.**

If you observe any problems on The Island property, please contact:  
O C Real Estate Management Company  
5901 Coastal Highway  
Ocean City, MD 21842  
410-524-5781 or [oc-rem@oc-rem.com](mailto:oc-rem@oc-rem.com)

- **RULES & REGULATIONS**

A copy of The Island at Hidden Harbour General Rules and Regulations is included in this mailing. Please review it yourself along with making sure anyone using your unit, including renters, are aware of and comply with these rules.

Also, per Ocean City Code 34-14, (16):  
“The use of charcoal burning, other fuel burning or electrical cooking equipment outside of any multifamily dwelling shall be prohibited unless said cooking equipment is at least twenty (20) feet from every part of the building.”

- **IHH WEBSITE**

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

contains current information for your reference. Monthly board meetings minutes, annual owners meeting minutes and other useful info can be found on our website. You can also advertise the sale or lease of your unit or boat slip.

\*\*\*\*\***Owner Items**\*\*\*\*\*

- **Hot Water tank replacements**

Reminder to all owners in **Aruba, Bermuda, Cayman, Dominica, Hawaii, Kauai** and now this year-**Oahu**: hot water tanks must be replaced after 10 years. The question is not if a hot water tank will fail but rather when. Please take the necessary steps to replace your water tank to prevent water damage to your unit as well as your neighbors. You will be responsible for any damages caused by a leaking water heater.

- **Washing machine hoses**

Our rules state that all washing machine hoses must be the steel braided type.

- **Carbon Monoxide Detectors**

Reminder to all owners in the **Dominica, Hawaii, Kauai, Lanai, Maui** and **Oahu** buildings: you must install a CO detector in your unit due to the presence of gas fireplaces in these buildings. This is a requirement of the Ocean City Fire Marshal. A blank compliance form was provided for your use in an earlier mailing along with the Annual Owner Meeting Minutes. This form must be submitted to the OC Fire Marshal when you complete this task.

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