

The View from the Highlands

Spring 2015 Newsletter

The Highlands at Ocean Point, Manomet Point, Plymouth, MA

<http://highlandsatoceanpoint.com/index.html>

Dear Highlands Neighbors,

Spring appears to have finally returned to Manomet!

With the return of the good weather, people will be using their decks and the grounds again. As we return to the great outdoors, we would appreciate everyone's cooperation by observing the community rules for pets, grills, wind chimes, and other activities that affect your neighbors.

Winter damage to the beach and boardwalks managed by OPMT was discussed at the March 2 Board of Trustees meeting. See page 5 for highlights from that meeting. In response to an owner request, a summary of the OPMT 2015 budget is included in the last few pages of this newsletter.

You may also be interested to know that on Tuesday, May 19, a structural engineer from OnSite Insight will be on the property to evaluate building 4 for leaks and certain other physical concerns, and to assess needed remedies. We'll keep you informed of his findings.

As always, please send community news, items of interest to the Highlands community and any suggestions for the next newsletter to helenatthebeach@gmail.com.

Sincerely, Highlands Board of Trustees



Upcoming Events

May 19

Structural engineer from OnSite Insight to visit building 4 to evaluate structural issues and recommend remedies.

June 4

Highlands Board of Trustees Quarterly Meeting, pool clubhouse, all welcome

July 27

Annual Meeting of Highlands Unit Owners at 7:00 p.m., at the pool clubhouse.

Community News

New Neighbors

Welcome to new Highlands neighbors **Barry & Janice Brodil** in 3007, **Mary Ellen Tona** in 2407, **Dan Lane** in 404, and **Neil and Andrea (Andy) Swartz** in 2410.

HOP Annual Unit Owners Meeting

The Highlands Board of Trustees has set a date of July 27 for the Annual Unit Owners Meeting. Unlike the quarterly Board of Trustees meetings, where the trustees make decisions, Unit Owners meetings are your opportunity to vote on matters brought before the community. An agenda for the July 27 will be posted closer to that date.

At the Annual Unit Owners Meeting, trustees submit reports to the Unit Owners on the management and finances of the condo association. Also at this time, elections are held to fill any vacancies on the Board that may occur due to a term's expiration or a resignation of a Board member. With only one term expiring this year, unless there is a premature resignation, there will be an election for one trustee.

Votes of the majority of Unit Owners present are binding, so come over to the clubhouse and cast your vote.

Spring Reminders and Notes

THANKS TO OWNERS FOR HELP WITH RECYCLING

Recycling has been going very well; thanks to everyone for taking care not to overfill the recycling bins.

**TRASH PICKUP IS
MONDAYS AND FRIDAYS;
RECYCLING PICKUP IS
THURSDAYS.**

WATCH OUT FOR FROST HEAVES ON WALKWAYS

The harsh winter caused a number of problems, including severe frost heaves that caused rough surfaces on the sidewalks running along the front of some buildings creating a possible risk of falling. When the weather is warm enough, any remaining rough surfaces will be repaired, but in the meantime, warning paint has been applied to some of the sidewalks as an interim measure.

WIND CHIMES

If you have wind chimes, please remember to take them in by 9 p.m.

HELP YOUR DOG BE A GOOD NEIGHBOR

Please help to keep the grounds pleasant for walking and children playing. In response to a number of owner complaints, the pet policy will be strictly enforced this spring and summer. Please pick up after your dog, keep your dog on a leash while on the property, and make sure your pet(s) are in compliance with the pet policy posted to the HOP website.



BE KIND TO OUR WASTEWATER TREATMENT PLANT

Please refrain from throwing any wipes down a drain or toilet, as they cause problems for the wastewater plant, and additional cost to us.

The Holmes Farm – A Local Resource

THE HOMES FARMSTAND AND BARN SHOWS

The Holmes Farm group, right next door to the Highlands, is a fantastic asset right at our doorstep. A Community Supported Agriculture (CSA) farm located on the Manomet Center for Conservation Sciences grounds, the Holmes Farm grows organic cranberries, blueberries, and operates a fully stocked farm stand May 22 through Nov 1. The CSA model gives locals the chance to support their farmer by purchasing a share of the season's crops in advance. Then, as the season progresses, members can come and pick up their vegetables little by little. This gives farmers some financial security and the capital they need to cover startup expenses, and also provides incentive for the community to continue eating seasonally, locally and healthfully.



Visit the Holmes Farm on Facebook, or visit their "Edible Yard" page <http://www.theedibleyard.com/index.html> to buy a vegetable, meat, or eggs share. According to their website, you can purchase a preloaded gift card, valid from May 22 to November 1, 2015 to buy fresh vegetables, meat, eggs and fruit. With the card, you can preorder on their online store and pick up your food within 2 hours. An additional benefit is that members can free pick their herbs and flowers. The only restriction is that the card cannot be used for maple syrup, honey or other consignment items.



The Holmes Farmstand is also host to live music during the summer. Generally about one weekend night each month beginning in May, Barn Shows feature New England's original artists, including in last year's lineup the Plymouth-based Jake Hill and Deep Creek, The Mallett Brothers from Portland Maine, and Boston group The Novel Ideas. Last July, Barn Show served as a satellite stage for Brewster Productions' Plymouth Independent Music Festival.

Barn Show also hopes to expand Plymouth's burgeoning music scene by offering performances by 3 acts at each event. The 2015 lineup, coming soon to their FaceBook page, will include 18 bands over 6 dates. Tickets are \$12 bought in advance, and \$15 at the door; season passes are also available. Children under 10 free. The tickets are available for purchase at EventBrite.com. Doors open at 6 PM, parking is available on site. Visit <http://www.barnshowmanomet.com/> for more information.

Local News and Entertainment

Everyone's wondering what the new building under construction across from Gellar's on State Road will be. The Facebook page, [All Things Plymouth](#), is a great resource for local referrals and information about what's going on around town. According to a contributor, the structure is being rebuilt by the owner of the lot, on the same footprint as the original building. It'll just be the shell and landscaping until a tenant is found, who will open the restaurant and complete the inside.

The online news site Manomet Current is another way to stay abreast of what's going on in Manomet: <http://manometcurrent.com/>. Here are some recent stories:



SIMES HOUSE GIFTED TO THE TOWN OF PLYMOUTH

The 1863 Simes House property at 29 Manomet Point Road will be gifted to the Town of Plymouth. The Simes House Foundation has been restoring the 150-year-old home as a self-sustaining historical landmark, and to create a mixed-use structure that will accommodate a self-sustaining historical community center, affordable housing and offices for local businesses, as well as becoming the cultural center of the

Village of Manomet with an open space common.

PLYMOUTH'S DAILY ROAD REPAIR PROGRESS AVAILABLE ONLINE

DPW Director Jonathan Beder reports that there are currently three crews out now repairing potholes and cracks in the road, and that you can follow their work as it's updated on the town's webpage. Beder said that the town is also twittering and facebooking all its information. Go to www.plymouth-ma.gov and look for postings on the public works page for daily updates.

THE SPIRE CENTER FOR PERFORMING ARTS



<http://www.spirecenter.org/greater-plymouth-performing-arts-center/events>

April: Patty Larkin and the Performance Project, How Can I Help? Preserving Natural Plymouth, Bluegrass Festival, Paula Cole, The Eldar Trio, The Cantabile Quartet, Sarah Blacker, Kerri Powers, and ARTY Awards Ceremony and Cultural Fundraiser,

May: Zoe Lewis, Dan and the Wildfire, Jonathan Edwards, David Lindley, Entrain, Jazz Fest, All Star Open Jazz Jam Session, David Mallett, and The Dark Side of Grassroot: A Tribute to Pink Floyd.

June: Steve Smith & The Naked with Zack Tyler opening, Nunsense, The Greg Hopkins Jazz Orchestra with Renese King, and Red Molly with Eva Walsh opening.

PLIMOTH CINEMA AT PLIMOTH PLANTATION

<http://www.plimoth.org/plimoth-cinema>:

Movies Coming Soon: Like Sunday, Like Rain; Effie Gray; Three Hearts; and Woman in Gold

PRISCILLA BEACH THEATRE 2015 SEASON

<http://www.pbtheatre.org/>:

Tickets are on sale for this summer's performances by calling 508-224-4888. This season's lineup: Why Do Fools Fall in Love (May), Fiddler on the Roof (July), and Chicago (August).



News from the March 2 HOP Board of Trustees Meeting

OPMT ISSUES – BEACH, BOARDWALKS AND TENNIS COURTS



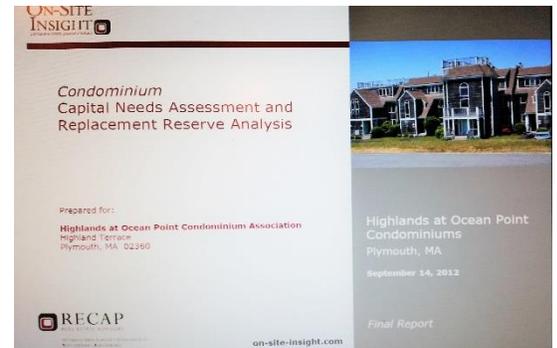
Our OPMT amenities were hit hard this winter. All 3 boardwalk stairs will need to be replaced, and there is significant damage to the boardwalks as well. The tennis courts also need to be repaired or replaced this year to protect our property value. There has been a request to fill in one tennis court to make a community garden. What do you think of that idea? These issues will be taken up by the OPMT Board. The Highlands representatives on the OPMT Board are HOP trustees Rick Cash, Jan Zabriskie, and Pam Cloughton.

LONG-RANGE MAINTENANCE PLAN FOR THE HIGHLANDS

Trustees Lesley Pitts and Helen Jones, together with Maintenance Coordinator Donna Crone, volunteered to form a subcommittee to review 2012 *Condominium Capital Needs Assessment and Replacement Reserve Analysis* report toward developing a long-range plan. The subcommittee will report back to the full Board with analysis and recommendations.

UPDATE ON SPECIAL PROJECTS

We received 2 bids for trim replacement and/or painting on Building 24. With questions about both bids, the trustees decided to send the RFP to additional vendors to solicit more bids. We already have bids for dryer vent cleaning and the structural evaluation of building 4; we are waiting for warmer weather for both. The engineer's evaluation of building 4 scheduled March 2 was postponed to May 19, due to the weather.



DOGS AND GAS GRILLS



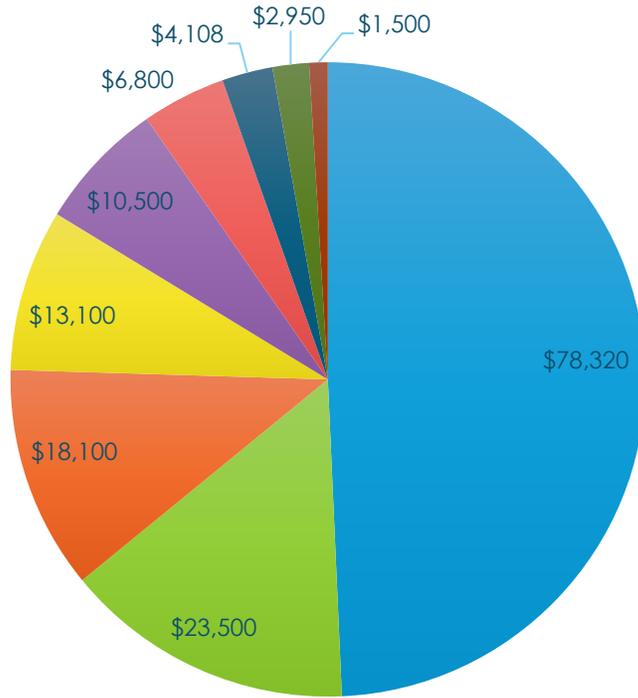
There have been several owner complaints about dog owners not complying with the rules, and concerns about the fire hazard of noncompliant gas grills. The Board discussed how to better enforce the restriction against dogs being off-leash on the property, and the requirement to pick up dog waste. The Board will be sending out a letter to all owners and residents reminding us of the pet policy, and requesting pet owner cooperation. Following that reminder, the pet policy will be more rigorously enforced.

The presence of refillable propane tanks on gas grills on decks above the first floor was raised as a safety issue. Both the Highlands rules and the Massachusetts Fire Code prohibit refillable propane tanks above a first floor. As the warmer weather approaches, owners above the first floor who have or plan to have a gas grill on their deck must have the propane piped in. Of course, charcoal grills are not allowed at all.

Ocean Point Management Trust (OPMT)

In the last newsletter, we summarized the Highlands 2015 budget in a pie chart. In response to an owner request, and since the dues we pay to OPMT comprise 24% of our annual budget (\$91,316), the next 3 pages provide a similar summary of the OPMT budget.

Ocean Point Management Trust (OPMT) 2015 Budget at a Glance



- Waste Water Treatment Plant 49%
- Landscaping 15%
- Pool, Beach & Dunes, Tennis Court, Clubhouse 11%
- Maintenance, Repair, & Contract Labor (fence repair, litter & trash pickup, boardwalk repair, plumber, cleaning, general maintenance) 8%
- Insurance 7%
- Onsite Management & Office Expense 4%
- Taxes & Fees (town fees, legal fees) 3%
- Utilities (electricity, telephone, water, gas) 2%
- Bank Expense 1%

Ocean Point Management Trust January through December 2015

INCOME

Association Dues

Highlands OPMT dues	\$ 91,320
Dunes OPMT dues	\$ 69,504

Total Association Dues \$ 160,824

TOTAL INCOME

\$ 160,824

EXPENSE

Management Fees

DJC Management Fees (onsite management)	\$ 6,300
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Total Management Fees \$ 6,300

Insurance General Liability Insurance \$ 10,500 \$ 10,500

Taxes \$ 555 \$ 555

Office Expense

Postage expense	
Office Expenses Other	\$ 350

Total Office Expense \$ 350

Misc Administrative Expense

Bank Expense	\$ 1,500
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Total Misc. Administrative Expense \$ 1,500

Waste Water Treatment Plant Expense

WWTP Monitor/ Maintenance	\$ 35,000
WWTP Pumping	\$ 8,000
WWTP Repairs	\$ 2,500
DEP Permit & Fines	\$ 8,320
WWTP Spare Parts	\$ 8,500
WWTP Electricity	\$ 14,000
WWTP Telephone	\$ 600
Alarm Monitoring	\$ 400
WWTP Other Expenses	\$ 1,000

Total WWTP Expense \$ 78,320

Pool, Beach, Tennis Court, Beach dunes, Clubhouse, Signage Expense

Pool Expense			
Pool permit	\$ 300.00		
Pool Deck			
Maintenance	\$ 2,000.00		
Pool Expense - Other	\$ 6,700.00		
<i>subtotal Pool Expense</i>		\$ 9,000	
Tennis Court Expenses		\$ 5,500	
Dunes restoration		\$ 2,500	
Pool building/clubhouse		\$ 600	
Signage		\$ 500	
<i>Total Pool, Beach, Tennis Court, Beach dunes, Clubhouse, Signage Expense</i>			\$ 18,100
Contract Labor			
Litter/Trash Pickup		\$ 2,500	
Plumber		\$ 1,500	
General Maintenance Work		\$ 700	
Fence repair		\$ 4,500	
Boardwalk repair		\$ 2,000	
Other contract labor		\$ 1,000	
<i>Total Contract Labor</i>			\$ 12,200
Utilities			
Electricity		\$ 2,300	
Gas		\$ 150	
Water		\$ 200	
Telephone		\$ 300	
<i>Total Utilities</i>			\$ 2,950
Landscaping			
Lawn Mowing		\$ 18,000	
Gardening/Plants		\$ 3,000	
Misc. Landscaping		\$ 2,500	
<i>Total Landscaping</i>			\$ 23,500
Cleaning		\$ 900	\$ 900
Town of Plymouth Fees		\$ 500	\$ 500
Legal Fees		\$ 3,053	\$ 3,053
Miscellaneous Operating Expense			
Miscellaneous supplies		\$ 150	
<i>Total Miscellaneous operating expense</i>			\$ 150
TOTAL EXPENSE		\$ 319,702	\$ 158,878
Net Ordinary Income*			\$ 1,947
*the difference between in the income and the budgeted expenses			\$ 1,947