Island News

May 2018

Board of Directors Updates

- **SPRING PROJECTS**:

- **PAINTING:**

The **Hawaii** building painting is in progress. The building was power washed and bad wood is being replaced. The **sidewalk pole lights** on the property will be sanded and scraped as needed prior to their being painted this year.

- **MAILBOXES:**

New pedestal mailboxes have been installed for the **Dominica, Hawaii and Oahu** buildings. This completes the project to replace all of the original mailboxes on the property.

- **NORTH POOL:**

The steps into the pool have been repaired; new trim tile was installed around the inside edge of the pool and the north pool walls were re-plastered.

- **BOTH POOLS**

--The old sand **filter system** on both pools has been replaced with an upgraded glass media filter.

--**New pool furniture** has been ordered for both pools. Due to timing, it is unlikely the new furniture will be in place until sometime after Memorial Day. Several **replacement pool umbrellas** have also been ordered.

--Both pools will open on Saturday, May 26th. The south pool will remain open through Monday, September 3rd; the north pool will remain open through Sunday, September 23rd this year.

--Pool Safety reminders:

The pool gates are self-closing to comply with the Health Department 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:**

This bulk of this year's landscape improvement plans are taking place at the **north pool area**. Dying trees were removed and the surrounding planting beds were re-graded to slope the water away from the foundation walls.

Hydrangeas, Holly, Daisy and Grasses are being planted to fill in the areas around this pool. A crape myrtle is also being planted near the entrance.

The area between Cayman and Dominica are also being regraded to improve water drainage.

Lastly, fertilization, insecticide and spray treatments have been made to the trees and shrubs on the property as needed.

Please do not allow your pets in any of the landscape beds; our warranty does not cover any plants killed by their waste.

We continue to follow the recommended master landscape plans. Any owner wishing to change plant material on the property must first inform the landscape committee, via Mana-Jit, before taking any action.

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OTHER UPDATES:

- **--Architectural Guidelines**:

The Island's Architectural Guidelines have been updated. They provide direction for the approved style of all exterior facing doors and windows, exterior deck carpet, awnings on private rear decks (3rd floor only), touch-up painting and HVAC heat pump elevation requirements for metals stands.

Prior to making any changes covered by the Architectural Guidelines, the owner must submit an Architectural Change Request form to the board, via Mana-Jit.

The current Architectural Guidelines and the new Change Request form can be found in the History and Resources section on our website.

- **NEW BOARD MEMBER:**

Jim Watkins sold his condo unit in mid-May and thus had to resign his position on the board. The board unanimously selected Alan Siegfried to assume this vacant seat. Welcome to Alan.

- **OWNER REMINDERS**:

- **BIKE 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. In addition, bikes may not be locked to any part of the building, including, but not limited to, stairs or railings.

Within the next few weeks, our management company will attach violation notices to any bike that is not in compliance. If the owner does not address the compliance issue within 30 days, the bike will be removed.

- **Electric Vehicles**

Electric vehicle charging cables cannot be plugged into any hallway electrical outlets due to safety concerns.

- **UNIT RENTAL RULES:**

Reminder-- **short-term rentals** (less than 7 days) are not permitted per our By-Laws. An increased fine will be imposed on owners not following those guidelines.

- **OC Noise Ordinance**:

"Ocean City strongly enforces its ordinance that no disruptive noises be made between 12 midnight and 7 a.m. in such a manner as to be heard at a distance of 50 feet from the building or structure which it is located'. **Owners need to report any noise issues directly to the Police while the loud noise is occurring.** Reporting noise concerns to Mana-Jit or a board member, after the fact, is not enforceable.

- **DUMPSTERS**.

The Island trash dumpsters are provided for residential household waste only. Construction materials, old furniture, **hot charcoal**, etc. is **not** to be placed in the dumpsters. If you are remodeling your unit, instruct your contractors that they need to remove any construction materials associated with this work and dispose it offsite. 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.

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To arrange for removal of old appliances and furniture, the unit owner is responsible for contacting OC Bulk Trash Pick-Up (410-524-0318).

- **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.

- **Fire Safety/Outdoor Grilling**:

The Town of Ocean City does NOT allow any open flame, including candles, nor cooking grills, including the electric type (e.g. Forman grills), to be used on decks or within 20 feet of the buildings. There are several charcoal barbeque grills located in the north and south common space areas for your use.

- **Pets:**

Per Ocean City 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 the Island 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 to inform their rental agents and/or their renters of this restriction.

- **Geese—**please do **NOT** feed them**.**

- **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.

- **Batteries**:

Just because you did not hear the dying battery beeping sounds from your smoke and/or carbon monoxide detectors over the winter 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 at

www.islandathiddenharbour.com

- **MARK YOUR CALENDAR**

The 2018 Annual Owner Meeting will be held on Saturday, September 22nd starting at 9 a.m. We will again hold this meeting at the OC Recreation Complex down the road on 125th Street.