



Island News



November 2008

Owner Action Items:

We know you have heard most of these action items before. However, past experience and new knowledge compel us to again remind and request your compliance. This is for the safety of not only your condo but also for that of your neighbors. By owners complying with these requirements, The Island will be better protected from preventable damages. Notifying OC Real Estate Management will also save the Condominium Association maintenance inspection costs in the future.

---Dryer Vent Cleaning

During this year's annual owner meeting, a motion was passed giving the board of directors the authority to require owners to have their clothes dryer vents cleaned at their own expense. The importance of this action item was highlighted when an owner explained they have experienced two small fires due to a lint clogged dryer vent.

To accomplish this task, you have several options. If you already have an HVAC service contract or preferred vendor, they may very well be able to do the clothes dryer vent clean-out. If you do not know who to contact, the following vendors are suggestions (only) for your consideration (listed in alphabetical order):

Harbourside	410-524-7463
Shore Management	410-524-5760
Slate Contracting	443-614-9218

The board requests this dryer vent cleaning be completed at your earliest opportunity but no later than July 1, 2009. Once done, please advise OC Real Estate Management who will track compliance.

---Sliding door track cleaning

During investigation this summer of several reported water leaks, it was determined the sliding door tracks are not being cleaned on a regular basis. This is especially critical for 3rd floor units as they have no permanent overhead protection to keep dirt and debris from accumulating there. Additionally some sliding door units have the screen door on the exterior of the door assembly making it more vulnerable. If these tracks become clogged and the weep holes are not allowed to drain properly, water may back up and enter into your unit and even over time seep down into the unit below yours. Please inspect and clean your sliding door tracks as soon as possible.

---HVAC systems:

Please identify the exterior (heat pump) component of your HVAC system with your unit number. This is necessary in case of a problem so the impacted owner may be notified. Remember, if you replace your heat pump to re-apply this identification on the new unit.



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---Comcast Snow Bird rates

For those owners who subscribe to Comcast service—cable television and/or Internet service, the board recently learned of their “snow bird” service offering. If you are not a full time Ocean City resident, you can contact Comcast and request a reduced monthly service rate. The cost savings rate is available from November through February 2009. The actual service itself will not change but the rate charged will be reduced to \$9.95 for cable television and \$4.95 for Internet access. A telephone call to Comcast with your account number which appears on your invoice is all that’s needed. Comcast’s telephone number is 410-524-3401.

--Unit preparation for winter:

All owners must ensure that they take precautions to protect their units from property damage during the cold weather vulnerable months, especially as many units are vacant during these off-season months. Please be sure to:

- 1) Turn on your heat and set your thermostat at a minimum of 55 degrees.
- 2) Turn off the water supply to the unit via the main water supply valve located inside your unit.
- 3) Drain water from pipes by opening a spigot in one of the sinks or bathtub.
- 4) Position the arm in the ice maker in the up position to prevent water leakage in the event of a malfunction.
- 5) Flip the circuit breaker for the hot water heater to the off position.
- 6) Turn on the heater inside the storage closet on the outside deck (applies only to second and third floor units in Lanai, Maui and Oahu buildings).

Again this year, the Board authorized inspections of all units during the winter months to ensure all unit owners comply with the above items. If you have not yet provided a set of working keys to OC Real Estate Management, you must do so now. If you use your unit anytime after the unit has been checked, you must return your condo to the “winterized” condition, with heat on and water off at the main water valve, when you leave.

---Winterization of The Island common property

Be aware that all exterior water lines are currently being winterized on our property. Please do not turn back on any exterior water supply lines during the winter months as water remaining in the lines during freezing temperatures will cause the lines to freeze and burst.

---Carbon Monoxide Detectors

Unit owners in the Dominica, Hawaii, Kauai, Lanai, Maui, Oahu and Islamorada buildings are impacted by a new Ocean City requirement affecting all their units. The Town of Ocean City passed an ordinance requiring all condo units in a building where there is a fireplace or any gas powered appliance, whether you have one in your own unit or not, to have a Carbon Monoxide Detector installed in their unit.



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Once you have installed the Carbon Monoxide Detector, you need to complete and return to the OC Fire Marshall a Certification Form. A copy of the compliance sheet can be found on-line at the Ocean City website <http://www.town.ocean-city.md.us/>

---Water Heater Replacement

As we have stated in past communications, all units whose hot water heater has reached the end of its warranty period or that is 10 years old or older must be replaced at the owner's expense. This now includes all units in Oahu as well as those in Aruba, Bermuda, Cayman, Dominica, Hawaii, and Kauai. Once you have completed this hot water tank replacement, please inform OC Real Estate Management so they may track compliance.

---Washing Machine Hose replacement

As was also stated in past communications, all units should by now have the rubber washing machine hoses replaced with braided type hoses.

---By-Law on Owner Liability

Lastly, per the amendment of our by-laws regarding Article XIV, Section 4 (Unit Owner Liability): If the cause of any damage to or destruction of any portion of the condominium originates from a unit, the owner of the unit where the damage or destruction originated shall be responsible for the first \$1000 of the council of unit owners' property insurance deductible.