

Blue Water News

Blue Water Condominium Assoc. Fall 2017

**PRESIDENT’S REPORT…**

It is my pleasure to extend these updates to all owners:

The Blue Water property has continued to be very attractive throughout the summer. The work that our contractors and our involved Blue Water owners do in partnership, on a weekly and daily basis is extremely evident. My hat goes off to the group I call "The Garden Club". You should take whatever opportunity to say "THANKS" when you see them out.  From the moment one drives onto this property to the point where the lake may be viewed, everyone either resident or visiting will agree. Sure, there are isolated exceptions to this point, but, as long as the Blue Water owners stay involved and point them out, we will have a pleasing property to enjoy.

There have been two issues sent out for your vote and approval. A very poor voter turnout was achieved. I am saddened to say that they both failed and we will be making no change in the By-Laws. Both of these were our chance to make the tasks in front of our volunteer Board simpler and easier to accomplish. As these tasks remain difficult, so does the one to get new participation on the Board. Enough said.

Financially, we remain strong. We are not anticipating asking owners or renters for additional funding at this time.  Please see

John Hatfield's summary section in this news letter. There is a very good plan in place to fund, not only the operation, but the long term reserves for projects that we will need to do only once. If you need more detail, any Board member will be happy to share the needed information.

We have noticed a predominance of rule violations by owners and guests. Although some of the rules are very imposing to our personal situations, we have all bought in a condominium setting where we all have agreed to them by our very purchase. Owners, I would like to reinforce with you that you are being depended upon by all of us to be responsible for your actions and the actions of your/our guests. Some rules and violations may only be for aesthetic reasons or seem to be a mere inconvenience, but some could and do come with a price tag. You are the ones responsible to cover costs in all cases. Here are some of the recent noticed rule violations:

     - FUELING IN THE MARINA

     - SPEED LIMIT 10 MPH

     - EVERY MARINA USER MUST PROVIDE PROOF OF INSURANCE

     - NO THROWING OF STONES

     - NO OVERNIGHTING OF TRAILERS

     - PEDESTRIANS HAVE THE RIGHT OF WAY

     - PETS MUST BE ON A LEASH NO LONGER THAN 6 FT

      - DOGS ARE NOT ALLOWED TO USE THE CENTRAL COMMON AREA

We have rules but no police force. Your volunteer Board did not volunteer for that. This is your place and you too should take the enforcement initiative as an owner.  Please do what you must to kindly and humanely get these violations to stop. Anything you can do as an owner will be appreciated by all. Thank you for your efforts.  Let’s remember to treat others the way you would like to be treated.

There may be a solution to our overnighting trailer problem. By an old rule, we know that this has been a sore topic for some time. Our neighbors just do not want to look at or be burdened to drive around our trailers or mis-

parked autos that stick out into the streets so the trailers may be in the normal car parking spot.  We found that Shrocks Marina (877-798-5194) can provide a single storage night for $10 fee or a weekend for $15, with longer periods negotiable.   Trailer owners are welcome to come and go after hours, if need be.  On- going, information will be included in the Condominium Rules, and published on the BLUEWATEROH.com site. If you need the service, get familiar with it and get set up to access it in advance of your need. Anyone wishing to know more about this service can ask Dave Zielinski ( 716-316-0786) for information.

You will notice a new section to this newsletter. It is titled "Owners Corner". It is a compilation of issues and concerns that owners have either brought to our Board meetings or brought to us by written request. We have added this section to be certain that all of you hear and see what others may be suggesting and to not lose the record so we may weave it into our future business. We may want to solicit other owner's input, and have discussions and possibly do research on the topics and responsibly weave it into our future business.

Thank you for all your input over the season. It helps us form and maintain our direction. In another section of this news letter you will see the reports of what has been done and what is planned. You will be ending your summer here soon. Be ready to be pleased by what you will see when you return for your next season.

**Dave Zielinski, President**

Financial Report

Could it possibly be that we would get all the way through a year without some budget busting event happening that totally destroys our budgeting. This has been the story for the last three years in

succession. Well there are still 4 months to go so all we can do is cross our fingers. So far this year we are quite a bit ahead of budget which is a good thing.

  Your Board is busily writing the budgets for 2018. Every year it is our objective to do a better job and this year’s budgets include reserve expenditures which is a new addition and keeps everyone better informed. Soon we will be submitting the budget for the marina in 2018 to all the dock owners for their approval which is a way of saying the amendment to discontinue that practice went down to defeat. We hope you will take a good look at that budget and if there is some item or two that bothers you, please call or write me with your thoughts and we will dis-cuss it. 970-468-9284, [dijohnh@gmail.com](mailto:dijohnh@gmail.com) Maybe we can avoid a no vote or two. By all means please vote. The aforementioned amendment met with overwhelming approval from those that voted but enough people did not vote (which is the same as a no vote) hence down she went.

**John Hatfield, Treasurer**



SECRETARY -COMMUNICATIONS

We want to keep you apprised of the board’s planning and action taken. For a detailed itemization, please review our minutes that are included on the BLUEWATEROH.com webpage. The Board invites owners to bring any issues or concerns prior to in-person meetings. Unit owners are encouraged to communicate questions, concerns and new ideas to Board directors. Owners can present any issues to the Board prior to the next Board meeting scheduled at 9:00a.m. on 10/21 at Danbury Township Hall, 5972 E. Port Clinton Eastern Rd.

**Warren Will, Secretary**

BLUE WATER COMMITTEES -

2017-18 ASSIGNMENTS

As a reminder, there are standing committees and others that could always benefit from owner input. Please contact a member of the board to add your assistance and/or expertise on a committee.

Building Maintenance, Dave Zielinski

Marina Maintenance, Dave, John Hatfield

MCPE01561_0000[1]Landscaping, John Shuleva

Social Events, Linda Wolf

Nominating, John Hatfield

Certainteed Lawsuit &

Communications, Warren Will

Building Maintenance

Seasonal work to either start up or shut down and winterize the site is always on going. By the time you read this, the pool will have already been shut down and the fall work started to make it ready for your arrival next spring. I use this as only one example of the work your maintenance team is doing or planning behind the scenes on your behalf. If you see something that you think needs seasonal maintenance and do not think it is on our radar screen, don't be bashful. Let your property management office know, either by a quick phone call or email.

Here are some of the other maintenance items you may have seen happening this season:

 -  July and August property inspections completed and action plans put in place.

  - Various owners have been asked to repair their buckled garage doors and old and graying windows.

  - Other owners have been asked to clean out their plugged drier vents.

  - Two owners have been asked to repair their patio awnings.

  -  Pool first aid kit replaced

 - Pool depth markings repainted

  - Pool fencing prime painted primed with epoxy and top-coated with polyurethane.

  - 110 volt electrical receptacle completed on front lawn

  - 110 volt receptacle moved to a safer location at pool patio

  - all building gutters cleaned and flow checked

  - building #4 one siding repair made

  - pool patio umbrella repaired

Here are some of the maintenance items you will see us doing as the crowd goes away for the off season:

  - Siding caulking and refastening of trim

boards (reserves)

  - refastening disconnected siding (reserves)

  - replacement of rotted and cracked

siding   (reserves)

  - shingle overhand inspections and

corrections (operating)

  - tuck pointing of red brick patios at owners’

expense where needed.

  - siding warranty and workmanship claims

  - 5 wood retaining wall replacements

(reserves)

  - pool masonry cap removal and

replacement. (reserves)

Anyone who bought Marvin windows on the 2009 project is hereby advised that the buyers warranty for your windows will expire in August of 2019. Check your purchase receipts for the exact date if you think you are going to ask Glass City Window and Door ( Tom 419-517-0040) for warranty assistance.

We are all involved owners and must be all concerned about our portion of the whole liability and about our contractor’s safety. Although the contractors we hire are properly insured, and we have their workman's compensation and liability insurance certificates on file, we would not want to see anyone get hurt on a job here either through their negligence or ours. A recent sighting of a contractor doing something unsafely resulted in a lengthy safety talk, a new set of personal safety equipment being brought on to the job, and a contractor working in a different manner to complete the job safely. Thank you to the unnamed owner who stepped in.

An owner in building #17 has explained that they frequently have water in their garage. Upon investigation, it has been determined that additional drainage needs to be created and a project is ongoing to remedy the situation.

There is a parking lot drain at building #4. It has been plugged, and furthermore actually is installed to flow uphill. An owner in that building pointed it out. The drain has been cleaned and put on to the property managers maintenance punch list. No modification is planned at this time.

**Dave Zielinski, Maintenance Committee**

Marina Committee

MCj03112740000[1]As we plan for our seasonal vacating and shutdown and winterization in November, here are some of the maintenance items we look back on as having

been completed while our marina has been

in operation.

      - July and August marina inspections and action plans

      - sinking main dock that was repaired in the spring is now work completed and invoice paid

      - gravel roadway repair work

      - weeds have been killed, both in and out of the water

      - conduits which were broken are now repaired

      - conduits which were hanging in the water are now properly supported

      - the flag pole light was vandalized and now replaced

      - photo eyes have been serviced once again

      - the channel marker light which failed to a noreaster is now replaced

      - made good use of three loads of **free** rock material to shore up the water front.

During the off season we plan to :

      - remove 8 docks from the water and renovate them for another tour of duty.

      - re-gravel and re-grade the North gravel roadway(docks 1 thru 16) and possibly add some proper enhancements which will shore it up and make it last longer between treatments.

**Dave Zielinski, Marina Committee**

Landscape Committee

Our typical maintenance issues such as grass cutting and fertilization, plant/shrub fertilization and trimming, and the Spring and Fall clean-ups are ongoing activities.  I believe that Blue Water is in great shape since we coordinated the activities with a single company, i.e. Choice Landscaping.

Some new or current landscaping issues are the following:

* The arborvitae hedge adjacent to the

Shrock's Marina was cleaned-out and trimmed back.  No more poison ivy and we have reclaimed almost 100% of the driveway.

* The defoliation of the burning bushes

by spider mites has been only partially successful.   Next year we will try a more specific miticide in an attempt to eliminate this issue.

* Owners have expressed an interest in

limiting (or omitting) trimming of specific plant/shrub/tree by their individual units.  The board agrees and a request of this kind should be directed to the contractor, i.e. Choice Landscaping.   A small sign/placard should be placed on the item with the wording -- "DO NOT TRIM".  We hope to develop a weather-proof  (maybe laminated) card to assist identification for the landscape workers.

**John Shuleva, Landscape Committee**

BOARD Action, New Rule

The Board approved a new rule for the operation of golf-carts and under-speed vehicles. “Anyone operating a golf cart, or under-speed vehicle, on the driveways, common elements or limited common elements of Blue Water Condominium or Marina MUST follow and adhere to ALL of the Ohio Revised Code provisions applicable to golf carts and other under-speed vehicles in Ohio.

Your board has adopted all of these provisions as applicable to all golf carts or under-speed vehicles being operated on our

private driveways, common elements and limited common elements.”

Per the Golf Cart Under-Speed Vehicle Inspection Sheet, it includes the following:

* Requires valid driver’s license for any

operation of a motor vehicle on public or private property – ORC 4507.02A(1)-4510.12A(1)

* Must be equipped with rear tail lights (only 1 required). ORC 4513.05
* Must have a light to illuminate license plate and make license plate legible from a distance of 50 feet. ORC 4513.05
* Must have at least 1 working brake light. ORC 4513.071
* Must have 2 headlights. ORC4513.04
* Must have a horn. ORC 4513.21
* Must have a rear mirror. ORC 4513.23
* Must have a windshield (glass or safety glass). ORC 4513.24
* Must have directional signals. ORC 4513.261
* Must have brackets for mounting 2 license plates (front and rear). ORC 4503.21

The board also **clarified dock assignments** and what is needed for legal filing, per Article VII of the Declaration at the time of sale.

BUILDING CLAIMS

While all of our buildings were photographed in detail at the 1st floor level, we are in the process of adding photos of second floor defects. Individual claim forms for each of our 18 buildings will be submitted based on defects identified. We are coordinating the completion of documentation, so that building maintenance can proceed, as well. Claim forms are being submitted to the Class Action Settlement Fund Claims Administrator in Minnesota to determine what funds we may qualify for from that class action settlement of over $100 million dollars.   The deadline for submission of claims against this fund is 8-11-20.  Our 50 year siding warranty also remains in place.

**Warren Will, Claims Committee**

PROPERTY MANAGEMENT

On January 1, Associated Property Manage- ment (APM) became Blue Water’s new property Manager. They have set up new bank accounts at Alliance Bank and APM will be sending out procedures for direct deposit or on-line banking for both the Condo and Marina Associations. The Board continues to review procedures and punch list activities with their staff.

OPT-IN DIRECTORY

Unfortunately, we were unable to obtain owner information for an opt-in directory after the last newsletter, but we are still gathering owner information. If you were in previous directories, you are not automatically included in this version of the Owner Directory. Please return your changes by 9/30, if you so desire, so they can be included in an Owner Directory.

Owner’s Corner

The newest owners joining us at Blue Water have moved here from Findlay, Ohio. Please welcome new owners, Teric and Elizabeth Cook, at 477 Blue Water Drive.

Several owners met with the board prior to several Blue Water Board meetings, including:

Mike Griffith, who asked for the locust tree next to his unit to be removed.

John Resetar supported Mike’s request for removal of the tree and replace it with something more in line with owner‘s needs.

Scott Kelly asked for help to make access to his dock more navigable.

June Galvin asked about when repairs to her building would be completed, in order to be present during the repairs.

Dan Rozko asked the board for help taking action about noise levels coming from Hidden Beach Bar throughout the summer. Dan also asked for assistance removing grass growing in flower beds, and the crab tree dying, as well as replacing the burning bush this year, if possible. Dan recommended a professional reserve study, since the last one was done in 2011. This would assure funds are spent wisely to avoid special assessments. He asked for a copy of the reserve study, and a copy of financials to better understand what is needed.

**BLUE WATER**

**CONDOMINIUM ASSOCIATION**

**BOARD OF DIRECTORS**

Dave Zielinski – President

John Hatfield - Treasurer

Warren Will – Secretary

John Shuleva– Director

Chris Burba – Director

Linda Wolf – Director

Connie Conway - Director

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**Associated Property Management**

**Jason Penrose -Property Manager**

**(330) 722-3000, Office**

**Associated Property Management –**

**Lisa Frisch--Office Manager**

**5090 Park Avenue West  
Seville, Ohio 44273**

**(330) 722-3000**

**BLUE WATER ONE-MINUTE RULE BOOK FOR**

**CONDOMINIUM OWNERS AND GUESTS**

**SAFETY FIRST** Speed Limit Maximum: **10 m.p.h**

Residents of all ages use Blue Water & Parkside Drives to walk, jog, ride bikes/scooters and recreate in other ways. Please share the road!

Anyone operating a golf cart, or under-speed vehicle, on the driveways, common elements or limited common elements of Blue Water Condominium or Marina MUST follow and adhere to ALL of the Ohio Revised Code provisions applicable to golf carts and other under-speed vehicles in Ohio.  Your board has adopted all of these provisions as applicable to all golf carts or under-speed vehicles being operated on our private driveways, common elements and limited common elements.”

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Pool: Pool hours are 9 a.m. to sunset. Anyone younger than 12 must be supervised by a responsible adult (splashing may be fun for some, not so much for others). Anyone who wears a diaper must wear swim diapers in the pool. Any glass object or pet is not allowed in the pool or pool area. Blue Water is not responsible for personal property left at the pool.

Pets: Pets should be walked on the perimeter of the property for nature calls. Owners and guests must **immediately** clean up pet droppings. A dog must be kept on a 6’ hand-held leash in the Common Elements. No pet may be tethered unattended. Owners and their guests are barred from walking their pets in the central grass area extending from south of the pool northward to the marina, as well as the grass areas in front of any condominium.

Parking: Owners are entitled to spaces for two vehicles adjacent to their condo.

Guests are entitled to parking spaces at the south end of the property and at the turn of Blue Water Drive.

Marina slip-holders and guests are entitled to parking spaces in designated marina spaces.

No one shall leave boat trailers, other trailers, moving trucks, personal watercraft, campers, or motor homes overnight at Blue Water. Shrocks Marina (877-798-5194) can provide a single storage night for $10 fee or a weekend for $15, with longer periods negotiable.   Trailer owners are welcome to come and go after hours, if need be.

**CONDO OWNER RESPONSIBILITIES**

Affixing or Change to Condo Exterior: ***Owners nor anyone else shall not penetrate, hang, affix, drill, screw, or nail into the exterior of the condo without written approval (any such action may void the 50 year warranty on the siding****),* and shall not alter or change the external appearance or structure of the condo without the owner filing a written request form and obtaining Board approval. ***If in doubt, the owner should ask Associated Property Management before making or contracting change*.**

Windows and Window Coverings:

Owners shall maintain windows and screens in good repair with any window covering exposed to outside view in a neutral color. No other window covering is permitted.

Landscaping and Lawns:

Owners may install a reasonable number of live plantings. No exterior decorative items may be added without permission of the Board.

Owners/guests shall not operate wheeled vehicles/bikes/golf carts or scooters, or leave furniture, toys, boat covers, canvases, etc., on the lawn.

For Sale Signs: One sign is permitted on the interior side of the condo window.

**PEACEFULNESS AT BLUE WATER**

Enjoyment of Blue Water Living: Owners are asked to be considerate of their conversations, behavior, or noise level (and those of their guests) which might interfere with their neighbors’ rights or enjoyment of their property.

**FISHING AT BLUE WATER**

Boat owners and guests may fish from their docks in the marina but not fish from any of the marina rocks, paving, or walk.

**BLUE WATER MARINA OWNERS’, RENTERS’ AND GUESTS’ RULES:**

**BE SAFE:**

 Children under the age of 13 must wear a UCCG approved minimum type two PFD while in the marina.

 See something unsafe, let us know

 Road speed is 10 mph everywhere, Children and pedestrians have the right of way.

 Minimize tripping hazards on the docks

 Fires and fireworks are not allowed. Firearm and fireworks discharge is not allowed with the exception of USCG approved devices.

 Swimming is not allowed

 Boats are to run at idle speeds only

 Incoming vessels have the right of way

 Only “bow-in” docking is allowed

 Do not throw stones/rocks into the water. You may not climb or walk on the rocks

 All water craft are required to have a fire extinguisher

 Only 30 amp molded marine grade electrical cords are allowed

**BE PROUD OF OUR MARINA**

 Cutting or stapling or nailing of dock boards is not allowed

 Fenders attached to the docks may be white only

 Charter boats and dock boxes are not allowed

**BE CONSIDERATE**

 Overnight on boats is not allowed

 Engine noise is limited to 90 dB.

 Being on another’s boat and not being invited is trespassing and will be dealt with as such.

 Children are only allowed on their family’s dock

 Official Paid season is May 15th to October 15th.

 Guest dock #94 is available for free stays up to 7 days. Reserve through Associated Property Management. Phone 330-722-3000