



# Island News



May, 2023

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

### **SPRING PROJECTS**

- **Kauai-roof:**

A new roof has been installed on the **Kauai** building. This continues our roof replacements on the property based on age and condition of the current roofs.

- **Islamorada—wood replacement:**

Multiple sections of wood railings and some trim boards have been replaced on **Islamorada**. Islamorada will likely not be painted until Fall as the new pressure treated lumber has to first dry out.

- **Joist hangers:**

A project is now underway to replace identified rusted joist deck hangers on **Oahu** and **Dominica**.

- **Bermuda—wood replacement:**

Multiple sections of wood railings and a few column posts on **Bermuda** were replaced. Again, painting the Bermuda building will not occur until the new wood is ready to accept paint.

- **Painting efforts:**

Spring paint efforts now are focused on painting the **Aruba** building along with touch up painting at various locations.

- **General Property:**

#### **--Volley Ball court:**

21 tons of beach quality sand have been added to the volley ball court.

#### **--Kayak ladders:**

A replacement ladder on the boardwalk curve behind Dominica was installed to allow safe access the watercraft.

#### **--Tennis Court:**

The tennis court resurface project is complete. This project also included a new tennis court **net, posts and striping for two new Pickle Ball courts**. Two new portable pickle ball nets are now stored on the court for owner use.

Now that we have both tennis and pickle ball available on the one court, please limit your court time to playing only, thus allowing other owners to also use the courts. The new gate access codes are also included in this mailing.

- **Pool Management:**

--Both Island pools will open for owner use on Saturday, May 27. The South pool will close on 9/4 while the North pool will remain open until 9/24.

#### **--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:**

The landscape projects planned for this year are to update the landscaping near **Oahu** and on the **water side** of a few buildings as well as replacing dead and diseased plants as needed. Additionally, more **red stone** was replenished around the property. This effort will continue, as needed, in the future.

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.

## **OWNER ACTION ITEMS**

- **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.** A recent failure of an older / original valve caused damage to three owner units. The unit owner where the leak originated was liable for the first \$10,000 damage costs plus the cost of their own plumbing repairs. Save yourself money by taking action before it's too late.

- **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.

- **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.

- **Clean Up Day:**

The Island Clean-up day is scheduled for **June 24** (rain date June 25). Owners who wish to help with the clean-up effort should meet 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.

- **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.



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- **--Architectural Guidelines:**

The Island's Architectural Guidelines provides information 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.

- **MARK YOUR CALENDAR**

**The 2023 Annual Owner Meeting will be held on Saturday, October 7th starting at 9 a.m.** We will again hold this meeting at the OC Recreation Complex down the road on 125<sup>th</sup> Street.

- **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)