

Montego Bay Civic Association Spring 2010 Newsletter

Spring General Membership Meeting

The MBCA Spring General Membership Meeting will be held on
Saturday, April 17, 2010 10a.m., at the
Northside Park Recreation Room
All members are encouraged to participate in your Association Meetings.

Greetings from the Montego Bay Civic Association (MBCA) Officers and Board Members.

Summer MBCA Office Hours (March 1st through September 15th)
Monday, Tuesday, Wednesday, Friday and Saturday: 9 a.m. - 3 p.m.

MBCA Board Meetings are held the first Saturday of each month at 9 a.m. Property owners in good standing are invited to attend. A request to speak at a Board meeting must be made to the MBCA office before the meeting. Minutes from the monthly Board meetings are available on the MBCA office bulletin board and on the website.

Montego Bay Civic Association
101 West 130th Street,
Ocean City, MD 21842
MBCA Office Telephone: 410-250-3080
Fax: 410-250-7104
E-mail: montegobayoc@comcast.net
Website: www.montegobayciviccassoc.com

Charity Martin, Office Secretary
Sam Sommers, Park Maintenance/Inspection

Officers

Vera McCullough, President 410-250-5334
Genevieve Hartline, Vice President 410-250-4222
Sandy Kvech, Secretary 443-664-2003
Andrea Albrecht, Treasurer 410-250-4533

Board of Directors

Gertrude Apple 410-250-3384
Sue Frankowski 410-250-8625
Charles Herbert 410-250-7248
Linda Herzberg 410-250-5366
Larry Holdren, Sr. 410-250-2700
Dennis Julian 410-250-6041
Joan Kutcher 410-250-8559
Bob McCluskey 410-250-0980
John McDermott 410-250-1163
William Neimiller 410-250-4447
Barbara Reniak 410-250-7044
Paul Svoboda 443-465-4158
William Trumpler 410-250-2499
Eric Waterman ewaterman@impact-net.org
Charles Weber 410-250-2982

Become a Board Member. Are you interested in becoming a member of the Board of Directors? If you are a property owner in good standing and are available to attend Board Meetings, submit a short resume to the MBCA Office by June 19th. For more information or questions, you may contact Paul Svoboda (410-391-3219) or Charlie Herbert (410-747-9063).

Terms Ending August 2010: Treasurer, Vice President and seven Board of Director positions.

Annual Park Assessments

**\$214.50 per property
due
May 1, 2010**

The assessments for 2010
have been mailed.

**No cash or credit/debit card
payments
will be accepted.
Please pay by check and use the
payment coupon provided for proper
crediting to your account.**

***Splish Splash! Pools Open Saturday, May 29th
and will remain open through Monday, September 6th!***

NEW POOL HOURS!

POOL #1: 10 A.M. TO 6 P.M.

POOL #2: 11 A.M. TO 7 P.M.

Exception: June 1st through June 18th, Pool Hours will be 11 a.m. to 4 p.m., Monday - Friday for both pools. Saturday and Sunday will have regular pool hours, as noted above.

Membership Card/Pool Pass

Each property owner will be issued one card that serves as your Pool Pass and Membership in the Montego Bay Community. This card grants you entrance to both community pools, and will admit 10 people to the pool areas. Your Membership Card/ Pool Pass **MUST** be shown to enter the swimming pool area.

The Membership Card/Pool Pass will not be mailed out. Once the annual assessment has been paid, owners may come to the MBCA office after May 1st to pick up their card or request that it be mailed to your official address. The membership card/pool pass will NOT be given to tenants or anyone other than the property owner (including relatives of the owner) without *written* authorization of the property owner.

There is a \$50.00 replacement fee for the card for any reason. Each card issued will include a list of pool rules. The pool rules can also be found on the MBCA website.

Join Water Aerobics and Start Enjoying the Benefits of Water Exercise

Water Aerobics at Pool #1 - Mondays, Wednesdays and Fridays starting on Monday July 5th at 10 a.m. through Friday, September 3rd.



SAY GOODBYE ...

The Town of Ocean City's Free Annual Spring clean up will be on Saturday, April 17th and Sunday, April 18th. Place your items curbside on Friday, April 16th for Saturday pick-up (6am -2pm) or Sunday pick-up (6am-1pm). NOTE: Hazardous material, such as paint, oil, garden chemicals, etc., will be picked-up on Saturday, April 17th only.

LANDSCAPING & LAWN CARE

Now is a good time to remove any unwanted or overgrown brush, trim back those living fences to 30" and bundle them up for the free curbside removal on April 17th and 18th. Everyone likes their property to look nice, and you are encouraged to do so. Please check the MBCA Restrictions to be sure any improvements are within guidelines.

MBCA Restrictions state that lawns must be maintained. If you are unable to maintain your property, a list of lawn care companies can be obtained from the MBCA Office. **Please note** that if you receive a letter stating that your grass needs to be cut/trimmed and you do not comply, the MBCA will have your grass cut, you will be billed for the service and you will be charged a \$75 penalty.

**LAMPOST MAINTENANCE:
SPRING SPIFF UP - FREE
MATERIALS**



Some of those lovely lampposts that make our community shine at night are not so lovely during the day. **Throughout the month of April**, free cans of spray paint will be available from the MBCA office for your use on those spotty lampposts. You can also get a new set of house numbers. As a reminder, owners are responsible for painting their lamppost black, cleaning the glass and keeping the property identification numbers visible so your guests and emergency personnel can find you if needed.

Don't Let the Lights Go Out in Montego Bay

Don't place trash cans in front of your street lamppost. Believe it or not, the wind can come along, open the lid on your waste wheeler trash can and the lid flies up and breaks the lamppost light! Although the city pays for the lamppost electricity, repairs to lampposts are an on-going maintenance issue. Many of the lampposts still have the original 40 year-old wiring. If it becomes necessary to dig to repair the lamppost wiring, the MBCA *will not be responsible* for any damage to or replacement of any landscaping materials.

**KEEP IN TOUCH WITH THE
MONTEGO BAY COMMUNITY
VIA E-MAIL!!**

E-mail is a great way to stay informed. It is also a great way to contact the Officers and Board members about any community concerns, receive emergency notifications and information about upcoming community activities. All e-mail addresses will be kept confidential and will not be disclosed when emailed. Send your e-mail address to:
montegobayoc@comcast.net



**WE NEED YOUR PHONE NUMBER,
TOO!!**

When a good neighbor reports damage to your property during a harsh winter or after a storm, the office will call you - if we have your phone number. Many of you have switched to cell phones. Please make sure our office records are up-to-date.

MBCA WEBSITE

The MBCA website gives you access to up-to-date information on:

MBCA By-Laws & Restrictions,
MBCA Board Member Contact Information,
MBCA Committees & Duties,
Board of Directors Meeting Minutes,
Community Amenities,
Calendar of Events,
Important Numbers to Know,
Local Area Information and much more!

Let us know if we can add additional information.
montegobaycivicassoc.com

Don't have a computer?

The OC Library on 100th St. has 30 computers. They also offer free lessons and many free programs. The Worcester County Library seasonal book of free programs offered at the library is available at the MBCA office. Book donations are always welcome and they have books for sale - cheap!



Good Stuff at the MBCA Office

Sweatshirts and caps are for sale. Replacement house numbers, car window decals and copies of Restrictions and By-Laws, property owners' handbook and information for guests/renters are free.

Community Calendar

Mon, Mar 22: Walkers Group Resumes
Month of April: Spring Spiff Up
Sat, Apr 17: MBCA General Meeting
Sat/Sun, April 17/18: OC Free Bulk Pickup
Sat, May 1: Annual Assessments Due
Sat, May 29: Pools Open w/New Hours!
Sat, Jun 9: Resumes due for BOD Elections
Mon, Jul 5: Water Aerobics Begins
Sat, Aug 21: MBCA General Meeting &
BOD Elections
Fri, Sep 3: Water Aerobics Ends
Mon, Sep 6: Pools Close

Montego Bay Has One of the Lowest Crime Rates in OC ...



Thanks to the watchful eyes of the citizens of Montego Bay who volunteer their time. Their efforts are having a positive effect.

At the request of the community, the Ocean City Police Department has been responding by patrolling the community and in particular, unoccupied homes.

Let's keep Montego Bay one of the safest communities in OC. *Please don't hesitate to report any suspicious activity to the police. Call the OCPD 410-723-6610.*

Keep your vehicles and doors to your home locked at all times. Also, the town of OC offers a free service to our residents who may be absent for extended periods of time. By completing a residential security form, the police will periodically check your home and notify you of any suspicious activity. Details about this service are available from the OCPD.

Two of our community members received recognition from the OCPD for outstanding service to Montego Bay Community Neighborhood Watch and the citizens of OC. Congratulations to Helen Snyder and Clinton (Bud) Worsham!

Volunteers are needed for our Neighborhood Watch program. Call Bill Neimiller (410-250-4447) or the MBCA Office (410-250-3080).

Emergency Evacuation

In the event the Mayor declares an evacuation of Ocean City, we need to update our files for the Emergency Evacuation Procedure for Montego Bay.

This year, when you pick up your pool pass, we are asking that you take a moment to update your information on file by completing a new *Emergency Management Request Form*. If you need assistance for an individual with special needs, such as oxygen, please indicate any special needs on the form and we will make arrangements with the city for assistance in the event of an evacuation.

To ensure that residents are notified in an orderly and efficient manner, we are also looking for volunteers to assist with making telephone calls. If you would like to volunteer to make calls, contact Bill Neimiller (410-250-4447) or the MBCA Office (410-250-3080).

CO2 Detectors

OC requires the installation of carbon monoxide detectors in all residential dwellings where fuel-burning equipment is installed or operated. Fuel burning equipment could be gas water heaters, gas furnaces, gas dryers, wood or gas stoves or engine exhaust. CO Detectors should be installed in a central location outside of all sleeping areas if your home contains any fuel burning equipment. Test CO detectors monthly and replace the batteries according to the manufacturer's recommendations (typically twice a year). It is important to remember CO Detectors are not a substitute for Smoke Detectors. Known as the silent killer, Carbon Monoxide is an invisible, odorless, colorless gas that is created as a product of incomplete combustion. If you believe you or your family have been harmfully exposed to Carbon Monoxide or if your Carbon Monoxide Detector sounds, move to a fresh air location and call 911. For questions or more information, call the OC Fire Marshal at 410-289-8780.

Permits are now required by OC for the addition or replacement of any fuel burning appliances such as hot water heaters, stoves, furnaces or fireplaces. A licensed contractor is required for installation.

Landlords

Rented properties must be registered with the Town of Ocean City. Call 410-289-8833 for information. *Please leave a list of Restrictions and Regulations for your tenants.*

Everyone who vacations in Montego Bay comes to enjoy themselves and have fun, but we do have restrictions that must be enforced. **Noise due to late night partying has been at the top of the violation list for the past few summers.**



Fox Facts

Ocean City is a haven for many of nature's creatures and the Red Fox is one of OC's more interesting and attention getting inhabitants. They usually pose no danger to humans but can be very curious. Although the simple presence of these foxes is not a cause for alarm, they are wild animals and should be treated as such. Please do not approach them, coax them, or feed them for any reason. If they exhibit any abnormal behavior, please contact OC Animal Control at 410-723-6649.

City Hall Update

Liaison, John McDermott

Use of Tasers

The City Council has given the police department permission to use Tasers, however, use of tasers is restricted to 4 officers, all of whom are Sergeants or Lieutenants.

Windfarms

Although no formal plan has been put into place, the City Council is in favor of putting a windfarm 12 to 15 miles offshore. The Maryland Energy Commission is seeking information from various windfarm companies. Maryland, Virginia and Delaware are coordinating their research efforts. The State Legislature is working on a bill that will grant permission for cables to be laid under the ocean floor and beaches, linking the windmills to land based generators.

Police Cars

In an effort to save funds, the City Council has granted that during off-season periods, officers who live IN THE CITY may take their MARKED city owned vehicles home. Officers who live out of the city, may not take city owned vehicles home. This does not apply to the five department heads, directors, the police chief, or 3 K-9 officers.

City Council Budget

During the months of May and June, the City Council will be working with department heads on the 2010-2011 budget. Revenue from Room and Food taxes was down this past year meaning less funds for the city. In the fall, the City Council will also be negotiating labor contracts with various union groups.

For more information, you may contact The Town of Ocean City, City Hall at 410-289-8221.

Help!

Year-round volunteers are needed to help with mailings from the office. Please call if you can volunteer a few hours of your time (410-250-3080).

MBCA Holiday Party

The first annual Holiday Open House was held on Saturday, Dec. 12th from 2pm to 4pm, at the MBCA meeting room.

Seventy-five of our community residents attended. We enjoyed fellowship, met new neighbors and were offered a wide variety of tasty refreshments. Refreshments were donated by the committee members and members of our community.

A great time was enjoyed by all and we hope to have an even greater turnout next December. We will announce the date of the 2010 Holiday Open House in the August newsletter.

A very special thanks to Ann McDermott who chaired the holiday event and to all of the board members and community volunteers who worked together diligently, planning, decorating, cooking or baking, and welcoming the guests.

Get Up and Go Walkers Group

Starts again March 22

Monday-Tuesday-
Wednesday-Thursday-
Friday

9 AM sharp!
JUST SHOW UP

Pick your days, pick your
pace, pick your route. The
idea is that there will always
be someone to walk with.



Meet at Tennis Court #1 (by the office).

Yard Sale

Anyone interested in chairing the MBCA Yard Sale, please call the office (410-250-3080).

For Your Information

Ocean City Ordinances (*Parental liability extends to the acts committed by minor children*)

Bicycle Ordinance Bicyclists must obey the same traffic laws as motorists and may receive citations for failure to obey these rules of the road. The most common violations committed by bicyclists are riding against the flow of traffic in the bike lane, and failing to obey traffic lights and stop signs. After dark, a headlight and rear reflector are required on all bicycles being used in Ocean City.

Skateboarding Skateboarding is not permitted on the Boardwalk, public streets, alleys, sidewalks and public lots. There is a skateboard park at 3rd Street and St. Louis Avenue. Any person who violates this ordinance shall, for each violation and/or non-compliance respectively, be deemed to have committed a "municipal infraction," punishable by a fine of \$25 to \$1000.

Dog Ordinance Animals are not allowed on the beach or boardwalk at any time between May 1st and September 30th by Town Ordinance. Any person or owner of a dog must remove any waste deposited on public or private property not owned by person in possession of said dog. Also, dogs must be kept on a leash. Fines of not less than \$25 or more than \$1000 may occur.

Parking Remember to park in the proper direction on the street. Do not park at a red curb, on the sidewalk or block any neighboring driveways. Try to be courteous to your neighbors if your family or visitors have more than two cars.

Recycling Although recycling is not mandatory in the Montego Bay Community, everyone is encouraged to do so. A *blue* recycling container can be obtained by calling the Solid Waste Manager at 410-524-5356. Place recycling containers at the curb by 6 a.m. Monday for pick-up.

MBCA Trash Pick-up Summer Schedule (5/17-10/17): collection days are Mondays and Thursdays. Winter Schedule (10/18-5/16): collection days are on Mondays only. Containers have to be curbside no later than 6 a.m. Place solid waste into the containers. No loose bags of waste can be placed alongside outside the container.

Senior Citizens Information. Contact Carol at the Senior Center (410-289-0824). **Bus passes** for senior residents 60 or older are available at City Hall at a cost of \$8 for two years.


Transportation aid If you have a disability that prevents you from driving, Ocean City has a service that will pick you up at your door. The round-trip fare is \$1.00 per day. Phone 410-723-1606 for service.

For transportation to a doctor or other appointment outside of Ocean City, there is Shore Transit. They will also pick you up at your door and deliver you to your appointment. You must call them 24 hours in advance and no later than 12 Noon on the day before you need the service. The phone number is 443-260-2300.

Reminders from the MBCA Office

Ownership Notification You are responsible for notifying the MBCA office if your property is sold, transferred, or if any changes in ownership occur. This keeps our files up-to-date for park assessments and other mailings. Also, addresses and phone numbers are *required* in case of emergencies and are kept confidential.

Complaints Anyone leaving a complaint message at the MBCA office must leave his/her name and phone number.

 **Permits** Every type of construction in Montego Bay requires a permit from the Town of Ocean City and approval by the MBCA. When the permit for your job has been received from the town, please bring it to the MBCA office for review and approval. If there is any question about the work you are contemplating, bring your plans to the office first. This may save you some time and money. Work in Montego Bay cannot proceed without the permit review by MBCA. If your contractor is handling the permits, please inform them of this requirement. You, the property owner, are responsible for approval of all permits. If a Town of Ocean City permit and MBCA approval is not obtained, the property owner will be assessed a penalty of \$75 each day and work must be terminated until the permit is approved.

MBCA By-Laws and Restrictions are important to maintaining our community.

Please be sure to review them any time you contemplate any change to your property. Copies are available free at the MBCA office or on our website at www.montegobaycivicassoc.com

A complete review of the *MBCA By-Laws* was conducted by the Board of Directors in 2009.

PARK IMPROVEMENTS

MBCA Office

The dormer windows and front office windows at the MBCA office will be replaced this spring. In order to meet Fire Marshall requirements, the swing of all exit doors will be changed to swing out. The parking lines in front of the office will also be re-painted and a Handicap space designated.

Pond

Last fall, corrective measures were taken to prevent erosion around the pond. Envirotech installed Biologs along the Bahia side of the pond and will be planting Spartina around the outfall pipe this spring. Also this spring, the Vapor Light Lampposts around the pond will be repaired. A proposal has been submitted to *Friends of Walkers Pond* requesting a donation of funds to purchase 3 new diffusers that will improve water circulation in the pond; an automatic timer to keep the diffusers running at night; funds to replace the pond shed roof; and, an externally vented fan for the roof to keep the compressors from overheating. The proposal is currently under review.

Pools

MBCA has contracted with a new management company, *Blue Water Pool Management Company*. In addition to managing all of our summer services, *Blue Water* will also be assisting with some needed repairs. At Pool #1, broken coping tiles will be replaced and the bathhouse will be re-caulked. Due to vandalism last season, the sink and vanity in the men's bathhouse is being replaced and for our little tikes, the Baby Pool will be sandblasted and re-surfaced. For increased security, motion lights will be installed in the pool area at both Pools.

Tennis Courts

For all of you tennis buffs, the cracked surfaces for both tennis courts will be repaired and re-painted this spring!

June bugs are a comin'... their diplomas are in sight. Congratulations to all the new grads. We hope their celebrations are fun and spirited but that they act responsibly. In the past we have had considerable damage to lampposts, memorial benches and Montego Bay properties. Please encourage your grads to respect the property of others.

Play It Safe

If you have invited the June Bugs to use your home, you may want to consider volunteering for the *Play It Safe* program. The mission of this program is to encourage high school graduates to make informed, healthy choices while having responsible fun without the use of alcohol and other drugs.

Making *Play It Safe* successful takes a community working together. If we can save one life from being ruined or ended by a poor decision it is worth it.

If you can you volunteer your time, check the calendar of events, consider what event fits into your schedule and if interested, please contact:

CONTACTUS@playitsafeoceancity.com

MBCA Newsletter Committee & Volunteers

Sandy Kvech, Committee Chairman
Louise Fox, Committee Member
Charity Martin, MBCA Office Secretary

Volunteers:

Dale Cassedy, Monica Cofiell, Lu Colabucci,
Jackie Frey, Debi McCluskey, Ann & John McDermott,
Tammy Green, Carol Hemp, Linda Herzberg, and
Joan Revis

President's Report

By Vera McCullough

What have we accomplished? We modernized our record keeping; everything from the Neighborhood Watch to how we pay our Officers. This President does not take a salary or a stipend. Although the job is very time consuming, I enjoy serving our Montego Bay Community with great pride.

We have worked diligently to keep expenses to a minimum and this year's budget will see no increase in the Annual Assessment. It is unfortunate that we lost our unemployment appeal to the Maryland Labor Relations Board relative to James Walker, the past MBCA president, who is receiving unemployment compensation. Over the years the Officers of the association were paid using W-2 forms, which meant they were employees even though they were elected to office. This has been corrected. The Secretary, Vice President and Treasurer are now paid using 1099 forms. This saving will help offset the cost of the increase in our Workers' Compensation Insurance caused by the unemployment claim by James Walker.

Our MBCA office meeting room will soon meet State requirements for Life Safety. For a number of years the room has been noncompliant with the Maryland State Fire Code. The room now has the required working fire extinguishers and working exit lights. The required doors will be replaced in late April or early May since the item was not budgeted for this fiscal year. The replacement doors will allow for proper access and egress. The Fire Marshal has provided MBCA an extension until May 1, 2010 to comply with State Fire Code.

Instead of having multiple lawn contracts as in previous years, we will have one company. Multiple contractors were interviewed and considered. I feel that the company to whom the contract was awarded will focus on providing consistently high quality lawn care services throughout our community.

Our Finance Committee has interviewed numerous CPA firms over the past several months relative to the financial audit for MBCA. The committee recommended and the MBCA Board has agreed to award the contract to Pigg, Krahl & Stern. (PKS) The results of this audit will provide us with additional insight on how to more effectively and prudently manage the assets of this Association.

February 2010 brought us record snow and a frozen pond and Bay. During the big storm in February the east side of the tennis court fence in front of the office partially collapsed. We are grateful to one of the builders working in our community whose crew worked in the beginning of the big storm to stabilize the fence. Had they not stabilized it quickly, we may have lost the entire chain link fence to the weight of the snow. This was a tremendous savings to us.

Soon you will be receiving a survey letter from Montego Bay's Board of Directors on increasing the livable space inside an owner's home by including the attic space when the required building codes and life safety requirements are met. It is important that you return the enclosed self-addressed card that will give your opinion to this President of how you want me to represent you to the Council of the Town of Ocean City. The results of this survey will be given to you at the General Meeting April 17, 2010, at Northside Park. To make sure you are heard you must return your card as soon as possible.

**MONTEGO BAY
CIVIC ASSOCIATION**

**GENERAL MEMBERSHIP
MEETING**

**SATURDAY
APRIL 17th
10 a.m.**

**Northside Park
at
125th & the Bay**

PLEASE BE THERE!!!