



MANN PROPERTIES E-Bulletin

Schools out, Summers in, Let the fun begin!

Summer 2013

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

IN THIS ISSUE:

Towing Update

If you haven't heard, a new towing regulation requires Condominiums and Homeowner Associations to select one tow company who they will call direct to tow vehicles from their lot. The assigned tow company can be found on the tow signs in your parking area including their name and contact information.

Below is an example of the new tow signs:



The person towing a vehicle must call the designated tow company found on the tow sign. The person will no longer call the Town of Ocean City to have a vehicle towed. Please note that Mann Properties also does not tow vehicles.

Before towing a vehicle, be sure to check the stickers for the expiration date and tow company information. If your tow sign is missing these stickers, please contact Mann Properties at 410-289-6156. It is possible that someone removed them.

Vehicles are towed to the Public Safety Building, 6501 Coastal Highway. 410-723-6610 Available 24/7. For more information, click here.



New Smoke Detector Law
Page 2



NFIP Premium Increases
Page 4



Buyers Beware: Home Inspections
Page 6

New Smoke Detector Law in Effect

The Ocean City Fire Marshal's Office is spreading the word on a new state law effective July 1 that will mandate smoke detectors to be updated and placed on every floor of a residence by the year 2018.

House Bill 1413/Senate Bill 969, Public Safety-Fire Protection and Prevention Residential Smoke Alarms, has been passed and went into effect on July 1, 2013.

The law requires homeowners to disclose whether the smoke detectors are over 10 years old and whether they use a 10-year sealed battery as required under Maryland law by 2018. The notice will be added to the current Seller Property Condition Disclosure Forms.

The legislation also requires homeowners to update smoke detectors to newer sealed battery systems if the smoke detectors are battery operated and are over 10 years old or malfunction when tested. Smoke detectors that are hard-wired are also required to be updated every 10 years or when those systems malfunction. Finally the legislation requires that at least one smoke detector be located on every floor of a residence by 2018.

The Ocean City Fire Marshal's Office will be taking on the new

code by first spreading the word through public education and service announcements. They will be reaching out to hotels, motels and condominium associations. All new construction in Ocean City will already comply with the new code.

The department is currently creating a formal plan in how to enforce the code. By the time the resort's busy season comes to a close this summer, an enforcement plan should be put in place.

In addition, the Ocean City Fire Department's program where it distributes smoke alarms to those who can't afford them or don't have them will be updated and ready to go as of July 1.

The smoke detector with a 10-year battery life is advancement in technology to alleviate the problems of residents or tenants taking the batteries out when they have a nuisance alarm. The new smoke detectors have a hush mode. When it is accidentally activated, the smoke detector doesn't have to be pulled out of the wall or the battery doesn't have to be removed, it can be put into hush mode and it will allow it to reset.



August 5 – 9, 2013

World's largest billfish tournament!

Come watch fish weigh-ins Monday - Friday, 4:00-9:00 p.m. at Harbour Island Marina on 14th Street. Over 300 boats vie for over \$2 million in prize money. Registration fees for participating boats. Spectators see weigh-ins free of charge. For more information, visit www.whitemarlinopen.com.

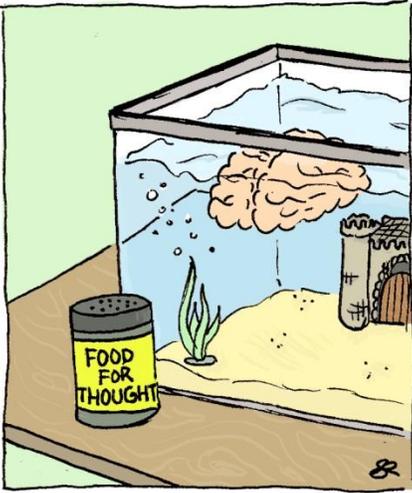


Movies on the Beach

Free movies on the beach for the entire family at 27th Street! Bring your beach chair or a blanket and enjoy the night beside the ocean.

Mondays & Fridays - June 24-August 9 - 8:30 p.m. - 27th Street. [Click here for the schedule.](#)

COMICS



BRAIN TEASER

*I can be quick and then I'm deadly,
I am a rock, shell and bone medley.
If I was made into a man, I'd make people dream,
I gather in my millions by ocean, sea and stream.*

Answer to last newsletter:
Fire

Condo Financing 2013

Does your Condominium Meet the Current Requirements?

Learn from local area experts what you need to know to make condominium financing easier.

Topics:

• *Approval & Financing:*
Jamie Wetzelberger & Paul Soule

• *Market Conditions & Appraisals*
Lee Trice, SRA, FRICS

• *Insurance:*
Reese Cropper III, CIRMS

• *Contracts & Settlements:*
Will Esham, Esq.

• *Condominium Management:*
Igor Conev, PCAM

If you work in the following professions, you won't want to miss this opportunity.

- REALTOR®/Real Estate Sales Person
- Condominium/Board Member
- Property Manager
- Insurance Professional Appraiser



Join the panel to continue the discussion during Happy Hour at The Skye Bar immediately following the class.

Join this team of local area professionals; working together to complete your condo transactions with ease and giving you the information that you need to educate your clients.

This course is pending approval for 3.0 hours of CE in Professional Enhancement.

Wednesday, Sept. 25, 2013
1:00 PM – 4:00 PM
Roland E. Powell Convention Center

Member Pricing: \$5.00
Non-Member Pricing: \$35.00
Register at www.coastalrealtors.org

Space is limited!
Register Today!

National Flood Insurance Program

Premium Rate & Rules Changes

Premiums will increase an average of 10% for policies written or renewed on or after October 1, 2013. The average premium change will vary depending on the flood zone.

V Zones (coastal high-velocity zones) Rate increases are being implemented again as a result of the Heinz Center's Erosion Zone Study, which indicates the current rates significantly underestimate the increasing hazard from steadily eroding coastlines. However, this fails to consider Ocean City's dune line which helps mitigate flood hazards. Today, buildings are being charged higher premiums as though the dune did not exist. Post-Flood Insurance Rate Map (FIRM) V Zones: Premiums will increase 11%. Pre-FIRM V Zones: Premiums will increase 17%.

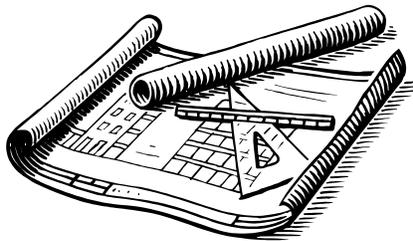
A Zones (non-velocity zones, which are primarily riverine zones) will increase anywhere from 6 – 16%.

How you can help – Ocean City is due for a remapping of the flood zones in 2014. The last time Ocean City had a revision in flood maps was 1984. Having the V7 high premium flood zone pushed eastward towards the dune line could greatly affect the premium rates of your

building. We strongly encourage you to approach your congressman's and senator's for help to allow the dunes to be accepted for credits next year when Ocean City is supposed to be remapped. There are several buildings in town now that pay over \$2,500 per unit per year in flood insurance only! The fear is that the flood insurance cost will become so high that will make our area unaffordable. Therefore, please contact your local congressman's and senators' and ask for help.

What the Architectural Committee Does for You

Are you getting ready to make an addition to your house or build a new shed or fence in your back yard? Before you break out the miter saw, make sure to get your plans approved by our association's architectural committee.



While it may seem arbitrary from an individual homeowner's standpoint, the architectural committee looks out for the entire community. Aside from stopping residents from painting pink polka dots on their houses, the committee's job is to make sure that the size and style of

the project, the type of building materials being used and the overall look of the new structure adhere to the association's design requirements. Not only does this keep the community looking cohesive, it also helps to keep property values up by preventing individual structures from standing out. Of course, it's also important to note that unapproved structures might legally have to be removed at the owner's expense, so save yourself money and headaches by getting approval before building.

So when you're ready to start your new project, or if the design of your project changes midway through building it, send your plans to the architectural committee first so that we can make sure they're in compliance with the association's design standards. If we do find any issues, we'll let you know what they are and try to help you come up with other options. We appreciate all the hard work residents have done to make their homes and communities beautiful—help us keep the associations looking great by keeping us in the loop of all your building projects.

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](#)



Avoiding Conflict With Neighbors

We all can just get along. The key? Communication. It's often the best way to prevent and resolve conflict before it reaches the legal system. You don't have to be friends or spend time together to achieve a peaceful coexistence, but you should try to be a good neighbor and follow these tips:

Say hello. At the mailbox, while walking the dog or when you see a moving van arrive, introduce yourself. Learn your neighbors' names and regularly offer a friendly greeting.

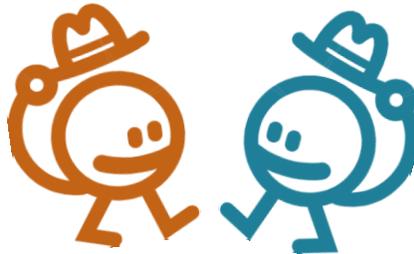
Provide a heads up. If you're planning a construction project, altering your landscaping or hosting a big party, contact your neighbors beforehand. If you put in hardwood or tile flooring, use a sound-reducing underlayment. Move your noisy appliance away from walls and put sound-absorbing material underneath before your neighbors complain.

Do unto others. Treat neighbors as you would like to be treated. Be considerate

about noise from vehicles, stereos, pets, etc. If you're disturbed by a noise problem, note the times and the nature of the noise. There may be a pattern in the noise that can be adjusted.

Know your differences. Make an effort to understand each other. Differences in age, ethnic background and years in the neighborhood can lead to different expectations or misunderstandings.

Consider the view. Keep areas of your property that others can see presentable.



Appreciate them. If the neighbors do something you like, let them know. They'll be pleased you noticed, and it'll be easier to talk later if they do something you don't like.

Stay positive. Most people don't try to create problems. If a neighbor does something that irritates you, don't assume it was deliberate.

Talk honestly. Tolerance is important, but don't let a real irritation go because it seems unimportant or hard to discuss. Let your neighbors know if something they do annoys.

Be respectful. A little common courtesy makes a big difference. Talk directly to your neighbors if there's a problem. Gossiping with others can damage relationships and create trouble.

Remain calm. If a neighbor mentions a problem they have with you, thank them for the input. You don't have to agree or justify any behavior. Wait for any anger to subside before responding. People are usually considerate once they realize they're disturbing others. And, if your neighbor knocks on your door, listen politely and be willing to make changes.

Listen carefully. When discussing a problem, try to understand your neighbor's position and why he or she feels that way.

Take your time. Take a break to think about what you and your neighbor have discussed. Arrange to finish the conversation at another time.

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!

Buyer Beware: Home Inspections

A home is typically the most expensive purchase a person will ever make. Because of this, as much as you may like that property you recently found, it's critical to get it inspected before finalizing the deal. An inspection gives you an idea of the home's physical condition, including the heating system, central air system, plumbing and electrical systems, the roof, attic and visible insulation, walls, ceilings, floors, windows, doors, foundation, basement and structural components.

A home inspection addresses what needs to be repaired now and what might need to be repaired in the future. If you have a property inspected before signing a contract, you

might be able to negotiate a lower price that reflects the inspection's findings. Simply because a house needs repairs doesn't mean you shouldn't buy it. The buyer must decide how much to spend and how much work he or she is willing to do after the purchase.

Home inspections don't cover everything, though. Inspectors aren't required to identify conditions that are hidden or could be considered latent defects. They don't have to move personal property, plants, snow or debris to inspect an item, and they aren't liable if they miss something. Inspectors also don't have to evaluate systems that aren't easily accessible, and they don't have to note whether termites, mold, hazardous plants or animals are present.

It's not possible to know everything about a house before buying it, but an inspection should give you a good idea about its condition. While the cost of a home inspection is typically based on the size, complexity and number of systems in the property, an inspection can cost as little as a few hundred dollars. Some inspection fees are based on a percentage of the asking price. When calculating the time for lab results, inspections should take only about three weeks to finalize. But that money and time could mean fewer negotiations and surprises, a lower sales price, a decrease in the likelihood of litigation for improper disclosure and an increased chance of closing the deal.

MANN PROPERTIES
E-Bulletin

Summer 2013

220 16th Street
Ocean City, MD 21842
Tel. 410-289-6156
Fax 410-289-5443

www.ocmannproperties.com

E-mail the Editor
Info@ocmannproperties.com

Find us on Facebook
<http://www.facebook.com/MannPropertiesInc>

Member of:

