



MANN PROPERTIES E-Bulletin

Summer is almost here.

Are you ready?

220 16th STREET, OCEAN CITY, MD 21842 TEL. 410-289-6156 FAX 410-289-5443

IN THIS ISSUE:



Mann Properties, Inc. Community Involvement

[Maryland Legislative Action Committee \(MDLAC\)](#) – Buck Mann has been a member for over a decade. The MDLAC is a professional lobbyist group that monitors condominium law in Maryland and works with our elected representatives to address issues and share experiences with legislation that will benefit community association homeowners. Click [here](#) for a summary of what bills were introduced in 2012.

[Believe in Tomorrow – Children’s House by the Sea](#) – Igor Conev and Buck Mann are chairmans for the Believe in Tomorrow Children’s House by the Sea Spring Golf Tournament that has raised almost \$140K in the past 3 years.

[Ocean City Development Corporation \(OCDC\)](#) – Igor Conev serves on the executive committee and was also the Chairman for the spring golf tournament that rose over \$72K in the past 2 years.

[Delmarva Condominium Managers Association Ocean City \(DCMA\)](#) – Mann Properties has been a member of the DCMA for the past 25 years and was one of the founding members.

[Community Association Institute \(CAI\)](#) – Members include Buck Mann, Igor Conev, Kelly Quinn, Stefanie Minemier, and Erik Smakulski. Buck Mann was also on the National Board of Trustees.

Continued on page 2...



2013 OC Air Show
Page 2



Stay Cool & Save
Page 4



Assessments: Friend or Foe?
Page 6

Mann Properties, Inc. Community Involvement

[Delmarva Irish American Club \(DIAC\)](#) – Buck Mann has been the leader of the St Patrick’s Parade in Ocean City MD for over 30 years.

[Chamber of Commerce](#) – Buck Mann is on the Board of Directors and is a member of the executive committee.

[Ocean City Paramedic Foundation \(OCPF\)](#) – Buck Mann currently serves as President of the Ocean City Paramedic Foundation which raises money for educating the town’s paramedics and purchasing much needed equipment.

jump teams over the beach and boardwalk. Additional performers will be announced in the weeks leading up to the event! The show will be visible along the entire length of the boardwalk, creating an inspiring experience for visitors while they enjoy the resort’s beaches and attractions. Spectators can see the show free of charge, however, [VIP seating](#) is available for those who want to be front and center. Show Center: 16th Street & Boardwalk.



L-39 Jet Demonstration

The VIP Penthouse will offer the best opportunity for meet n’ greets and photo opportunities with the pilots and performers as they visit the Penthouse before and after their performances.

The host hotels are the ones making this event possible through their support. By staying with them you are helping to bring the event back to Ocean City in future years!



[Red Bull Helicopter](#)



June 20 – 23, 2013

Dew Tour has built its reputation over the past several years as the [action sports tour](#). And with Ocean City being the perfect summer getaway, it was only a matter of time before these two found each other. And where else could the only Dew Tour [surfing contest](#) exist?

Be sure to check out the Dew Tour Experience partner zones and walk away with great prizes and the opportunity to meet some of your favorite [athletes](#) and have them autograph your board, helmet, face, whatever! This is Ocean City, MD, after all.



If that isn’t enough, Dew Tour will be rocking out with free concerts on the beach. Plus Dew Tour is completely free to attend! So pack your bathing suits, shades, bikes and boards, and come experience the tour of the summer.



June 8 & 9, 2013

12 - 4 PM

Celebrating its 6th year, the [Ocean City Air Show](#) is back! It will feature the Nation’s top civilian performers including jet demos, aerobatic performers, low altitude flyovers, formation flight teams and parachute



COMICS



Jonathan was beginning to regret moving so close to the ocean.



"I don't know which is making me sicker – the waves or the number of people on this boat!"

BRAIN TEASER

"I don't have lungs or a chest but need air; I am not alive but I grow; I don't have a mouth and I don't like water. What am I?"

Answer to last newsletter:
The Letter "S"

Running for the Board - Do I Have What it Takes?

If you're considering running for the board, we ask that you take a few moments to ask yourself the following three questions:

Do I have the time? As a board member, you will need to devote at least several hours of your time each month to association business. In addition to regular monthly board meetings, you will need to be active in email discussions and occasional special meetings. During special projects, you may need to spend a little extra time on association business. Some board members may also spend a little more time than others if they work with a committee

Can I make tough decisions when it's required? The primary role of the board is to conduct the business of the association. This doesn't just mean approving the budget, but also developing and enforcing policies. Board members are required to step outside their immediate circle of family and neighbors and make decisions based on the greater good of the community.

Can I do all this and have fun, too? It isn't all about policies and tough decisions. Our community is only as good as we make it, and establishing

and maintaining a sense of community is a part of a board member's responsibility. Planning and attending functions such as our picnics and being a presence in the community are as important as any policy decisions you may make.



Being a board member can be frustrating at times, but it may also be one of the most rewarding ways you'll find to volunteer your time. If you're interested in running for the board or would like more details about board's responsibilities, please contact the manager or a current board member.

QUICK NOTE FOR OWNERS

*Please be sure to make your condominium assessments payable to your **owners' association** and not Mann Properties. The banks will not be able to deposit checks made payable to Mann Properties and they will be returned to the owner.*

Thank you!

Saving Energy to Stay Cool

Energy bills—like the temperature—always rise in the summer. But don't fret: While there are big fixes* you can incorporate to make your home more energy-efficient, there are also many inexpensive energy solutions, as well as some simple and free steps that you can take to cut down on costs and save money.

Turn it up. Set your thermostat as high as possible. Start with 78 degrees when at home and 85 degrees when away. For each degree above 72 you set the thermostat, you save between 1-3 percent. Be sure to take into consideration your health and comfort, and drink plenty of fluids to stay hydrated.

Circulate air. Use fans to create cool breezes and keep the air moving in your home. Ceiling fans, in particular, can create enough air movement to make it cooler by at least four degrees. This could translate into a significantly lower monthly electric bill, as ceiling fans only use about as much energy as a 100-watt light bulb.

Shut the shades. Windows allow a lot of heat into your home. Keep drapes and shades closed during the day to keep the temperature down. Especially those that face towards the sun.

Open nights. At night, if it's cooler outside than in, open

your windows! Not only will this bring some fresh air into your home, it will give you a chance to turn off that AC. Also, be sure to close your windows in the morning to keep the cooler air in longer.



HVAC checkups. Clean and/or replace the air conditioner filters. Dirty filters block air flow, increase energy bills and shorten equipment life. Retain a HVAC company to service your unit before each summer and winter such as blowing out the A/C drain line to prevent backups, replacing the filter and checking for Freon leaks. Most HVAC companies provide this contract service for a minimal price. Ask about EZ-Traps and chlorine tablets.

Wash and dry wisely. Run only full loads when using your dishwasher or washing machine. Wash your laundry with cold water. Whenever possible, run those appliances during off-peak hours or when your air conditioner is turned off or barely running, which typically is during the evening, to save energy. Use the clothes

dryers' moisture-sensing automatic drying setting if it has one, and clean your clothes dryers' lint trap after each use.

Unplug. Electronics—such as TVs, DVDs, chargers, computers, printers and other devices—use electricity even when they are turned off. By unplugging these devices when you're not using them, you only save a few watts, but they quickly add up to bigger savings over time. Use a power strip for multiple devices, and switch it off before you go to bed. "Smart" power strips automatically turn off when electronics are off or when one main unit (like your personal computer) is powered down.

Turn it off. Turn off lights in unoccupied rooms. Consider installing motion detectors for the lights. When you're not in the room or not in the house, there's no need for all the lights to be on. Activate "sleep" features on your computer and office equipment. When they go unused for a long period of time they power down.

OCEAN CITY WIDE ALERTS

Sign up for city wide alerts at www.oceancitymd.gov
Go to pages of interest -> city wide alerts & add your email to [subscribe](#)



Grill Safety Tips

When firing up your grills this summer, please barbecue safely whether you use gas or charcoal. *The Town of Ocean City Grilling Ordinance states: The use of charcoal burning, other fuel burning or electrical cooking equipment outside of any multifamily dwelling shall be prohibited unless such cooking equipment is at least 20 feet from every part of the building.*

Gas Grills

Liquid petroleum (LP) gas or propane, used in gas grills, is highly flammable. Each year about 30 people are injured as a result of gas grill fires and explosions. Many of these occur when consumers first use a grill that has been left idle for a period of time or just after refilling and reattaching the grill's gas container.

To reduce the risk of fire or explosion, consumers should routinely perform the following safety checks:

- Check the tubes that lead into the burner for any blockage from insects, spiders, or food

grease. Use a pipe cleaner or wire to clear blockage and push it through to the main part of the burner.

- Check grill hoses for cracking, brittleness, holes, and leaks. Make sure there are no sharp bends in the hose or tubing.

- Move gas hoses as far away as possible from hot surfaces and dripping hot grease. If you can't move the hoses, install a heat shield to protect them.

- Replace scratched or nicked connectors, which can eventually leak gas.

- Check for gas leaks, following the manufacturer's instructions, if you smell gas or when you reconnect the grill to the LP gas container. If you detect a leak, immediately turn off the gas and don't attempt to light the grill until the leak is fixed.

- Keep lighted cigarettes, matches and open flames away from a leaking grill.

- Never use a grill indoors. Do not use the grill in a garage, breezeway, carport, porch or under a surface that can catch fire.

- Do not attempt to repair the tank valve or the appliance yourself. See an LP gas dealer or a qualified appliance repair person.

- Always follow the manufacturer's instructions that

accompany the grill and when connecting or disconnecting LP gas containers.

- Consumers should use caution when storing LP gas containers. Always keep containers upright. Never store a spare gas container under or near the grill or indoors. Never store or use flammable liquids, like gasoline, near the grill.

To avoid accidents while transporting LP gas containers, transport the container in a secure, upright position. Never keep a filled container in a hot car or car trunk. Heat will cause the gas pressure to increase, which may open the relief valve and allow gas to escape.

Charcoal Grills

Charcoal produces carbon monoxide when burned. Carbon monoxide is a colorless, odorless gas that can accumulate to toxic levels in closed environments. Never burn charcoal indoors, in vehicles, tents or campers, even if ventilated. Do not store the grill indoors with freshly used coals. Each year about 30 people die and 100 are injured as a result of carbon monoxide fumes from charcoal grills and hibachis used indoors.

For more information, visit www.cpsc.gov.

***Please consult your Association's rules; many prohibit the use of grills on common areas!**

Assessments - Friend or Foe?

Some people question why they have to pay what is commonly known as the member assessment when they move into a condominium or homeowner association. While assessments may be the technically correct term, the fact is that they are actually property maintenance fees. When the collective buying power of the entire association is factored in, they prove to be a real bargain for individual homeowners. These fees cover exterior maintenance, snow removal, landscaping, trash removal, and sometimes utilities, security, recreation facilities, and more. They also include savings for future big-ticket items like roofs, elevators, and repaving-- which means homeowners will not be hit unexpectedly with a special

assessment or loan payback when the roof needs to be replaced in a few years.

Most homeowners don't want to hear that assessments might be increased. But sometimes a fee increase is the best way to keep the association in good financial health -- and, sometimes, increases are unavoidable. Here are some reactions homeowners typically have when they hear that their fees are about to increase, followed by the rationales.

- *"I can't afford the increase."*

When you live in an association, you need to be willing to share the costs, as described in the governing documents to which you agreed in escrow. Keep in mind that if the association does not maintain its property, real-estate values can decline.

- *"I probably won't be living here in 15 years when the streets need repaving. Why should I have to pay now?"*

Senior citizens, as well as young people living in condos, often pose this question. The problem with this is that these people are themselves benefiting from the use of the streets, pool, and other common assets paid for by members who lived there before. Members should pay for the incremental use of these items each year they live there.

- *"Why don't we just have a special assessment?"* It can be difficult to collect money when you suddenly have a large expense. It's better to collect it gradually, so the funds are there when you need them. Also, a special assessment unfairly penalizes homeowners who happen to live in the association at the time.



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