

**The HIGHLANDS AT OCEAN POINT
CONDOMINIUM ASSOCIATION**

THE HIGHLANDS POINT OF VIEW -- January, 2011 UPDATE

1. **Reserve Fund** -- We added \$10,000 to the Reserve Fund in December, so the balance is now a little over \$100,000. We hope to add more to Reserves at the end of 2011, if expenditures work out according to our budget.
2. **Insurance** -- Our master insurance policy was renewed with the same coverage as last year, with only a small increase in the premium. The new policy will be posted on the web site. Please refer your insurance agent to www.highlandsatoceanpoint.com and click on the "Documents" tab whenever there are inquiries about our master policy. Our condo Trust document is also posted there, which your insurance agent may also need to determine whether the master policy or homeowner policy applies in certain circumstances.
3. **Snow Plowing** -- Please move your car to the back row before a snowfall begins so that our plowing contractor can do a better job of clearing the area in front of the buildings. After that's been done, you can return your car to the front row so he can clear the back of the lots. If there are no open spaces in the back row of your own lot, call Donna to ask if an alternative space at another building is available.
4. **Rules & Regs** -- The new Highlands Rules and Regulations have been filed at Land Court and are now in effect. They are also posted on the web site, in the 'Documents' section.

Please Note – Submissions now required

- **Rentals** -- Unit owners who rent their condos should insure compliance with Section 15, and submit a copy of the lease along with contact information for tenants if they haven't already done so. Lease renewals should also be submitted in advance.
- **Pets** -- Pet owners should refer to Section 7 and submit the Pet Registration form (Exhibit B).

**These documents should be sent to the following address
by March 1, 2011. Thank you.**

Highlands at Ocean Point
c/o 24 Highland Terrace #2403
Plymouth, MA 02360

5. **Beach** -- The Plymouth Conservation Commission has approved OPMT's Beach Management Plan. This allows us to use either manual labor or some types of

equipment to remove non-natural debris from our beach, and to plant indigenous shrubs and grasses. It prohibits us from building walls or adding stones. The permit is posted on the 'OPMT' section of the web site.

6. **Important Reminder about waste disposal** -- Please be careful about what you put into your drains and toilets!
 - Please do not throw anything except toilet paper into the toilets. Fibrous or other materials can jam up our treatment plant equipment.
 - Please do not pour paint or construction or cleaning solutions of any kind through your sinks or toilets. These chemicals cause our waste water chemical effluent to exceed statutory limits.
 - And please do buy organic cleaning products, especially dishwasher detergent that does not contain phosphates. This will reduce the amount of sludge we have to pump out of the plant, which is an expensive process.
7. **Ice** -- Use ice melt provided in buckets at your entryways whenever it's warranted. If you need more ice melt product, call Donna and request that your bucket be refilled. Donna and David try to keep the mailbox and dumpster areas free of ice, but sometimes ice forms overnight after a day of melting, before they have a chance to get to it. Feel free to use ice melt wherever you think it's needed, or call Donna if you see a hazardous area that needs to be taken care of.
8. **Christmas Decorations** – Remember to remove outside holiday decorations by January 23rd, please.

The Trustees

Richard Cash

Frances Forte

Mark Wells

Joe Ruggio

Jan Zabriskie

For ON SITE Maintenance Issues, Call or Email

DONNA CRONE

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