



Island News



December 2022

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

*****OWNER ACTION ITEMS*****

• **CONDO WINTERIZATION**

All owners **must** take the following precautions to protect your condo unit during the cold winter months.

- 1) Turn ON your **heat** and set your thermostat at a minimum of 55 degrees.
- 2) Turn OFF the **water supply** to your 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. This is especially important to all **3rd floor** units.
- 4) Place the arm in the icemaker 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).

- **HEAT CHECK INSPECTIONS** will be conducted in all owner units to assure they are properly winterized. An inspection is planned for early January unless weather conditions warrant an inspection earlier. Depending on weather conditions, a ^{2nd} inspection in February 2023 is possible.

- **KEY REMINDER**: Mana-Jit must have a working key and/or access code to enter your unit for the heat check. **Any unit that cannot be checked will be assessed a \$50 fine for the 1st violation. A \$250 fine will be imposed if access fails a 2nd time.**

• **CONDO DUES**

Reminder -- the Island condo dues remain at \$360 / month in 2023. If you pay via an ACH bank account debit, or use your bank's online bill pay feature, no action is required. If you prefer to send a check, please mail it to: The Island at Hidden Harbour, c/o PKS & Company, P.A., P.O. Box 72, Salisbury, MD 21803-0072

However, a one-time **Special Assessment** of \$400 was approved in the 2022 Owner Meeting. This payment is due between 1/1/23 and 3/31/23. See the memo included for payment details.

• **PLUMBING/WATER LINES**

The water lines on The Island have been turned off. This includes the showers, spigots, water lines to the pools and the docks. The irrigation systems were also winterized.



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- **BIKE STORAGE**

NO bicycles may be stored in the entrance stairways effective Jan 1, 2023.

*****GENERAL INFORMATION*****

- **CONTACT INFORMATION:**

If you have changes to your contact information, including email address or cell phone numbers, please make sure to update John Jensen so the owner contact files are accurate. Send any updates to john.jensen@mana-jit.com

- **IHH WEBSITE:** www.islandathiddenharbor.com

The Island website contains current information for your reference. Board meetings minutes, annual owners meeting minutes and other useful contact information and forms can be found on our website.

*****OCEAN CITY NEWS*****

- **WINTERFEST OF LIGHTS**

Northside Park will again host an illuminated holiday light display. This year's event will be a walking tour through the displays. It continues through December 31, 2022 only on Wednesday through Sunday evenings – it is not open on Monday or Tuesday this year.

[HTTPS://WWW.OCOCEAN.COM/EVENTS/WINTERFEST-HOLIDAYS](https://www.ococean.com/events/winterfest-holidays)

WE WISH YOU AND YOUR FAMILIES A SAFE. HEALTHY AND HAPPY HOLIDAY SEASON.

*****From the Board of Directors*****

Mark, Tom, Carol Ann, Martha, Alan, Richard, and Charlie.

