



# Island News



May 2022

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

### **SPRING PROJECTS**

- **Hawaii-roof:**

A new roof has been installed on the Hawaii building. This continues our roof replacement work on the property based on age and condition of the current roof.

- **Dominica—wood replacement:**

Multiple sections of wood railings on Dominica have been replaced. This building will probably not be painted until the Fall as the new pressure treated lumber has to finish drying out first.

- **Aruba—wood replacement:**

Multiple sections of deck railings on Aruba are being replaced now. We plan for this wood replacement work to be finished by Memorial Day. Painting the Aruba building will not occur until the new wood is ready to accept the paint.

- **Other Painting efforts:**

Other Spring paint efforts are focused on touch up painting at various locations and finishing painting of the **Maui** building. If time and weather permits, we also plan to paint the 2 entrance guardhouses and the bridge this Spring.

- **General Property:**

- Parking lot:**

The board plans for the parking space lines on the Island parking lot to be repainted in May. At that time, 2 additional handicap parking spaces will be added, one each at Cayman and Dominica.

- BBQ grills:**

Two (2) new BBQ grills have been purchased. One has been installed near the Lanai building; the second grill is in storage for future needs.

- Kayak ladders:**

Three (3) marine grade ladders have been installed at/along the West end of the Island boardwalk to allow kayakers to safely access their watercraft.

- **Pool Management:**

--Both Island pools will open for owner use on Saturday, May 28. The South pool will close on 9/5 while the North pool will remain open until 9/25.

- 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:**

Earlier this year, the board decided to engage a different landscape company, Brittingham, to cut the grass and manage the sprinkler systems for the Island.

The main landscaping project this year took place between the East side property entrance and the Aruba building. Brittingham removed the existing ground cover and replanted that area with colorful plants per the landscape plan provided to them.

Please do not allow your pets in any of the landscape beds.



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- **Outside water service**

The outside water service has been turned on for the season. We request owner hoses attached to spigots on the boardwalk have a plastic connector and that owner hoses are removed and/ or disconnected during the off season to prevent damage to the plumbing lines.

- **Clean Up Day:**

The Island Clean-up day is scheduled for June 11 (rain date June 12). Owners who signed up for this effort in last years Annual Meeting have been contacted by the organizers; other owners who wish to join the effort should meet them at 9am at the picnic tables across from Oahu.

- **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.

- **BIKE STORAGE**

Temporary storage of bicycles is allowed in the stairwells. **All bikes must be identified with a Bike ID.** A supply of Bike ID stickers will be stored in the mailbox on the front porch of the "Sales Office / 401-A" for your use.

- **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. NO RV's may be parked on the Island parking lot at any time.

- **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 off-site. Neither Ocean City Sanitation nor Bulk Trash Pick-up teams will remove old kitchen counters, old carpeting, tile / wood flooring, scrap wood, etc. Also, paint is considered a hazardous material; never discard it in trash dumpsters or anywhere else on the property.

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

- **--Architectural Guidelines:**

The Island's Architectural Guidelines provide direction for the approved style of all exterior facing doors and windows, exterior deck carpet, awnings on private rear decks (3<sup>rd</sup> 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 Change Request form can be found in the History and Resources section on our website.



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- **MARK YOUR CALENDAR**

The 2021 Annual Owner Meeting will be held on Saturday, October 1st starting at 9 a.m. Note: this year our meeting date does not align with the 2022 OC SunFest date. We will again hold this meeting at the OC Recreation Complex down the road on 125<sup>th</sup> Street.

- **Water shut off valves:**

The board strongly recommends owners change their main water shut off valve to a **ball type** unit to prevent water leaks.

- **HVAC systems:**

Unit owners need to maintain their HVAC condensate lines, esp. during the summer season, to prevent back-ups / water damage. When you replace your HVAC system, label your new outside system unit with your condo number.

- **Electric Vehicles**

Electric vehicle charging cables are not to be plugged into any hallway electrical outlets due to safety concerns. Charging stations are available near the Northside Park buildings on 125<sup>th</sup> St.

- **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.

- **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.

- **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:**

If you didn’t hear the dying battery beeping sound from your smoke / carbon monoxide detectors over the winter that 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](http://www.islandathiddenharbour.com)