



## The Quarters at Marlin Cove NEWSLETTER Summer, 2016

**Happy Summer Everyone,**

### **New Board/Thanks Jim!**

After so many years of service, our President Jim Molesworth has taken a small step towards actual (sort of) retirement. Do not panic as Jim has decided to remain on the Board as Vice President. We have a new President and a reconfigured Board. Your new Board approved at the Annual meeting consists of:

**President: Judy Cich**

**Vice Pres: Jim Molesworth**

**Treasurer: Joe Luybli**

**Secretary: Mike Parsons**

**Director: Jay Breakiron**

**Director: Kristen Bates**

**Director: Wendell Keyes**

I will be handing the Newsletter for the time being so bear with me as I get my feet wet. I will try to send out 2-3 Newsletters a year to keep you updated on all that is going on at Marlin Cove.

### **July 4<sup>th</sup> Party**

Thanks go out to Kristen Bates and Debbie Parsons for all their hard work running the annual 4<sup>th</sup> of July picnic this year. Even with the rain we had a great turnout and a huge selection of tasty food provided by the owners. Looking forward to next year already!

### **Current Issues**

**Smoking:** We ask that you please be considerate of your

neighbors when you choose to smoke. The smoke blows into neighboring units and discarded butts litter the grounds. Additionally the Board voted 7-0 at the most recent meeting to ban smoking in the pool enclosure and on the boardwalk & docks due to safety issues. Signs will be posted shortly.

**Noise Complaints:** We have had complaints of excessive noise recently involving renters. Unit owners are encouraged to call the *Ocean City Police Non-Emergency* number **410-723-6600** to report loud & disorderly behavior. They are skilled at handling noise complaints, do not hesitate to call.

**Projects:** No new large projects are planned until the winter of 2017/18 when we are targeting the Phase II elevator upgrades. All future projected maintenance expenses are expected to be funded without the need for assessments.

**Charcoal Grill:** So far so good with the grill. We are still on our "trial run" with the townhouses but everything has gone well so far. Users are reminded to put coals in the can at the base of the grill, not in the dumpster.

**Dogs:** Please walk your dog at the ends of the building or the area at the west end of the pool, not by the canal - the urine is killing the new sod.

Per OC law, dogs must be leashed at all times and waste must be picked up.

### **Tips and Information:**

**Parking Passes should ALWAYS be used.** In the event of an emergency or maintenance, they can be the only way to find you to move your vehicle. Garage parking is for owners ONLY.

**Keys:** Property Managers are legally authorized to enter our units—MD Condo Act. If Ocean Point does not have a workable key(s) you will be billed for locksmith fees and/or damage caused by forcible entry.

Please keep the doors to the dumpster closed.

To reduce maintenance and operating costs, clean or **change your heat pump air filter**. It's also a good idea to spray the inside coils (behind the filter) with 409 and/or Lysol to kill any mold/mildew.

**Chimney and duct cleaning** are the owner's responsibilities.

**Condensate Drain:** Annually, pour a cup of bleach down your heat pump condensate drain to prevent clogs and overflowing. Most newer units, remove the white plastic cap and pour the bleach upstream of the trap(s).

***Have a great summer,  
Mike Parsons***

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**This is your home away from home, let's all do our part to keep it clean and tidy.....**