

Blue Water News

Blue Water Condominium Assoc. Summer 2017

**PRESIDENT’S REPORT…**

 I am particularly pleased with our Blue Water Board Team. They take the initiative to have a vision and plan the work it is going to take to make their effort a success. I know you can see the results of all they do.

We get an excellent deal in what we are expected to pay for what we are getting. Surely you have done your comparisons. It's so important, that if you feel the same, for all of you to take a moment, and in some way to say thank you for all these volunteers do for us.

I know that you have compared and know what other associations pay in fees, and have as responsibilities, and furthermore what their members get in return. Prices of everything have increased dramatically over the past years and yet your Board and Property Management find ways to get all of us a "good deal". It takes a team effort to solicit input and envision and plan and fund and execute.  Whether you are pleased or displeased, please take a moment to let them know what you think.

Our neighborhood is looking very nice. I'll use an owners phrase "a little piece of heaven." We have tackled and have been successful at property manager and contractor changes, pavement issues, gas lamp dilapidation, leaking swimming pool, sinking docks, siding falling off buildings, regulatory compliance, insurance cost dramatic increases, communication difficulties etc etc.

This is your neighborhood and you should have it your way. I ask that you consider getting involved and possibly join a committee. I ask that you be sure to let your Board know how you feel about what we are doing and maybe give us your perspective of what you think should also be considered. The Board meeting dates are public and we set time aside for your input. Please take a moment to come join us.

Let’s all take a moment to recognize three persons for their work:

1. Linda Wolf, as she has been re-elected and begins her second term with this Board. Linda stepped up in our time of need and held the secretary position for the last year. We thank her for her work.
2. Warren Will, who has joined us as Secretary and begins to make his way in to the workings of the Board. Warren brings with him previous Board experience as Director, Treasurer, and President. We are very pleased to have him back on the team.
3. Tom Wiley, who has served as Director and Landscape Liaison and President. Tom’s term as a Board member is over and Tom is going to be missed. He had a talent to keep the balls in the air and continue to get things done.

Thank you for the opportunity to do what we do.   **Dave Zielinski, President**

ANNUAL MEETING SUMMARY

At the annual homeowner’s meeting on May 20, candidate Linda Wolf and Warren Will were elected to the Board.  Dave Zielinski thanked out-going president Tom Wiley for his contributions over the past three years.

At the meeting, several issues were discussed. Associated Property Management is handling maintenance of the condos and the marina and will conduct a monthly walk-through of the property. A new handy man and pool man have been hired. A new concrete walkway by the marina was installed. John Hatfield discussed the reasoning behind the increasing fees which will help avoid deficits. Other details are covered in other sections of this newsletter. Big ticket items include a large increase in condo insurance, since two buildings were identified in the flood plain. Warren Will discussed several steps that will allow those buildings to be removed from the flood plain. Two amendments to our Declaration were presented: 1) for the board to have authority to finalize the marina budget, and 2) an amendment to revise the number of board directors. Other issues were covered, which are discussed in other parts of the newsletter.

BLUE WATER COMMITTEES -

2017-18 ASSIGNMENTS

The new Board convened on Sunday, May 21. The first order of business was to elect officers.  They are Dave Zielinski, President, John Hatfield, Treasurer and Warren Will, Recording Secretary. The Board also selected leadership of committees.   Committee chairs are:

Dave Zielinski -- Building Maintenance & seasonal Marina maintenance

John Shuleva – Landscaping

John Hatfield – Marina rentals & daily maintenance and Nominating Committee

Chris Burba – Building Claims

Warren Will - Communications

Linda Wolf – Social Events

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These committees provide recommendations to the Board. Volunteers are needed to help on the Building Maintenance, Marina, and Social Events Committees.    Linda Truett and Ann Zielinski continue to provide help and guidance on the landscaping committee.   Ryan Olney is a key contact for the Blue Water webpage at BlueWaterOH.com.  **Anyone interested in helping on any of these committees should contact the appropriate committee chair.**

Unit owners are encouraged to communicate questions, concerns and new ideas to Board directors. Owners can present any issues to the Board prior to Board meetings scheduled at 9:00a.m. on 7/29, 9/9, & 10/21 at Danbury Township Hall, 5972 E. Port Clinton Eastern Rd.

Financial Report

Some real positive news is that the State of Ohio sent us over $3000 in refunds for their failed attempt to make a land grab of the area on the beach in Ohio between the high and low water marks. This attempt was struck down by the courts. This means that they had no right to bill us for the land lease on the East side of our Marina. Kudos to Chris Burba for steadfastly going after the State for this refund.!!  
      Financial report for April shows us significantly better than budget but we now enter the active months and that will surely change.

John Hatfield, [dijohnh@gmail.com](mailto:dijohnh@gmail.com)

Building Maintenance

MCj04246160000[1]The property is looking very good. We will continue to review gutters and downspouts to ensure they discharge properly. We have some siding repairs to finish. We have some wood timber walls to be repaired/replaced. Pool furniture and the railings have been painted and the gas lamp posts have also been painted and some new gas-heads and globes have been installed.

Owners are urged to review their windows that have “fogged up,” and the patio brick that needs mortar repair. It is the owner’s responsibility to rectify these problems.

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SECRETARY -COMMUNICATIONS

With our Board members and our owners, it is important to keep the channels of communication open and flowing in both directions. Efforts to keep everyone informed are underway. Channels include the following; 1) quarterly newsletters 2) e-mailing timely issues to residents having e-mail addresses and 3) the Board will continue to keep in touch through discussions with unit owners current activities and issues. We also will post minutes on our webpage.

Marina Committee

MCj03112740000[1]

MARINA REPORT

We are very happy to report the marina is nearly rented out. At this point there is one 25 foot dock left and several people would just as soon we do not rent that dock as it is on the channel. There are two 30 foot docks left and two jet ski docks. The sidewalk project is complete and from most reactions we have heard it was a home run. In this case, kudos to Dave Zielinski for that effort.

Landscape Committee

On a beautiful Earth Day, a group of hardy residents freshened up the grounds and completed areas for summer plantings. Ann Zielinski and Linda Truett again did a wonderful job helping to organize the event and providing lunch afterwards. John Shuleva and his crew had their list of things to do including trimming and removing old bushes.  All areas of the grounds look exceptional this year.

MCj02911020000[1]Thanks to all who contributed their time and talents. Money was received for landscaping improvements from people who were unable to assist on "Earth Day", and our landscaping committee truly appreciates this assistance! John Shuleva is now the Landscape Committee chair.

PROPERTY MANAGEMENT

On January 1st, we hired Associated Property Management to be Blue Water’s new property Manager. We are currently working with Associated Property Management to arrange banking and accounting processes, and taking over existing property arrangements from North Coast and our Board member contacts. These arrangements are to be reviewed throughout this year.

SOCIAL EVENTS COMMITTEE

A pancake breakfast was held on Memorial Day and future events are being considered.

A new committee is being organized for benefit of all Blue Water owners and families to bring our community together with some activities to be planned for this season and seasons in the future.  Volunteers are needed to make this Social Events Committee successful for Blue Water. Please consider assisting with your ideas/thoughts and be a part of this committee.

Please be in touch with Linda Wolf 526 Parkside Drive, call 740-802-7944 or email me at [lcwolf4@gmail.com](mailto:lcwolf4@gmail.com) I look forward to hearing from Blue Water Owners.   Linda Wolf.

BUILDING CLAIMS

All of our buildings have now been photographed, and we are in the process of completing separate claim forms for each of our 18 buildings. These claim forms will then be 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.

j0300840**LEGAL CORNER**

Our Attorneys, Ott & Associates, maintain an open website with many helpful articles about community associations. We appreciate all that Ott & Associates does for our Association. Their website is [www.ottesq.com](http://www.ottesq.com/). We encourage all our owners to review the articles on their website.

OPT-IN DIRECTORY

Please note that we are again offering the ability for you to opt-in to an updated Owner Directory. Please return your changes, if you so desire, so they can be included in an updated Owner Directory.

BE A GOOD NEIGHBOR

A complete set of Board-approved rules is available to owners for both our condominium premises and marina on our webpage, <http://bluewateroh.com>. We ask that you familiarize yourselves with them, as well as the attached 1 minute rule-book pages for the condo and marina.   It is important to discuss them with your guests, as they must also follow the rules.  Please be mindful of conversations or behavior and those of your guests which might interfere with your neighbors’ rights or enjoyment of their property.   Please remember, our OWNERS shall be responsible for any violation of these rules, whether committed by the owner or by their guests or occupants of their unit.

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Specifically, speed bumps are an effort to limit speed to 10 MPH.   Please restrict speed both on land and in the marina and channel (to idle speed). The Declarations and Bylaws require homeowners to NOT put objects around the outside of condos.  Please express yourself with flowers, and not objects and extra signage.

Also, pets are welcome on the property, but owners are responsible for keeping them on a leash, walking them on the property’s perimeter (not in the central grassy area), and cleaning up.  Your cooperation will avoid needless owner complaints, and will eliminate the need for your Board to take action on matters of noncompliance.

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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**

**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

**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!**

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.

**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