



**MANN
PROPERTIES
E-Bulletin**

**Let the
summer fun
commence!**

Summer 2014

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New Hot Water Heater Regulations

A major change to the water heater market is on the way, creating both challenges and opportunities for plumbing, heating and HVAC contractors, designers and engineers. New energy efficiency mandates from the U.S. Department of Energy (DOE) will take effect on April 16, 2015.

They require higher energy factor (EF) ratings on virtually all residential water heating products including gas-fired, oil-fired, electric, tabletop, instantaneous gas-fired and electric. Tankless systems already exceed these EF requirements, and all other water heating products manufactured before the DOE mandates take effect can still be bought and installed after the changeover date.

One result of the new EF mandate is that home owners will likely face increased product and installation costs for a replacement water heater that complies with the 2015 efficiency standards. How much more will depend on the type and size of water heater they require to meet their needs. In some cases, homeowners may incur additional expense for the installation of equipment that is physically larger or uses a different technology than the old unit they are replacing. Another drawback is that a new water heater is likely to have lower hot water deliverability than prior models.

On the positive side, homeowners the energy savings from the new technology can help offset some of the product and installation costs.



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EVENTS

Sundaes in the Park

Every Sunday

July-August: 7-9 PM



Grab your beach chairs and bring your families to Northside Park on 127th street for some great live entertainment and ice cream sundaes. Sundaes in the Park happens every Sunday through July and August from 7-9 PM where, for a small fee, you can come enjoy your very own ice cream creations, enjoy entertainment for the children and watch some great live music as the sun sets over the gorgeous Assawomen Bay.

Bring your family out for a wonderful evening full of music and ice cream, it is the best way to wind down a week or weekend in Ocean City.

July 13th –
Key West Band “Jimmy Buffet Tribute” & Mike Rose “Magic Show”

Movies on the Beach

Gather the family for a movie experience like no other, where you simply find a spot, dig your feet into the sand, and watch one of your favorite movies on the beach. Free family movies are offered at three separate locations across Ocean City, the Carousel Hotel on 118th St. and the beach, the Princess Royal on 92nd St, and at the Commander Hotel on 27th St.

This is a movie experience that you and your kids will remember for years to come. Some upcoming movies include *Frozen*, on July 2nd @ the Carousel Hotel, *Monsters University* @ the Princess Royale on July 3rd, and *Despicable Me 2* on July 12th, @ the Commander Hotel on 27th St.

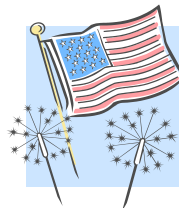


Times:

On Fridays and Sundays movies start at 8:30pm. The movies offered at the Carousel and Princess Royale are rain or shine, but the movies at the Commander are only shown weather permitting.

July 4th

Fireworks



On July 4th, there will be fireworks being shot off at Northside Park, 127th Street, and on the beach and Caroline Street downtown. At each

location, there will be a concert held, both starting at 8:00 pm and the fireworks will start at approximately 9:30 pm. Fireworks are always fun for the whole family, so bring a beach blanket and nestle up with the family to enjoy the fabulous fireworks.



It's time to hit the beach again as Dew Tour is going to make its 4th consecutive return to Ocean City. Ocean City is proud to be starting off the Dew Tour's 10th season this year. Events start on Wednesday, June 25th, and end on Sunday, June 29th. Events are free for all visitors to come and enjoy, but you can purchase a \$20 Quick Pass, it lasts one day only and allows for holders to grab their seats first by allowing them to access a separate, shorter line into each competition. VIP Passes can also be purchased for the competitions. More information on the Dew tour can be found at www.dewtouroc.com.

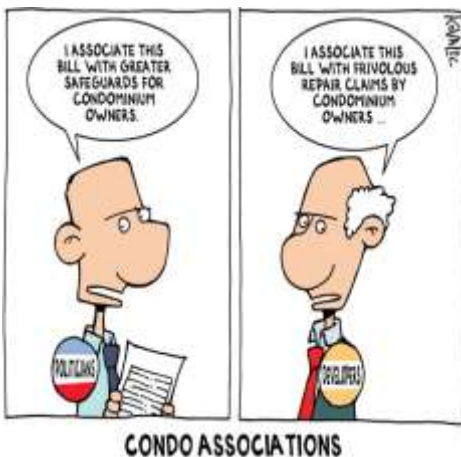


More information on free family events in Ocean City can be found at <http://oceancitymd.gov/Recreation and Parks/free-family-fun.html>

Ocean City Building Permits

The Town of Ocean City is in the process of streamlining their entire building permits by making them available online. This has not only made the town’s job easier, but it also benefits the people applying for building permits as well. By going online to <http://ocgovportal.com> and selecting “Building Permits”, the website allows you to do a number of things. For example, you can select an existing permit and check the status of it. This allows the person applying for the permit to always know the permits status.

The website also allows you to schedule an inspection as well as to cancel an inspection if there is an unexpected scheduling problem. One of the most convenient things about the website is that it allows you to submit a building permit application for various things, ranging from electrical to roofing and siding. You can also email the town at myocpermit@oceancitymd.gov



Community Spotlight

In each newsletter, we will be putting a “spotlight” on one of the fine communities managed by Mann Properties. We want to recognize and thank the owners and Board Members who continue to work hard to maintain their beautiful property throughout Ocean City.

EL CAPITAN

The El Capitan located at 4th street and the boardwalk is one of Ocean City’s premier condominiums in downtown Ocean City. Buck Mann has managed this 30 unit building since 1974. The El Capitan features wonderful ocean views from every unit, a heated pool, and a coffee shop on the ground floor.



The El Capitan has been a multiple winner of the Town of Ocean City’s “Beauty Spot” award, which recognizes buildings that are well maintained, pleasing to the eye, and help beautify Ocean City.

Maryland LAC Updates

The Maryland Legislative Action Committee (MD-LAC) kept very busy during the recent Maryland General Assembly session. 49 bills were introduced and 16 of them were actively supported in whole or in part. MD-LAC decided to focus on three main legislative issues: lien foreclosure, condominium warranties, and manger licensing. Last year, legislation passed HB286, which limited the ability of community associations to foreclose of a lien consisting solely of overdue assessments and attorney’s fees that were directly related to the filing of the lien. This year delegate Doyle Neimann introduced legislation to allow for foreclosure of liens to include late fees, interest and reasonable costs and attorney’s fees directly related to efforts to collect unpaid assessments.

HB602 - Real Property - Common Ownership - Foreclosure of Liens was passed, but it did not meet all of the requests introduced by Doyle Neimann. The bill now includes only assessments, interests, reasonable costs and attorney’s fees directly related to the filing of the lien that do not exceed the amount of the delinquent assessments. This revision regrettably does not include any interest that has accrued during the process.

Flood Insurance Changes

FEMA has remapped Ocean City’s flood maps. Draft maps are available at

<http://www.floodpartners.com/fema/>.

FEMA has indicated that the new maps will go into effect in May of 2015.

While most of Ocean City will experience lower flood rates, some may go up. A letter of map amendment (LOMA) can be submitted before May 2015 in an attempt to change from a current, more expensive flood zone, to a cheaper less expensive. To do this, a professional consultant needs to review the current and proposed mapping, and then fill out and prepare an application to change zones. This can take up to 3 months to complete. Then after the consultant files the application, it will take 6-9 months for FEMA to review the application and respond with their answer. Changing flood zones is a very lengthy process; so the earlier you start the better. We are reviewing the building with high premiums and flood insurance renewal dates so that we can advise clients if it worth the process of pursuing a LOMA. In some cases, the insurance and premiums may go up or down slightly, and in other cases it may go drastically, so we will be reviewing each property scrupulously to make sure each one of our clients makes the proper decision in pursuing a LOMA.

Believe in Tomorrow House by the Sea



The Believe in Tomorrow National Children’s Foundation developed the concept for the first pediatric respite facilities in the US. Respite care is the provision of short-term, temporary relief to those who are caring for family members at home who might otherwise require permanent placement in a facility outside of the home. Respite housing provides these families with the opportunity to escape from the tedious routine of medical treatments. This may be the first time a family has ever experienced one another away from the tensions of the routine hospital visits. Hospital bills can be very expensive, and the House By the sea is free of charge to families; which allows for families to spend

quality time together while enjoying Ocean City and the diverse amount of activities it has to offer. The Children’s House by the Sea is located on 66th street and opened its doors in 2000. It has 6 units in it and each unit is fully equipped and has 2 bedrooms and one full bath.

The local community has really grasped the beach respite program, spearheading various volunteer efforts. Volunteers solicit donations, plan fundraisers, and welcome families. The House has a BBQ held on the back deck every week to allow for people staying in the house to meet people in the community who are going through the same things they are. Visit www.believeintomorrow.org to make donations to the foundation.

Important Phone Numbers

Please cut this box out and keep by your telephone and save in your cell phone.

Emergency.....	911
Sherriff (Non-emergency)	410-632-1111
MD State Police (Non-emergency).....	410-641-3101
Ocean City Police (Non-emergency)	410-723-6600
Delmarva Power	1-800-375-7117
Comcast.....	1-888-966-7552
Comcast (Local 83 rd street).....	410-344-2131
Verizon.....	1-800-837-4966
Animal Control	410-723-6649
Worcester Co. Humane Societv.....	410-213-0416

Inside Maryland 2-1-1

Maryland 2-1-1 is an easy way to find information and referrals for programs and services in Maryland. Anyone, of any age can call 2-1-1 at any time, for any reason, the call center is open 24/7. 2-1-1 Maryland is a partnership of 4 agencies working together to provide simple easy access to human and health services information. Trained professionals are ready to help callers with problems ranging from housing, family crisis, financial, legal, and any other problems that may arise in your life. The 2-1-1 database has extensive knowledge on approximately 5,000 agencies and programs across the state. Every week, 2-1-1 handles thousands of calls from people in need of help and guidance, providing them with referrals to services.



The mission of 2-1-1 Maryland is to be a statewide resource that is always readily available by telephone or the Internet to connect citizens with health and human resources at anytime. If you have trouble-reaching 2-1-1, then you can also dial 1-800-492-0618.

BBQ Grills Safety and Fire Suggestions

Warm weather is here at last, and that means it's time to dust off those grills, fire them up, and start cooking. Grilling with propane is the most popular form of grilling today, and there are a couple of things to check before you start grilling this summer. First, inspect the cylinder of your propane tank for any bulges, dents, gouges, corrosion, leaks, or any extreme rusting. Also examine the hose that leads from your propane tank to your grill for any cracking, brittleness, or leaks. All of these can lead to gas leaks and can be potentially hazardous.

Next, make sure your propane tank is properly positioned upright, and that your gas hose is out of reach of any dripping grease and hot surfaces. Hot surfaces and dripping grease can cause your gas line to leak, and if the grill is on, then this could lead to an explosion or large fireball. Safety is very important when using a grill, never use lighters, cigarettes, or matches near your grill, whether you are using it or not. There is no way to be sure that there is not a gas leak, so make sure that all things using a flame are not being used next to your grill. Always be sure to close the propane valve after you are done grilling, and never try to remove the valve because you risk an explosion. If your propane tank ever malfunctions, please take it to

a certified propane tank handler and get a new one.

The storage of your propane tank is just as important as making sure it functions properly. Never take a propane tank indoors or in a hot garage and never store spare gas containers near your grill. When your propane tank is empty, take it to get refilled. Make sure you always cover your grill when you will not be using for an extended period of time.



When transporting your grill or propane tank, try and choose a cooler day to do so, keeping a propane tank in a hot car will only increase the internal pressure of the tank and can lead to an explosion. When disposing of your tank check the area for collection or drop off areas. If your grill uses a disposable tank, then make sure you have used up all residual gas before discarding.

As a reminder, the Town of Ocean City only permits cooking equipment rated for indoor use on balconies. Any outdoor cooking equipment (grills, hibachis, etc.) needs to be at least 20 feet from any standing structure of a multi-family home. For any more questions, please look up your local grilling ordinances on www.oceancitymd.gov



New Maryland Smoke Detector Regulation

In the event of a fire, working smoke detectors can save lives. Maryland has recently introduced legislation regarding smoke detectors in residences which will become effective on January 1, 2018. The guidelines for the smoke detectors vary greatly depending on the year the residence was built. Below you will find a guidelines for the new legislation.

New Construction (including renovations) after July 1, 2013:

Number of alarms: 1 alarm in each sleeping room, 1 alarm in each hallway or common area outside of the sleeping rooms, 1 alarm in a hallway or common area on each level, including basements but excluding unoccupied attics, garages, and crawl spaces. If more than two alarms are **required** in a new residential dwelling, the alarms shall be configured to sound simultaneously. The alarms shall operate on alternating current (AC) with a battery backup or approved secondary power source.

Existing Properties built before

July 1, 1975: Number of alarms: At least one alarm either battery operated or AC. After January 1, 2018, at least one alarm on each level of the home (excluding

unoccupied attics, garages). Battery alarms after 2018 must be sealed, long-life battery smoke alarms with a silence/hush button feature.

Existing Properties built between July 1, 1975 – January 1, 1989:

Number of alarms: At least one AC smoke alarm installed in the sleeping area. After January 1, 2018, at least one alarm in a sleeping area and one alarm on each level of the home. The new additional alarms may be battery-operated as long as they are sealed, long-life battery smoke alarms with a silence/hush button feature.

Existing properties built between January 1, 1989 – July 1, 1990:

Number of alarms: At least one alarm outside of each sleeping area and on each additional story of the home, including the basement but not unoccupied attics, garages or crawl spaces. Alarms must be AC and interconnected to alarm simultaneously. After January 1, 2018, no change to the number of alarms required.

For existing properties built between July 1, 1990 and July 1,

2013: Same requirement as the Jan. 1 1989 – July 1, 1990 properties except that the alarms must be AC AND have battery back-up.

NO SMOKE DETECTOR SHOULD BE MORE THAN 10 YEARS OLD.

Dolphin Statue

A new sculpture of 3 dolphins will be joining the other artwork placed in Ocean City to be viewed by those entering the city via the Route 90 Bridge. This is one of several art projects from the Ocean City Development Corporation (OCDC) public arts program. The sculpture will be placed by the Ocean City tennis courts on the right as you enter the city via Route 90.

The proposed sculpture is of three dolphins, with a base that is 7-8 feet in height, and the three dolphins will measure 8, 7, and 5 feet in length. The final statue will stand somewhere around 20 feet tall.

Local landscaper Bryan LeCompte of Yard Designs will be designing Park, similar to that at the base of the Rt. 50 bridge, that will surround the sculpture. The OCDC will be raising all the funds for this project. The committee will be developing a website that will help the public donate to the building of the sculpture. The website URL is <http://ocdolphins.com>. Once the final installation is complete; which is estimated to be in late June, the OCDC will unveil the sculpture to all of Ocean City. Please contact Glen Irwin at 410-289-7739 for more information.





2014 Atlantic Hurricane Outlook

This hurricane season is calling for a 50% chance of a below-normal season and a 40% chance of a near-normal season. There is only a 10% chance of an above normal season, which is good news for all home/condo owners.

For this year's hurricane season, that starts on June, 1st and lasts six months, the National Oceanic and Atmospheric Administration (NOAA) predicts a likelihood of 8-13 named storms of which three to six could become actual hurricanes, and including one to two major hurricanes (category 3-5 with winds in excess of 111 mph).

This hurricane season is looking pretty calm this year. So, everybody break out your umbrellas and sunscreen and get ready for a beautiful and sunny summer.



TOWING IN OCEAN CITY

If you arrive at your condominium and discover a car parked in your parking space you have a few options. You can place a note on the car letting the owner know they are parked illegally asking them to move their car. You can have the car towed by calling the tow company on the tow sign. **DO NOT** call the Police department or Mann Properties to have a car towed, they will not have the car towed for you.

If you call the tow company you must wait for towing company to arrive and you must sign for the tow. The person signing, along with the approved towing company, is responsible for the vehicle being towed until the vehicle is picked up by the owner from the 65th St. lot.

The person that owns the towed vehicle has the right to challenge the tow and if so the hearing is usually scheduled the very next day in front of a hearing officer on 65th St. If a tow is challenged and the person that called and signed for the tow does not show up for the hearing, it is ruled an invalid tow and the invoice for the tow will be sent to them for payment.

In order for a tow to be ruled valid, the City approved signs must be current and posted in a very visible location. It is always a good idea to furnish for the towing officer copies of the house rules on parking and how the rules were distributed to the ownership, i.e., association minutes, published rules, newsletters, etc. Photos of the posted sign, its location, and a photo of the car in violation and is also very helpful.

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