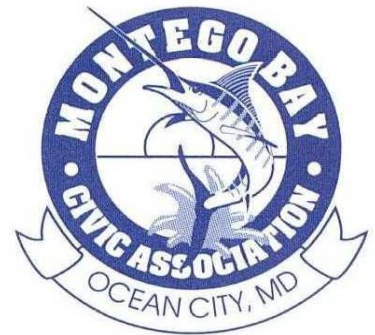


Montego Bay Civic Association Spring 2011 Newsletter

# **Spring General Membership Meeting and **Budget Presentation!****

Saturday, April 16, 2011, 10 a.m. at  
St. Peter's Lutheran Church on 103<sup>rd</sup> Street.

*All Owners are encouraged to participate in your Association meetings.*



101 West 130<sup>th</sup> St.  
Ocean City, MD 21842  
Telephone : 410-250-3080  
Fax: 410-250-7104

[Montegobayoc@comcast.net](mailto:Montegobayoc@comcast.net)  
[www.montegobaycivicassoc.com](http://www.montegobaycivicassoc.com)

**Summer MBCA Office Hours (March 15<sup>th</sup> through September 15<sup>th</sup>)**  
Monday, Tuesday, Wednesday, Friday and Saturday: 9 a.m. - 3 p.m.



Police Officer Mike Levy and Tucker, a Percheron draft horse, make their first police patrol of Montego Bay Residential Community on February 15, 2011. Patrols will be during the day. During the summer the patrols will shift to evenings and nights. A school bus dropping off students in Montego Bay stopped and Tucker approached the bus and stuck his head in the door. "The children just watched in complete awe. It was so cute. Must have been the main topic of conversation at the dinner table that night for some of the kids!" said Barbara Reniak. (Photo courtesy of Tony Kendrick)

## **AGENDA**

April 16, 2011

**10:00am**

Opening Remarks – President

**10:15 am**

Guest Speaker

MD Depart. of Natural Resources

**10:30 am**

MBCA Reserve 2011-2012 Budget

“Saving for the Future” or  
“How to Avoid an Assessment”

**11:00 am**

Operating Budget

**11:30 am**

Other Business “As May Arise”

**12:00 noon**

Adjourn

## **PLANNING FOR THE FUTURE**

Swimming pools, tennis courts and a beautiful park are all amenities that make Montego Bay one of the most desirable neighborhoods in Ocean City. Keeping those amenities in tip-top shape and keeping annual fees as low as possible are a top priority for the Board of Directors. The Advisory Committee, a subcommittee of the board, has developed short and long term projections of the funds needed to repair or replace current Association property. The goal is to help the Association save toward the amount of replacement funds needed so the money is there when it is time to replace the property. Costs to make major repairs to amenities or to replace equipment owned by the Association are identified in the Reserve Fund. Funds are placed in the Reserve Account can only be used for this purpose.

“The Reserve Fund of an Association is the single most important financial method to preserve the value of the overall Association and individual property values. A strong Reserve Fund also prevents the need for a targeted assessment because the funds are there when they are needed,” said Vera McCullough, President.

As you can see from a ride around the neighborhood, many of our amenities have been repaired or renovated. Over the next 2-5 years, we expect we will repair or replace the walkway around the pond, the filtration system at the baby pool, the office copy machine, resurface both tennis and shuffleboard courts and replace the pump and winch at the pond

Attend the Spring General Membership Meeting to hear more about this important topic.



# Ocean City's Spring Clean-up & OC Community Yard Sale set for April 16-17, 2011

The Town of Ocean City is once again offering a great opportunity for residential property owners to do their spring-cleaning by offering free residential bulk pick-up on Saturday and Sunday, April 16-17. As an added attraction, Ocean City also will offer a Community Yard Sale on Saturday, April 16 at Northside Park.

**FREE! FREE! VOLUNTEERS WANTED! FREE! FREE!**

## Help Move Bulk Items to the Curb – April 16, 2011

The Association is looking for volunteers to help those who need help moving large items to the curb. Volunteers will also help move items to the curb of Owners who have been notified their items are in violation of our community restrictions and haven't remedied their violation before April 16, 2011. You can volunteer by providing your phone number to Tony Kendrick, 301-502-7250 or [newsfoia@comcast.net](mailto:newsfoia@comcast.net) and you will be called when a request comes in. On the other hand, come hang out with the crowd at the MBCA Office! Thank you!

**“When I do good, I feel good.” ~Abraham Lincoln**



### President's Remarks:

When you receive your annual dues notice, please fill out your contact information. It is the only way the Association can notify you of problems that may affect your property while you are away. You will understand why this is important as you read on.

So many people think they have winterized their homes by simply turning down the heat and thinking the pipes will not freeze. However, if you will not be using your home for a longer period, your best protection is to turn off the water at the source and drain the line. I have lost count of how many owners I have had to deliver the sad news that their pipes had broken and we had to have Public Works come in and turn off their water. One owner's floor fell out because of the water damage; now they not only have to replace all the floors and carpeting but also will have an outrageous heating bill because they were heating the outdoors.

As the good weather finally arrives, you may be thinking of making changes to your home. BEFORE you go to the Town for permits, please go to the MBCA office FIRST to see if everything you will be doing complies with our Restrictions. Make sure your builder is familiar with our guidelines and requirements. Believe me this is not to hassle you no, just the opposite this is to help you speed things along. There is no cost for Montego Bay's permit review and approval.

We all need to be good neighbors – whether as a renter or an Owner. If a conversation with the owner or renter does not work and the issue has to do with the care and upkeep of a property, then you can notify the Office and the Architectural Review Committee will take a look and determine if one of the covenants or restrictions are in violation. Otherwise, if the issue you are having is behavioral, you may need to contact the appropriate city enforcement office to give you some relief.

I hope that when you come to the General Meeting in April you will take time to ride through our community and see how really lovely it looks. By April 16<sup>th</sup> I hope we will have 3-lighted fountains in our pond – take a night drive or stroll and see the fountains and see all the lamppost lights that your good neighbor volunteers have been keeping working. All of the trees around the pond as well as the trees in the park have been professionally pruned.

All the good things you see did not happen overnight. We have teamwork by people who truly love the Montego Bay community.

Again please fill out and return your contact information. And make a reminder to yourself for this fall to turn off your water at the source.

I hope I see you at the meeting in April. – Vera McCullough

**And you know there is someone saying:**

**“NOW, WHY DON'T HE WRITE?”**

**And the reason is because he doesn't have your e-mail!**

If you want to receive emergency notifications and information, like this newsletter, about upcoming community activities, add your e-mail address to the MBCA database. E-mail addresses will not be disclosed. To join the e-mail database contact the MCBA office by telephone (410-250-3080) or e-mail ([montegobayoc@comcast.net](mailto:montegobayoc@comcast.net)) and provide your name, Montego Bay address, e-mail address, home address, phone – and all those other things we can contact you by! Yes, it's that easy! Do it now so you won't miss what is happening in your community. And visit our website often and read the latest minutes ([www.montegobaycivicassoc.com](http://www.montegobaycivicassoc.com))



## **Walkers Pond - A message from Alin Springer**

The Pond Committee, in collaboration of the Friends of Walkers Pond, is working to restore the pond to its original splendor for all to enjoy this treasured amenity of our community. Soon we will once again have three fountains, each with a light for the first time.

The pond is in great condition heading into the 2011-2012 seasons. Our management contract has been renewed with Envirotec. And the Board has approved the purchase of one fountain with lights, and Friends of Walkers Pond has purchased a fountain for the pond and Vera McCullough has donated to Friends of Walkers Pond the funds to purchase the lights for that fountain. We will have three fountains once again for the pond – and each with a light for the first time.

## **PUTT PUTT of COURSE**

Excitement is in the air! This spring the Pool Committee and other enthusiastic and creative volunteers will be revamping the community's putt putt course for the 2011 season. Next to the pools, this is one of our most popular amenities and we feel fortunate to have volunteers spearhead this worthwhile initiative. Hit the links next to Pool #2!



## **Myth Information**

Information: If the name of the community is changed to remove the word *mobile*, single-wide trailers would not be allowed.

Myth?: Not true. Montego Bay allows all HUD-approved homes. The community, i.e. Owners, would have to make the determination that no single-wide trailers would be allowed in the community (the same way, for a time, the community did not allow double-wide, modular, and stick-built homes) – not the city, county, or state. (Source: *Ocean City Zoning Administrator and Montego Bay past practice.*)

Information: If the name of the community is changed to remove the word *mobile* the tax rate would change for homes in Montego Bay.

Myth?: Not true. It is the structure on the property that sets the tax rate and not the designation of a community. (Source: *Maryland Department of Taxation*)

Information: If the name of the community includes the word *mobile*, you cannot get insurance for your home.

Myth?: Maybe. The insurance company sets the policy for what they will and will not insure. (Source: *Multiple on-line insurance websites and consumer comments.*)

## **Pool & Recreation – by Barbara Reniak**

The Pool Committee is looking forward to an exciting 2011 pool season. Best Aquatic Management was awarded the 2011 pool contract for Montego Bay. They are a full service pool management company located in Ocean City. The pool operating hours are:

**May 28, 2011 to June 17, 2011**

Pool hours – Sunday-Saturday – 10:00 am to 4:00 pm

**June 18, 2011 to September 5, 2011**

Pool #1 hours – Sunday-Saturday – 10:00 am to 6:00 pm

Pool #2 hours – Sunday-Saturday—11:00 am to 7:00 pm

An American Disabilities Act compliant hydraulic powered pool lift will be installed at Pool #1. This accessibility lift will help more of our families enjoy the pool.

To extend the life of the pools, the pool shell, and reduce the need to clean the pools each year to remove bird waste and other debris, pool covers were purchased and installed. The covers were excellent at keeping out wind borne debris. The birds adjusted to landing and walking on the pool covers.

Pick up your membership card, needed to enter the pools, at the MBCA Office or have it sent to you by e-mailing or calling 410-250-3080.

**All children under the age of 14 must be accompanied by an adult (18 or older).**

## **Leasing in Montego Bay**

Bylaws – A report from Tony Kendrick



Landlords in Montego Bay have new responsibilities to the Association under the new Bylaws.

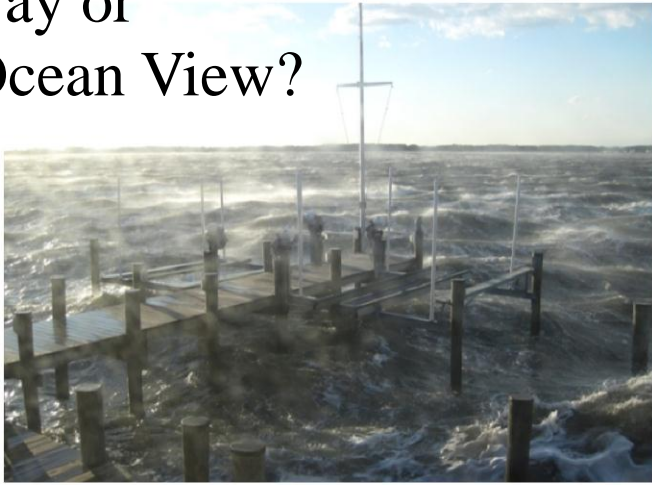
“Just as the Association reviews and approves permits issued by the city for construction projects in our community,” said

Vera McCullough, President, “the Association will also review the leasing and rental permits issued by the city and maintain a copy in the Office should any issues arise.”

In addition to a copy of the permit, the Landlord will provide their contact information as well as contact information for their renters (excluding tenants under a lease or rental agreement for less than 45 days). This will allow the appropriate person to be notified in an emergency or an Association violation.

The Association will also provide to Landlords an advisory that a tenant violation of the Declaration, the Bylaws, and the rules and regulations of the Association shall result in the Owner being considered no longer in good standing (for all properties owned) until the violations have been corrected and any appropriate fees have been paid.

## Bay or Ocean View?



Yes, that is the Assawoman Bay along Harbour Drive. On February 25, 2011, the winds were so strong waves were formed and sea spray gave the effect of steam rising from the water. (Photo courtesy of Vera McCullough.)

## Lawn and Order

This year we are pleased to welcome back Dean Lewis who has provided exceptional lawn care and landscaping services for Montego Bay over the past several years. Mr. Lewis keeps the common property lawns manicured, mowed, and looking their best!

This February, the 27 Bradford Pear trees in the park were cut and pruned by Ocean Pines Tree and Stump Removal. They also pruned trees and bushes in the Montego Bay common areas to help get our community ready for the 2011 summer season.

Sprucing up your own personal lawns and landscaping helps beautify our community and shows your pride of ownership. It also encourages others to do the same!



### EVERYONE INTO THE POOL!

The Americans with Disabilities Act is the law of the land when it comes to making swimming pools accessible for people with physical challenges. By March 15, 2012, a pool serving the public is required to be accessible. No need to wait! MBCA Pool #1 will be accessible this summer. The pool contractor will install an ADA-compliant aXs semi-portable aquatic lift. This unit is powered by a rechargeable battery and is operated by a waterproof hand control. It is for use of MBCA families and guests who have a permanent disability.



Then there are days when the bay is a mirror. (Photo by Tony Kendrick)

### LIGHT the NIGHT!

There are more than 1600 lamppost lights in Montego Bay – and more and more often all 1600 are lighting up the night. This is due in large part to Barbara Reniak and her brigade of volunteers who monitor and replace burned out light bulbs throughout the park on a regular basis. We are thankful for their efforts in helping to keep our community safe.



## NEW VOTING PROCESS All Owners will receive a ballot!

With the passage of the new bylaws, all owners who return their ballot in the envelope provided will decide elections. Also, **there is one vote for each property owned.**

Every property will receive a ballot and they can return the ballot in the envelope provided or bring it, with the envelope, to the General Membership Meeting in August. **The envelope ensures the enclosed ballot is valid.**

Those returning their ballots before the day of the election and then attending the election will forfeit an opportunity to write in any names of anyone nominated from the floor. However, you may write in the name of someone not on the ballot and send it in. If that person is nominated from the floor, then that write-in vote will count. Everyone on the ballot and nominated from the floor must be present at the election meeting. **NO BALLOTS will be provided on election day.**

Under the new bylaws, the voting procedures for elections will also be the procedures for owners to vote on bylaw changes, issues the board or other owners want the full membership to weigh in on, or changes to the restrictions document.

REMEMBER – The *envelope* validates your vote.

# BACKFIELD IN MOTION

– or –

## Motions and Agreements that Make a Difference



**Anyone who attends a Board Meeting and wants to record it – can now do so.**

One of these days the video of Board Meetings will be uploaded to the MBCA Website – just a matter of editing them into segments and reducing the size of the file. If anyone has experience doing that, and can advise the Secretary, please contact Tony Kendrick at [newfoia@comcast.net](mailto:newfoia@comcast.net). E-mail contact is preferred because if a video file is too large for e-mail then it is too large for posting to the web. (*Board Meeting Minutes, November 2010.*)



Any clarifications, interpretations, or resolutions associated with the Restrictions Document have to **clearly identify and justify the existing section that requires further explanation**. Otherwise, it is not a clarification but a new Restriction and at least 51% of the General Membership must approve it. (*Board Meeting Minutes, November 2010.*)



**Anyone on the deed of a Montego Bay property may serve as a Committee Chairman or any committee.** The previous bylaws were amended in May 2010 so only Board Members could be selected by the President to serve as a committee chairman of a standing committee. The amendment reversed that change and did add that for standing committees there must be at least one Board Member on the committee. (*Board Meeting Minutes, December 2010.*)

### Montego Bay Civic Association

Vera McCullough, President (2009-2011)  
Sue Frankowski, Vice President (2010-2012)  
Tony Kendrick, Secretary (2011-2011)  
Sandy Kvech, Treasurer (2010-2012)

#### **Board of Directors 2009-2011**

Linda Herzberg  
Dennis Julian  
Bob McCluskey  
John McDermott  
Bill Neimiller  
Barbara Reniak  
Paul Svoboda

#### **Board of Directors 2010-2012**

Eileen Furnari  
Bill Hastings  
Larry Holdren  
John Shifflett  
Alin Springer  
Bill Trumpler  
Al Weber

### **Reading List!**

Boating Safety:

<http://www.dnr.state.md.us/boating/safety/require.asp>

Neighborhood Watch:

<http://oceancitymd.gov/Police/neighborhoodwatch.html>

Ocean City “Things to Do”

<http://ococean.com/>

Walk the Boardwalk:

<http://www.ocboards.com/map.php>

### Montego Bay History

#### **Presidents**

Vera McCullough (2009 - )  
James Walker (2003 – 2009)  
John Rozankowski (1991 – 2003)  
Arabella Nichols (1990 – 1991)  
Rosalie Bowers (1989 – 1990)  
Linda Oates (1987 – 1989)  
Webster McAllen (1986 – 1987)  
Lillie Andrews (1986 – 1987)  
Anne Marciano (1985 – 1986)  
Art Fifer (1984 – 1985)  
William MacKenzie (1981 – 1984)  
Carl Kiessling (1978 – 1981)  
Gary Good (1977 – 1978)  
Charles Guthrie (1974 – 1977)  
Rodney Lloyd (1973 – 1974)  
Roy Knox (1973 – 1974)  
Michael Voigt (1972 – 1973)  
Albert Reichard (1969 – 1972)

Montego Bay Civic Association  
BOARD OF DIRECTORS, OFFICERS, AND  
COMMITTEE CHAIRMEN

## CODE OF ETHICS

As a Director, Officer, or Committee Chairman of the Montego Bay Civic Association, I will:

- Be committed to fulfilling the mission and vision of the Montego Bay Civic Association.
- Focus my efforts on the Montego Bay Civic Association and not my personal goals.
- Use association property, services, equipment or business for the benefit of the Association at Large and not for the gain or benefit of relatives, friends, or myself.
- Respect and support the majority decisions of the Board or Committee.
- Immediately disclose to the Board or Committee any perceived or real conflict of interest of myself or another member as soon as I have knowledge of the potential conflict.
- Approach all issues with an open mind, prepared to make the best decisions for everyone involved.
- Do nothing to violate the trust of those who elected or appointed me or of those we serve.
- Never exercise authority as a member except when participating in a meeting or as delegated by the Board or its President.
- Continue to maintain the Board, Officer, or Chairman candidate qualifications.
- Keep all confidential Board information, confidential. If an Owner of the Association would not have access to the same information then it places the Owner at a disadvantage and it would be unethical of the Board Member or Officer to use that information for personal advantage.
- Ensure campaign activities are conducted outside of the primary office of the Montego Bay Civic Association.
- Consider myself a trustee of this organization and do my best to ensure that it is well maintained, financially secure, and always operating within the best interest of those we serve.

## Sprinkler Systems Required for New Homes – Including Mobile Homes



January 1, 2011, was the start date of the new Ocean City building code requiring all new construction to have a sprinkler system.

Included in the new code is a requirement that all single-family homes also have a sprinkler system. This applies to all new construction homes of any size and height, meaning, that single story homes have to have a sprinkler system installed. The previous code required sprinkler systems in single-family homes and duplexes that were three stories or more in height.

The new code does not apply to existing homes. If an existing home undergoes substantial renovations then it will need to be compliant with the new code requiring a sprinkler system.

Initially the Mayor and City Council did not apply the new code to mobile homes because the Federal government regulates the building codes for mobile homes and, therefore, federal law supersedes local standards. However, there was a determination made by the Department of Housing and Urban Development that since the Federal code does not address the issue of sprinklers that local codes can apply to mobile homes. On March 1, 2011, the code became effective for mobile homes the same as for any other homes. No one who applied for a permit for a mobile home before March 1<sup>st</sup> will have to comply with the new code. Permits for mobile homes issued since March 1<sup>st</sup> have to comply with the new codes.

## WHERE WE LIVE



Montego Bay Civic Association Spring 2011 Newsletter

**Spring**  
**General Membership Meeting**  
**and Budget Presentation!**

**Saturday, April 16, 2011, 10 a.m. at**  
St. Peter's Lutheran Church on 103<sup>rd</sup> Street.

*All Owners are encouraged to participate in your Association meetings.*

View the newsletter in color (and as large as you prefer) at: [www.montegobaycivicsoc.com](http://www.montegobaycivicsoc.com)



**Montego Bay Civic Association**  
**101 West 130<sup>th</sup> Street**  
**Ocean City, MD 21842**

FIRST-CLASS MAIL  
AUTO  
U.S. POSTAGE PAID  
OCEAN CITY, MD  
PERMIT NO. 49

**Owner address**