

OCEAN HIGH NEWS

Ocean High Condominium Association



LETTER FROM THE PRESIDENT

In an effort to respond to you, the owners, we are again publishing a newsletter. We have also setup a web site in order to inform you of the latest happenings. Our web site is navigable but is still a “work-in-process”. Although we are aware that everyone does not have access to a computer, it was a way to reach a good portion of the owners. The web site will remain along with this newsletter, and in fact, the newsletter will also be posted on the web site. For several years we have not been able to find an editor for the newsletter so I would like to thank Valerie Kolman for volunteering to be the new editor of this newsletter and publishing it quarterly. If you would rather read future newsletters on the web site instead of receiving a paper copy, please contact any one of our Board Members to let them know of your decision.



Mold in one of the units at Ocean High. For more pictures visit our website at www.oceanhigh.org

On to business: Ocean High is having a mold problem. This is not uncommon in Ocean City and we are probably long overdue. As we identify mold in a unit, we close the unit and remediate. If you happen to be scheduled to use your unit and mold is detected, L&N will find another place for you to stay while you are in Ocean City. Please bear with us as we try to eradicate the mold. This has become our single most expensive endeavor and although we think we have budgeted for it, if we find more than we anticipate, we may have to reprioritize to take care of the mold.

At the Annual Meeting in October, two new members were elected to the Board – Valerie Kolman and Eleanor Jensen. We thank both of them for wanting to help maintain Ocean High in a state that is desirable, not only for us as owners but also for the Interval International and Points organizations. By maintaining a high rating, Ocean High attracts renters and owners from these other resorts.

There are still a number of units owned by the original developer (known as the Hensley units) that we are unable to sell and collect maintenance fees from at this time. We are now considering an approach to convince the State of Maryland to turn these units over to the owners of Ocean High. More information will be supplied as this situation develops. I hope everyone had a happy Holiday Season and I wish everyone a most Joyous New Year. - David A. Lee, Jr.

SPRING 2006 EDITION

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UPCOMING MEETINGS

- * August 12, 2006., 1:00 p.m., to be held in Ocean City, on property at bldg. next to pool. (Float Week Lottery to be held at Property at 10:00 a.m.)
- * October 14, 2006 - Annual Meeting, to be held in Ocean City at The Convention Center at 1:00 p.m.

WHAT'S HAPPENING WITH REPAIRS

We all know that Ocean High has suffered from neglect in the past and coupled with the age of the property has left us with plenty to do. All necessary repairs are being scheduled; however we have had some setbacks due to unforeseen items such as mold, a new pool dehumidifier, and bulkhead replacement. The repairs on these items have put us behind but we are continuing the effort to respond to all items needing repair or replacement by order of priority. When there are issues that present us with health concerns, such as mold – they will take precedence over others. Please be patient as we address all these issues.

Below is the status of some of the work that and future repairs on the agenda.



has taken place, as well as work currently proceeding

Repairs & Upgrades Completed:

- Mold remediation completed in units 24, 25, 28 & 30.
- Units 11-22 have working gas fireplaces.
- Chimneys removed from units 23-34
- Dehumidifier installed in pool building

Repairs in Progress:

- Mold remediation continuing in units 1, 2 & 3
- We are also doing inside repairs, replacements and upgrades
- Remove chimneys in units 1-10
- Installing gas lines in units 23-34

Repairs to be Scheduled:

- Bulkhead replacement (Spring 2006)
- * Replace metal capping on firewalls
- * Install flood gates/venting on building
- * *These last two items are tentative and due to future regulations and zoning issues (more later)*

This is our community. And as owners of this property we are all responsible for the upkeep. If you see something that needs to be addressed make the Management Company (Legum & Norman) aware and drop a line to the Board—we will follow up.

LET'S WORK TOGETHER TO MAKE THIS A PROPERTY TO BE PROUD OF, AGAIN!

CHANGES

FLOAT WEEK LOTTERY:

The Board is proposing a change of the Float Week Lottery for owners of units #1-4. This is usually held in August of each year on the property, however for future years (2007 and forward) we would like to hold this event in April. Since this is earlier in the calendar year it gives owners more time to plan as well as bank their weeks with exchange companies such as RCI and Interval International. *Your input and feedback is welcome.* The Float Week Lottery will be held this year on Aug. 12, 2006, at 10:00 a.m. in Ocean City. (see pg 1)

SECURITY DEPOSIT INCREASE:

Due to the damage to our units reported by the management company this past year, the Board has agreed to raise the security deposit to \$250 effective May 1, 2006, for both owners and inbound exchanges. This amount is based on estimates of current replacement costs of property damages by misuse.

This newsletter is the first in quite some time; however to keep costs down, we are asking that all owners who wish to forego a paper copy and have it emailed to them, send a request to oceanhighnews@yahoo.com.

BOARD ISSUES AND INFORMATION

OCEAN HIGH BOARD OF DIRECTORS (2006)

David A. Lee, Jr. – President

daleejr@ix.netcom.com

Will E. Griffith – Vice President

willbobo@cox.net

Jeffrey A. DeVanzo – Treasurer

biscotti2@peoplepc.com

Gary Dykhouse – Secretary

gdykhouse@cox.net

H. Wayne Walker—Member
& Refurbishment Chairman

hwwalker@hotmail.com

Eleanor L. Jensen—Member

elj20716@aol.com

Valerie L. Kolman—Member
& Newsletter Editor

valkolman@yahoo.com

Contact any member above if you have questions or concerns. Keep in mind, all board members are owners too. We are striving to make OH a better vacation community for all of us. When emailing a member please put OH in the subject and give us your name along with unit and week numbers.

Visit us at: www.oceanhigh.org

DON'T FORGET TO SEND IN YOUR QUESTIONS AND CONCERNS FOR UPCOMING BOARD OF DIRECTOR MEETINGS

(SEE SCHEDULE ON PG. 1)

If you will be unable to attend one or all of these meeting and have an issue, please send them to us via email or letter so that we may address them for you.

Issues Addressed to Date:

ISSUE: Maintenance fee invoicing was received later than usual by owners.

REMEDY: Because our bylaws state that Annual Meeting are to be held in the fourth quarter of the year, it gives owners relatively short notice to get their payments in on time. In cases where the dues are increased and the owner wants to exchange an early week in Interval Int'l., their dues are not paid in full because of this increase. It was unanimously agreed by the Board that if the owners fees were paid in full at the previous years' rate that the week would be released to the exchange company. We were also assured by Jim Ritter, V.P. of Legum & Norman, that they would provide a quicker turn-around time on future invoicing.

ISSUE: There was a matter concerning the rental of a unit by one of our owners. He thought his unit had been rented and the realtor stated that their records indicated that it had not.

REMEDY: We referred the owner back to Legum & Norman. When an owner makes a decision to rent their week, it is a legal real estate transaction between the owner and the realtor. However, after the fact, we have decided to conduct an independent audit of these records for the owner. Upon our finding, we hope that this matter can be solved amicably between the two parties.

Two positions on the Board will be up for election at the Annual Meeting in October. If you are interested in serving on the Board, please send us a short bio via email or in writing to L&N offices in Ocean City no later than September 1, 2006.

HERE IS YOUR CHANCE TO MAKE A DIFFERENCE!

WHAT'S NEW

Credit Card Processing Now Available!!

For the convenience of the owners, our management company, Legum & Norman, now accepts credit cards for payment of maintenance fees and rentals. Currently they only accept Visa, MasterCard, and debit cards that are tied to Visa or MasterCard. The fee is 6% when paying maintenance fees.

Website and Newsletter!!

As you may have heard in the past, we do have a website and we are currently working on perfecting it. (In other words, it is under construction) You will be able to use the site to email Board Members directly as well as, catch up on current news about the resort through our on-line newsletter. Go to www.oceanhigh.org

We Are Now an RCI Resort!!

In addition to Interval International, Ocean High units can now be deposited into the RCI network for added benefits and greater flexibility. Contact Legum & Norman for details at 410-524-5577.

GREAT NEWS!

Ocean High is now a
member of RCI.
Contact L&N for details:
410-524-5577

Get your newsletter via email.

Contact us at:

oceanhighnews@yahoo.com



*Visa and MasterCard
now accepted!*

THINGS TO REMEMBER AT CHECK-IN

First, *please* remember to send in your card stating that you will be coming to Ocean High for your week. If you do not receive a card—call the office to verify your weeks' stay.

Upon your arrival:

1. Check-in for the Ocean High property is at the management offices of Legum & Norman located at 7904 Coastal Highway, Suite #2, Ocean City, MD. 21842
2. Check-in time is currently 6:00 p.m. If checking-in after 11:00 p.m. you may retrieve your keys from the lockbox and return to the office the following day to complete your paperwork.
3. If you arrive early, check-in will only be allowed if your unit has been cleaned and released by the housekeeping personnel. Early check-ins reduce the time the housekeeping personnel and maintenance staff have to properly maintain all the units.
4. Check-in is done on a first-come first-served basis
5. PLEASE PLAN YOUR ARRIVAL FOR 6:00 p.m. or later so that your unit will be prepared for your stay. This causes less call-backs of staff and makes for a more enjoyable stay for you and your family.
6. ENJOY YOUR STAY AT OCEAN HIGH...and inform us of what we can do to make future stays the experience you expect from our resort.



OCEAN HIGH CONDOMINIUM ASSOCIATION

Management Office:
7904 Coastal Highway
Suite #2
Ocean City, MD 21842
Tel: 410 524 5577

Mailing Address Line 1

Mailing Address Line 2

Mailing Address Line 3

Mailing Address Line 4

Mailing Address Line 5

We're on the web!
www.oceanhigh.org