

# **BLUE WATER FALL NEWSLETTER**

## **PRESIDENTS MESSAGE**

Dear Blue Water Neighbors,

On behalf of the Board, I would like to thank all of you for your patience and understanding during all the repairs that have been taking place throughout Blue Water this season. We are entering into a three year period for repairs to our roads and buildings.

Our community is one of friendship and understanding. The rules regarding our Condo/Marina association are posted on our new web site. (use the link below) So please direct any owners or guests to this site if you witness any infraction to our rules.

Any Board member can answer your questions, if you have a need to speak to one.

The Christmas party will be on December 5, 2015 at the Gravel Bar Club House (more info to follow).

The Annual Meeting will be on May 14, 2016 at the Lighthouse Resort (Marblehead).

Until next time be safe and stay healthy.

Dave Truett, President

## **COMMUNICATION COMMITTEE – CHRIS BURBA**

Our new web site is now up and running!

To view it, click on this link: <http://www.bluewateroh.com/>

If you have any photos that you would like us to add to the site, or any other suggestions, please contact Chris Burba, the board representative for this committee. After developing our web site, we experienced some difficulties with a virus, but are pleased to announce that the problem has been rectified.

Due to a revised flood map by FEMA, we are now obtaining flood insurance for buildings 2 and 3.

The tentative closing date for our pool will be September 14, 2015, or possibly later, depending on the weather.

The board has begun the process of submitting claims for the repair of our siding, which is showing signs of shrinkage. A class action settlement fund has been established to fund some of these claims. Also, our fifty-year warranty remains intact.

Owners who have any questions at all regarding what is going on at Blue Water, or with your Blue Water board, are encouraged to contact any board member with your questions. If your question deals with an area covered by our various committees, your contact person is as follows: for maintenance, Dave Zielinski; for financial, John Hatfield; for landscaping, Tom Wylie; for marina, Mike Troncin; for communications, Chris Burba; and for nominating committee, John Hatfield.

If any resident is interested in participating on any of our committees, please contact the board representative for the committee that you are interested in assisting. Owners' suggestions and comments are always welcome!

**A REMINDER** to ALL unit owners: you must NOT directly voice any complaint; criticism or advice to ANY of our Blue Water vendors. That is not YOUR responsibility, but belongs to your Board of Directors. Accordingly, please voice any and all complaints that you may have directly to your board via email, in person, or in writing addressed to Blue Water Board, 450 Parkside Drive, Lakeside Marblehead, Ohio 43440. Thank you!

On a final note, our dear Lake Erie, our most precious resource, is in danger of another bad algal bloom again this year. It is extremely sad that despite our knowledge as to what exactly causes these, NONE of our political leaders have taken the necessary steps to STOP them. All of our property values, as well as our enjoyment of this precious resource, depend on a clean, healthy Lake Erie.

Please consider getting politically active on this very important issue. If we DEMAND better care for Lake Erie by our elected officials, it CAN happen!

## **FINANCIAL UPDATE – JOHN HATFIELD**

After seven months in 2015 we can say that we are very slightly ahead of the budget numbers developed at the end of last year. We are cautiously optimistic that we can break even for the year and send the usual \$60,000 to the reserve account. Speaking of the reserves, we have so far tapped that account for a net \$14,000 for various projects.. Several projects remain on the docket for this calendar year, which will diminish that fund further. We have begun the budgeting process for next year and are currently sending out contracts to suppliers for services we require in 2016.

## **MAINTENANCE COMMITTEE – DAVE ZIELINSKI**

It has been a high-energy summer with respect to Blue Water maintenance. We want to take this opportunity to apologize for any inconvenience that may have been caused during these construction steps. I am sure that as you read this you will see that your maintenance team has been hard at work and that there have been good accomplishments and there is still more good to come. Thank you for your support and understanding.

Those of you that live at Blue Water and those of you that only come on the weekends for short stays surely have seen the following:

A new chemical feeder has been installed at the pool so we meet county and state requirements economically, rather than having a property management service making numerous daily checks and adjustments;

The pool project was completed and the pool, to date is holding water and being enjoyed by young and not so old alike;

New umbrella brackets were fabricated and fastened to the pool fence;

The tennis court has been repaired, repaved, and has newly installed foundations for the net posts;

The tennis court will be top coated with two layers of Sport Master Multi Purpose Sports Surface and then tennis and pickle ball lines will be applied. You will enjoy the "**GRAND OPENING**" on September 5th. We are told that there is a plan to have pickle ball instructors on hand that day and they will even bring along the necessary paddles etc.;

There has been a donated basketball post and backboard added to our sports/playground area. Those of you that enjoy or have guests that enjoy shooting hoops should really like this fine sports set. Come to the South Lawn and bring your basketball for a friendly game of pickup. Please make it a point to give a special thank you to Ryan and Renea Olney for their generosity. What a fine example they have set and a show of pride toward our Blue Water grounds and facilities;

All Blue Water roadways and parking areas have had a first phase asphalt repair done. The tree roots that have been ruining the surface and creating tripping hazards have been removed and paved over. A few other failing areas have been repaired as well. The next phase will be to hot rubber crack seal and seal cote one third of the surface each year for three years. This will get us some more longevity until the time we must remove and replace. Also, five dilapidated speed bumps have been removed and 4 fixed asphalt humps now have replaced them. The bump at the entrance which abruptly stopped us just coming in off Northshore has been eliminated. This is going to allow a much smoother flow of traffic into Blue Water and lessen the potential of a collision at our driveway;

Our violent storm in July this year left our Eastern Marina road with major damage. The aggregates have been replaced and a couple truckloads have been added to replace the loss;

All the gas light mantles have been again serviced and are in operation. Northcoast Property Management is keeping a constant watch to keep them repaired until we can come up with a viable alternative;

The Board has approved a couple more projects, which will begin this year and somewhat, finish in future years. They are: a) Washing the condo buildings, b) Re-caulking the siding where needed, c) Replacing the pool filter, and d) Adding a power service to light the front entranceway and sign;

We are currently working with three condominium owners on three separate projects to correctly make modifications and improve and beautify their/our properties;

The marina has had an area taped off to warn walkers to be especially careful there. This area over the years has failed and slid into the water and has created a treacherous incline. Some of the job has been bid and awarded. There is more to find the right contractor to do. However our goal is to get it corrected this year;

The marina rules have been reviewed by the Board. They have been rewritten and approved. They are implemented and currently posted on our Web site and are now being used by Northcoast PM on all rental contracts;

There is now a Standard Projects Specification Format that will be used with our various contractors. (For projects greater than \$2500 in cost) It has been approved by the Board and implemented and is posted on our web site;

Owners wanting to make improvements can now go to the Web site and print a standard form, which clearly advises them about the process and requirements of the project, the process, and the contractors they choose and how to get help doing it correctly and having it go smoothly;

The Board is currently working with Northcoast to finalize and implement a standard contract format for their use with contractors they hire on our behalf. It will make clear the job specification and agreements, timing, pricing, and the documentation of the contractor qualifications;

Our plan this year is to touch up the dock paint rather than spend the usual \$14,000 to repaint a set. The paint system we have applied over the past years is holding within reason and we predict we can make it last even a couple more years by touching it up where needed. The painting rotation will be resumed when needed. It is forecasted that we will be saving as much as \$40,000.

## **MARINA COMMITTEE – MIKE TRONCIN**

It seems like it was just a short time ago that we opened the marina and started putting boats in the water and now it won't be long until we start putting our boats away for the season, pulling docks from the water and getting prepared for another winter season.

We started the season off this year with the re-certification from the Ohio Clean Marina group. We can all take pride in being one of the few Ohio Clean Marinas in the area.

The marina is working closely with Dave Zielinski on maintenance and upgrades to keep our marina safe and beautiful into the future. Dave mentioned maintenance items currently being addressed under his direction. The marina committee will be working on a five-year as well as a long-term plan to maintain and improve our marina. There will be more to come on these plans as they are developed.

## **LANDSCAPING COMMITTEE – TOM WYLIE**

The landscape committee walked the property in the spring and identified opportunities for improving our landscaping. Members of the committee then followed up with a walk through with Choice, our landscape contractor, to review items that could be completed within the existing contract. Shrubs were trimmed more aggressively to address areas that had become overgrown, poison ivy was treated, and areas that were not being consistently trimmed and weeded were identified.

Committee members and other volunteers have also removed dead & some aesthetically challenged shrubs on the property and trimmed some of the smaller trees to stretch our landscaping budget. A special thank you is extended to all the volunteers on these activities and also watering the flowers and lawn.

Fall activities will include contracted touch up trimming of shrubs prior to Labor Day by Choice. Choice has also been contracted to plant 11 shrubs to replace dead shrubs that were removed. The landscape committee will be splitting existing plants and planting to fill in some areas. Large tree trimming will be completed during the off-season to remove overhanging branches and other branches close to the buildings. A hard trim to "right size" overgrown shrubs is being quoted. The quote and remaining budget will determine the scope of the hard trim targeted for November.

The landscape committee action item list will be uploaded to the new Blue Water web page in the near future for owner review. Owner suggestions and comments are always welcome.

## **Dates to Remember:**

- Pool Closing: September 14th (tentative, depending on weather)
- Next Board Meeting; October 3<sup>rd</sup>, Northcoast's office
- Christmas Party: Saturday, December 5th
- Annual Meeting: May 14, 2016

## **YOUR BLUE WATER BOARD,**

**CHRIS BURBA  
JOHN HATFIELD  
DAN ROZKO  
MIKE TRONCIN  
DAVE TRUETT  
TOM WYLIE  
DAVE ZIELINSKI**