



## *ONE OCEAN AVENUE CONDOMINIUM ASSOCIATION*

### **NEWSLETTER - MEETING 8/02/2014**

THE ANNUAL HOMEOWNER'S MEETING AND THE REGULAR BOARD MEETING WERE HELD ON SATURDAY, AUGUST 2, 2014. THE FOLLOWING IS A BRIEF SUMMARY OF DISCUSSIONS AND OTHER ITEMS THAT MIGHT BE OF INTEREST TO YOU.

THE ANNUAL ELECTION WAS HELD AND OUR CURRENTLY ELECTED BOARD MEMBERS ARE AS FOLLOWS:

PRESIDENT	FRANK MERTZ	UNIT # 9
VICE PRESIDENT	KEN SOUDER	UNIT # 3
SECRETARY	MARY GORMLEY	UNIT # 10
TREASURER	SCOTT HELSEL	UNIT # 7
ALTERNATE	EARL DERSTINE	UNIT # 1

SEVEN UNITS WERE IN ATTENDANCE AT THE MEETING. THE BOARD WISHES TO THANK ALL FOR THEIR PARTICIPATION AND INTEREST IN THE ASSOCIATION.

FRANK MERTZ, PRESIDENT, REPORTED THAT AT PRESENT WE ARE TRYING TO KEEP AHEAD OF THE VARIOUS MAINTENANCE SCHEDULES AND OUR BUDGET NEEDS. WE ARE KEEPING OUR RESERVES PROPERLY FUNDED. OUR BIGGEST EXPENSE CONTINUES TO BE INSURANCE. OUR MANAGEMENT COMPANY CONTINUES TO HAVE OUR BEST INTERESTS IN MIND AND WE APPRECIATE THEIR EFFORTS AND ALSO THE EFFORTS OF OUR BOARD MEMBERS.

THE ASSOCIATION IS STILL LOOKING INTO THE BENEFITS AND/OR CONSEQUENCES OF REPLACING OLD WOODEN SHAKES, RAILINGS, AND SOFFITS, WITH SYNTHETIC MATERIALS. THIS IS AN INVESTMENT IN OUR FUTURE.

WE ARE AGAIN APPROACHING THE SNOW SEASON AND WOULD LIKE TO REMIND AND ADVISE ALL RESIDENTS OF THE PARKING REGULATIONS AND RESTRICTIONS IN THIS AREA, FOR PURPOSES OF PROVIDING EMERGENCY SNOW REMOVAL AND INSURING ADEQUATE ACCESS FOR EMERGENCY VEHICLES TO ALL AREAS OF NEPTUNE TOWNSHIP. A "SNOW EMERGENCY" IS DECLARED WHEN THE ROADS BECOME SNOW-COVERED. WHEN A "SNOW EMERGENCY" IS IN EFFECT, PARKING IS PROHIBITED IN AREAS INDICATED BY SIGNS. IN AREAS WHERE SIGNS ARE NOT PRESENT, PARKING IS PROHIBITED ON THE NORTH AND WEST SIDES OF ALL PUBLIC ROADWAYS. VEHICLES THAT ARE NOT MOVED MAY BE TOWED AT THE OWNERS EXPENSE. IN OTHER WORDS, DO NOT PARK CURBSIDE IN FRONT OF THIS BUILDING. IT IS A KNOWN

FACT THAT YOU WILL BE TOWED. PARKING IS PERMITTED IN THE TRIANGLE AREA IN FRONT OF THE BUILDING, UNLESS OTHERWISE POSTED.

ALSO, FOR THE BENEFIT OF ALL OWNERS AND RESIDENTS, IT IS A KNOWN FACT THAT WE HAVE EXPERIENCED "NOR'EASTERS" DURING THE WINTER MONTHS. VERY HIGH WINDS AND/OR GUSTS ARE COMMON AND HAVE BEEN KNOWN TO TOSS DECK FURNITURE ACROSS THE DECK AND IN SOME INSTANCES, OVER THE RAILINGS. IT IS RECOMMENDED THAT DECK FURNITURE BE SECURED OR TAKEN INDOORS DURING A STORM THREAT OR IF YOU DO NOT ANTICIPATE BEING IN RESIDENCE DURING THE WINTER MONTHS. THIS RECOMMENDATION IS TO PROTECT YOUR FURNITURE, DECK AND PROPERTY, AS WELL AS THE PROPERTY AND WELL-BEING OF OTHERS.

OUR BY-LAWS STATE THAT HEAT IN ALL UNITS MUST BE MAINTAINED AT A TEMPERATURE OF NO LESS THAN 55 DEGREES DURING THE WINTER MONTHS, TO PREVENT FREEZING AND BREAKAGE OF PIPES.

WE CAUTION ALL TO BE AWARE AND MONITOR THEIR OWN WATER CONVENIENCES, TOILETS, WATER HEATERS, FAUCETS, ETC., AND TURN OFF THEIR INDIVIDUAL WATER SHUT OFF VALVE IN THE BASEMENT WHEN THE UNIT IS VACANT.

WE AGAIN STRESS THAT ANY COMMON AREA IS NOT TO BE USED FOR STORAGE PURPOSES. THE "WORK ROOM" IN THE BASEMENT IS TO BE USED ONLY WHEN WORK IS BEING ACTIVELY PERFORMED. IT IS NOT TO BE USED AS A STORAGE AREA. MACHINERY AND TOOLS LEFT THERE COULD CAUSE INJURY OR WORSE TO CURIOUS HANDS, ESPECIALLY LITTLE ONES.

WE ALSO ASK THAT EVERYONE RESPECT THE PRIVACY OF OTHER OWNERS. CONNECTING DECKS ARE NOT TO BE USED AS WALKWAYS FOR A BETTER VIEW OF A HAPPENING OR MERELY TO SAY GOOD-BYE TO A VISITOR, WITHOUT PRIOR APPROVAL.

WE ASK THAT IF YOU HAVE A PROBLEM OR KNOW OF SOMETHING THAT NEEDS ATTENTION OR REPAIR TO PLEASE ADVISE A BOARD MEMBER AND/OR MANAGEMENT. IF THERE IS AN ISSUE - SUCH AS A TOWN POWER OUTAGE, FIRE, BREAK-IN, ETC., PLEASE CALL THE PROPER SOURCE FOR HANDLING THE PROBLEM E.G. JCP&L, FIRE DEPARTMENT, POLICE DEPARTMENT, ETC., NOT OUR MANAGEMENT COMPANY. MANAGEMENT SHOULD ONLY BE CALLED FOR EMERGENCIES (E.G. WATER LEAKAGE, ELEVATOR ISSUE) OR IF THERE IS IMMINENT DANGER.

THE NEXT REGULAR OPEN BOARD MEETING IS SCHEDULED FOR 9 A.M. SATURDAY, NOVEMBER 1, 2014

THAT'S THE NEWS FOR THIS WRITING. LET US KNOW IF YOU HAVE SOMETHING OF INTEREST TO CONTRIBUTE TO THE NEXT ISSUE.

THE BOARD  
10/20/14

