

The View from the Highlands

Winter 2015 Newsletter

The Highlands at Ocean Point, Manomet Point, Plymouth, MA
<http://highlandsatocceanpoint.com/index.html>

Dear Highlands Neighbors,

Welcome to the season when living by the ocean really gets interesting! If winter is getting you down, just remember that by the time the next issue of this newsletter comes out, it will be April.

With the release of last fall's newsletter, the HOP Trustees resurrected a primary channel for communication with the Highlands community, and in this issue we're happy to announce another one. Beginning in February, we'll begin posting to the Owners webpage a monthly summary of the status of all maintenance issues and work orders. We hope this new report will provide Unit Owners with the ability to track their requests and peace of mind around what to expect. Please let us know what you think of this new report.

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

Community News

New Neighbors

Welcome to new Highlands neighbors [Barry and Janice Brodil](#) in 3007, [Mary Ellen Tona](#) in 2408, [Dan Lane](#) in 404, and [Andrea and Neil Schwartz](#) in 2410.



New Highlands Trustee

Congratulations to [Lesley Pitts](#), 2908, who was elected to the HOP Board of Trustees at the October election.



New Highlands representative to the OPMT Board

HOP Trustee and Treasurer [Pam Cloughton](#), 2904, has been appointed to join [Rick Cash](#) (407) and [Jan Zabrieskie](#) (401) as our representatives to the Ocean Point Management Trust (OPMT) Board.



Photo by [Jean Carmichael](#), 2903

Upcoming Events

March 2

Highlands Board of Trustees Quarterly Meeting, Unit 414, 6:30 p.m., all welcome

OPMT

Ocean Point Management Trust (OPMT) is the entity that was set up to manage and maintain together the land and facilities shared by the Highlands and the Dunes – the pool, tennis courts, amphitheater, waste water treatment plant, beach, boardwalks, sand dunes, and open lot south of the Dunes cottages.

OPMT has a separate board of trustees, responsible for maintenance and repair of these facilities, made up of three HOP trustees and three Dunes trustees. There are also four Residences at Ocean Point, who are supposed to be represented on the OPMT Board as well. A budget is formulated each year, and each condo association pays a percentage of the budget based on the proportional fair market value of each condo.

As a unit owner in the Highlands, you own a share in these OPMT amenities, a portion of your condo fee helps to maintain them, and you have a vote at the annual meeting of OPMT owners (owners of units at the Highlands and the Dunes).

Pet Approvals



Welcome to JR terrier [Rudy](#) (building 29) and toy poodle [Jack](#) (building 4), both approved by the Board in November.

(The HOP Pet Registration Form and pet policies are posted at <http://highlandsatoceanpoint.com/PDFgallery.htm>)



Highlands Notary Public

[Rita Potocsky](#) in unit 3004 (rpotocsky@aol.com) wants you to know that she is a notary public, and that she is happy to assist her Highlands neighbors at no charge.

Highlands Properties Available

Unit 401 is currently on the market.

Local Entertainment

Beat the winter doldrums by getting out to one of Plymouth's many venues . . .

Plimoth Cinema at Plimoth Plantation <http://www.plimoth.org/plimoth-cinema>:

Movies coming soon:

- Into the Woods
- A Girl Walks Home Alone at Night
- The Imitation Game
- Still Alice
- Mr. Turner
- Two Days, One Night

The Spire

The Spire Center for Performing Arts will present a tribute phenomenon, Beatles Weekend Extravaganza, from noon to 10 p.m. Saturday, Jan. 24; and from noon to 6 p.m. Sunday, Jan. 25. Among the many upcoming acts are Livingston Taylor and Red Molly. See more at:

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



Priscilla Beach Theatre 2015 Season <http://www.pbtheatre.org/>:

Tickets are already on sale for this summer's performances by calling 508-224-4888

- Why Do Fools Fall in Love (May)
- Fiddler on the Roof (July)
- Chicago (August)

You can follow the renovations to the Priscilla Beach Theatre here: <http://www.pbtheatre.org/barn-restoration.php>



. . . or just get a group of neighbors together for a dinner night, breakfast out, book discussion, game night, movie or theater outing, beach walk, winter sports, travel, or whatever you enjoy!

White Horse Beach and Manomet News

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

The start of the new year saw a spate of robberies at Manomet restaurants and businesses, including the Manomet General Store on State Road on Jan. 2, the Marshlands on the 4th and the Rye Tavern the 6th.

The latest news on the planned new bathhouse and storage facility at the public beach is that it won't be ready this summer as planned. Looks like work won't begin on it until the fall of 2015.



Some of our Taylor Ave neighbors have expressed concern to the town about the Taylor Ave bridge, worried about the safety of children who play at the brook and those who drive over it every day. The bridge is scheduled to be fixed as part of the 2017 reconstruction of Taylor Ave.

The traffic light at Manomet Point Road and State Road is one of 355 around the state getting an upgrade in the form of a yellow flashing arrow to let drivers know when they can safely make a left turn at a given intersection.

Winter Reminders

As Maintenance Coordinator Donna Crone recently reminded us, winter has not been cancelled!

Please be courteous to your neighbors by moving your car when it snows, so the snowplow can effectively clear the parking lots.

- Whenever it is supposed to snow 3" or more, please be sure to follow the parking guidelines so the plows can clear the parking lots. **Before the plow comes, be sure your cars are parked directly in front of the building** to allow the plows to clear the rear of the parking lot (closest to the street). **After the plow has cleared the rear of the lot, and the storm has stopped, move your cars to the rear of the parking lot** to allow clearing of the spaces close to the building.
- During snowstorms, there are a few assigned spaces (snowbirds) at 3 buildings that are available for temporary parking to clear each side of the parking lot for the snowplow. Contact Donna Crone at donnacrone@verizon.net or 508-454-6891 to find out where these spaces are, or if you have any questions.

Where to put all the snow?

- Because we have a contract for snow plowing, not snow removal, some infringement of snowpiles on the edges of the parking lots is inevitable. Our snowplow contractor has been reminded to avoid piling snow on top of the propane intake valves, and reflectors have been placed to identify where all the propane intake valves are.

Walkway shoveling and ice melt.

- Shoveling of walks will be done when we have one inch of snow.
- Use the ice melt provided in buckets at your entryways whenever it's warranted. If you need more ice melt call Donna Crone and request that your bucket be refilled.
- Residents in buildings 29 and 25 know that a sheet of ice forms near the dumpster as the snowbanks melt and refreeze. This winter, there will be a bucket of salt and or sand near the dumpsters. Please spread some out if you see ice forming as the snowbanks melt, and call Donna Crone if you see a hazardous area that needs to be taken care of.



Photo by Jean Carmichael, 2903

Maintenance News

Hallway heaters have been fixed in building 29, 24 and 30; all should be on for the season by now and will remain at 55 degrees, to keep pipes from freezing, until March 15 (Sept. 2013 Trustees meeting).

Recycling pickup has been increased to every Thursday, still at no additional cost to our trash removal contract. **Please help to make the resurrected recycling program a success by avoiding overfilling the containers. Break down cartons and boxes before adding them. The covers need to be completely closed at all times.** As soon as no more can be added without leaving the cover partially open, please put your recycling materials in the trash bin instead, or hold them until after the recycling has been emptied. Leave nothing beside the bins.

Building 4 leaks: Three contractors have visited building 4 and been invited to submit bids for assessing and remediating the cause or causes of water leaks and soft spots that have been found in the ocean-facing wall.

Building 24 trim: A Request for Proposals (RFP) will go out in January to solicit multiple bids for painting or replacement of wood trim, so that trustees can review bids before the March 2nd meeting.

Decks: In the spring, HOP Handyman Earle Miller will inspect all decks in all buildings and will remove any mold found.

Board of Trustees News

The Trustees have identified 3 special projects for 2015: cleaning of dryer vents, replacement or painting of wood trim on building 24, and assessing the cause of water leaks in building 4.

Because these jobs will exceed the approximately \$14,000 available for special projects in the 2015 budget, the Trustees are considering drawing \$10,000 to \$12,000 from reserves.

The Trustees are deliberating how to best pay for currently needed maintenance that exceeds the budget, while still saving for anticipated major expenses. Use of reserves, taking out a line of credit or loan, increasing condo fees, and or levying a special assessment are all under discussion.

Long-range maintenance and funding plan: At the March 2 meeting, the Trustees will review the 2012 capital needs assessment and reserves analysis (posted to the HOP Owners Page) and start working on a long range maintenance and funding plan.

Budget: The Trustees passed a final budget for 2015. (see next page)

Note that the March, 2015 Trustees meeting has been changed to Monday, March 2.



Requesting Maintenance

The best way to request maintenance is to use the link on the Highlands Owners webpage. Click on the "Owners Only" tab, and log in with your user name and password*.

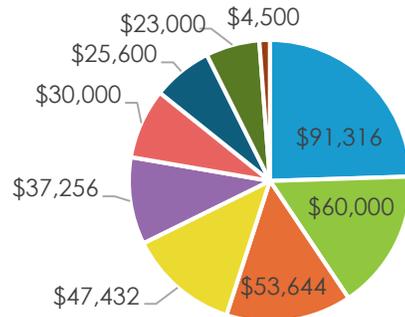
When you click on this link and fill in the requested information, an email is automatically sent to the maintenance coordinator, Donna Crone, with a confirmation email to you. This way, you have a record of the date and details of your request, in case there is any question later.

Of course, in an emergency, you should call Donna Crone directly at 508-454-6891.

For new Highlanders who haven't met Donna yet, she is a unit owner here, and lives in building 24.

**Don't have a user name and password yet? Just click on the link provided at the Owners Only Page to request one.*

HOP 2015 Budget at a Glance



- Property Services (snow, lawn, trash, janitorial, pest control) 16%
- Maintenance & Repairs (handyman, supplies, roof repairs, special projects) 14%
- Insurance 13%
- Reserve Funds (10% annual projected expenses plus 1/6 annual projected operating expenses) 10%
- Utilities (electricity and water) 8%
- Elevators, Sprinklers, Alarms 7%
- Management & Office Expense (Lorell and on site; cell phone, postage, website) 6%
- Legal & Accounting Fees 1%

The Highlands at Ocean Point 2015 Budget

INCOME: Condo Fees Revenue	\$372,748
EXPENSES	
Administrative & Professional	
Admin. Management Lorell	\$12,500
On site property management	\$ 9,000
OPMT	\$91,316
Legal	\$ 1,500
Accounting	\$ 2,500
Total Administrative & Professional	\$116,816
Operations	
Office expense, web site & postage	\$ 1,500
Misc. Fees	\$ 500
Insurance	\$47,432
Electricity	\$22,000
Water	\$ 8,000
Trash	\$12,000
Total Operations:	\$91,432
Maintenance and Repairs	
General repairs & supplies	\$18,000
Maintenance contractor	\$18,000
Roof repairs	\$ 3,000
Janitorial	\$ 7,000
Lawn maintenance	\$27,000
Lawn care weed control	\$ 5,500
Snow removal	\$ 8,000
Elevator maintenance	\$10,000
Elevator phones	\$ 2,000
Fire sprinkler	\$ 6,000
Fire alarms	\$ 5,000
Sensor alarms	\$ 2,600
Pest control	\$ 500
Total Maintenance & Repairs	\$112,600
Major Projects	\$14,644
Reserve Fund	\$37,256
GROSS EXPENSES	\$372,748