



# Island News



December 2023

**\*\*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.
  - 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 2<sup>nd</sup> inspection in February 2024 is also 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 1<sup>st</sup> violation. A \$250 fine will be imposed if access fails a 2<sup>nd</sup> time.**
- **BIKE STORAGE**  
NO bicycles may be stored in the entrance stairways effective Jan 1 to April 1.
- **PLUMBING/WATER LINES**  
The water lines on The Island have been turned off. This includes the showers, spigots, water lines to the pools, the docks and the irrigation systems.
- **OWNER MAIN WATER VALVES**  
As discussed in the October Annual Owner meeting, owners, primarily in Aruba, Bermuda, Cayman and Dominica, who have not replaced their old “round” / gate style main water shut-off valve should do so now / as quickly as possible. A ball / lever handle valve is much more secure for this application to prevent water leaks.



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- **HOT WATER TANKS**

Owners are reminded to replace their hot water heaters every 10 years; John /Mana-Jit may be able to assist in determining the age of the hot water tank in your condo unit if you don't know when it was last replaced.

- **OWNER INTERIOR REMODELING**

Owners who have interior remodeling work done inside their Island condo should alert Mana-Jit as this work might cause clogs in the owner's condensate line.

**\*\*\*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](mailto:john.jensen@mana-jit.com)

- **IHH WEBSITE:**

[www.islandathiddenharbor.com](http://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, 2023 only on Wednesday through Sunday evenings – it is not open on Monday or Tuesday this year.

**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.

