

The View from the Highlands

Spring 2017 Newsletter

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

www.highlandsoceanpoint.com/

Dear Highlands Neighbors,

Welcome back to our snowbirds! We look forward to seeing you around the pool and on the pickleball court.

Many thanks to the group of owners who volunteered an hour of their time on Saturday, April 29, to pick up trash around the property.

With the weather getting warmer, 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.

Our thanks to Mal Marvill and Tom and Marie Young for pulling this issue together. 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

Highlands Trash Cleanup Day

Along with crocus and other early spring blossoms, spring revealed a winter's worth of trash around our property.

On April 29, **Tom and Marie Young, Mal Marvill, Dave and Lesley Pitts, Kristi Hunt,** and

new owners **Patt Steiner** and **Lou D'Ambrosio** spent an hour together picking up trash around the property. A short hour of teamwork made a world of difference!

Many thanks to all the volunteers!



Upcoming Events

May 22

Highlands Board of Trustees Regular Meeting, pool clubhouse, all welcome. 6 pm.

June 19

Highlands Board of Trustees Regular Meeting, pool clubhouse, all welcome. 6 pm.

July 17

Annual Meeting of Highlands Unit Owners and Election at 7:00 p.m., at the pool clubhouse. See information at the end of this issue.

Community News

New Neighbors

Welcome to new Highlands neighbors **Louis D'Ambrosio**, in 2405, **Gary & Isaura Ledoux**, in 2505, and **Patricia Steiner**, in 2513.

May 20

Town Elections

Ocean Point Activities and Events for 2017

- Contributed by owner Marie Young, Unit 411

PICKLEBALL

Join In the Pickleball Fun! open play, Tuesdays and Thursdays at 4:30; Saturday mornings, at 9:00.

Learn to play: Saturday mornings at 9:00. Contact **Jim Francke**, Unit #403; 802 279-3292

HORSESHOES AND BOCCE Contact **Rick Cash**, unit 407

SUNSET MUSIC AT THE DUNES June 24

MOVIE NIGHT AT THE HIGHLANDS July 15

OCEAN POINT KIDS DAY August 19

Local News and Entertainment

Contributed by owner Mal Marvill, 414



TOWN ELECTIONS for Selectman, School Committee, Planning Board, Redevelopment Authority, and Town Meeting Representative is Saturday, May 20. Highlands residents vote at the Manomet Elementary School; polls are open from 7:00 a.m. to 7:00 p.m.

The **PRISCILLA BEACH THEATRE**, "Broadway in a Barn Since 1937", is located less than two miles away! Upcoming performances include:

May "Marvellous Wonderettes"

June "Nonsense"

July "West Side Story"

August "The Producers"

September "All Shook Up"

For **tickets** and information visit

<http://www.pbtheatre.org/>; or call 508 224-4888



SPIRE CENTER FOR PERFORMING ARTS, at 25 ½ Court Street, on the corner of Brewster St. The Spire is dedicated to performing arts and educational programs which support the vibrant arts community in the Greater South Shore area. Sample Appearances scheduled:

May: Peter Yarrow

June: "Let's Go To The Movies", "I Love You, You're Perfect, Now Change"

July: A Memphis Music Review with Amy Black

Aug: Tribute to Bruce Springsteen, Suede

Sept. Bob Dylan Tribute, John Gorka

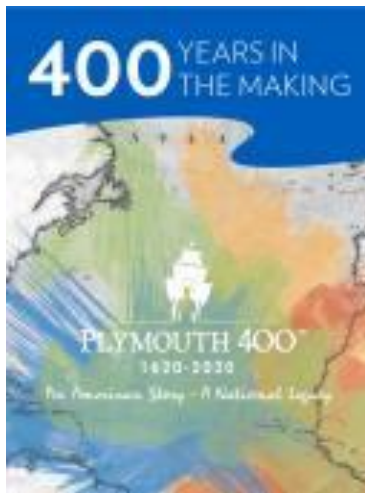
For more information and future performances visit: www.spirecenter.org or call 508 746 4488.



PLIMOTH CINEMA, in the Henry Hornblower II Visitor Center at Plimoth Plantation, offers the best and latest foreign and independent films.

Offering great savings over traditional movie theaters, Plimoth Cinema offers a special Cinema Club Card—just the thing for frequent film-goers. For just \$10.50, a Plimoth Cinema Club Card entitles card holders to a \$1.50 discount off the purchase of Plimoth Cinema movie tickets with each visit and Plimoth Plantation Museum Members receive additional discounts.

Show times daily - 4:30 p.m. and 7:00 p.m.



PLYMOUTH 400 COMMUNITY UPDATE

The next Community Update from the Plymouth 400 Committee is Wednesday, May 17th from 7:00pm to 8:00pm at the Plymouth Area Chamber of Commerce Foundation building, located at 134 Court St. Plymouth. The Community Update presentation will address the following:

What's the plan and why? Signature Events and Programs of 2020 and their projected economic impact.

What's ahead? Goals for 2017, including Pre-Commemoration Events & Programs, educational programming, and engaging communities outside of Plymouth.

Plymouth 400 will continue to keep the community informed and engaged in the 2020 Commemoration by hosting monthly Community Update meetings. All Plymouth 400 Community Updates are open to the public, and those in attendance will be encouraged to ask questions and provide feedback.

The purpose of Plymouth 400's Community Updates are to offer the community an opportunity to hear about plans for the historic 2020 Anniversary and the events and programs being planned to commemorate this iconic moment in American history.



About the Highlands



The Highlands is FHA Approved

Last spring, The Highlands applied for and received FHA approval status from the U.S. Department of Housing and Urban Development. The FHA process reviews several aspects of condominium management, so approval indicates that a condominium complex is in good financial shape, which benefits all owners. To earn FHA approval, condominium communities must be fiscally sound, be majority owner-occupied, have a low delinquency in dues payments, be well-maintained, and have reserve funds for emergencies.

The certification is good for two years, until May 11, 2018. We need to discuss in 2017 whether we want to include the estimated \$1,500 cost of renewal in our 2018 budget. If so, we would need to begin the process in February.

Spring Reminders and Notes

GAS GRILLS GUIDANCE

As the warmer weather approaches, the owners who have or plan to have a gas grill on their deck must have the propane piped in to comply with the town fire code. The Highlands rules and regulations provide additional guidance on the use of allowable gas grills.

PLEASE DISPOSE OF CIGARETTE BUTTS RESPONSIBLY

If you smoke outside, please take an ashtray or container with you and dispose of your butts responsibly. Bark mulch is flammable, and we did have two mulch fires last summer. Children walk out on the grass, and your neighbors would prefer not to see cigarette butts in the grass and mulch. Please be a good neighbor and dispose of your butts in an appropriate container.

PLEASE DON'T FEED THE GEESE

With the return of warmer weather, flocks of Canadian geese have been spotted in the area. As beautiful as they are, the mess they leave behind causes a real sanitation problem for the grounds, so please – do not feed the geese, or any birds or wild animals on the property.

Insurance Notes

Contributed by owner Tom Young, Unit 411 and Board Treasurer, Gary Gersten

All unit owners are required to carry homeowners insurance. We should have at least a minimum of \$10,000 dwelling coverage. Personal property coverage is different and should be discussed with your insurance agent.

To control rising costs due to the number of claims the association has had, the Board is proactively investigating options now, in order to control overall costs to all homeowners next year. One of the options we are looking at is an increased deductible. While any increase in the deductible may necessitate an additional burden to the homeowner personally, it will be offset by the savings on the association side that would not have to be paid for through a steeper increase to the association and the annual budget. It will also help to reduce a high number of smaller claims and make the HOP a better risk to insure going forward. The board is working very hard on this issue, and will have more information at the Annual Owners' Meeting.

TRASH PICKUP IS MONDAYS AND FRIDAYS.

Dumpster lids open front and rear—for help in distributing trash evenly.

RECYCLING PICKUP IS THURSDAYS.

Recycling bins overflowing? Add recycling to dumpster, please.

Updates from the Board of Trustees and Baldwin Realty Group (BRG)

LONG-RANGE PLAN: The last capital needs assessment for the Highlands was conducted in 2012. It's time again to take a long-range look and make a proactive plan for the upkeep of the property. The Board of Trustees and BRG will be compiling a comprehensive list of needed repairs and improvements, and will look ahead to project future repairs and replacements that we should anticipate. With that information in hand, we will lay out a plan, a budget, and a timeline to undertake these projects over several years, to be presented at the July 17 annual meeting of unit owners.

LANDSCAPING: In its next mulching, Egan will be installing an 18" barrier of crushed stone between the mulch and the buildings, in order to comply with the current fire code.

Many of our knockout roses and other plantings have been damaged by the past couple of severe winters, particularly at building 4 and the large common area beds between the buildings on the hill. In mid-May, Egan will be reviewing all planting beds and submitting a recommendation for replanting these areas.



We will be installing new plantings and fencing next to building 29 to more clearly mark our property line. Mowing around the Stone Tower, which has been intermittent, will be included in the regular mowing.

The sign area at the entrance of Highland Terrace is considered OPMT grounds and the responsibility of the OPMT Board of Trustees. Questions and concerns about this area should be directed to our OPMT representatives.

KINGSTON PROPANE: Following protracted negotiations with Kingston Propane, the Board has signed a one-year contract. While the cost of propane varies daily, the new rate will be \$1.70 over their cost, almost half the \$2.80 over cost we had been paying. Unfortunately, we were not successful in negotiating a reduction of the \$11.99 monthly meter service fee.



ROOFS: BRG has hired a new roofer, *Above the Norm*. Since replacement of rubber roofing requires the temperature to be consistently above 60 degrees, summer is the season for these repairs. This year, the roof on building 25 will be replaced in late July or early August. Next in line is 24, then 30, scheduled for 2018 and 2019. There have been isolated leaks in building 29 that are being repaired.

SPRINKLER SYSTEM: Our new sprinkler company, *Yankee Sprinkler*, out of East Bridgewater, has conducted an assessment of the sprinklers in all 5 buildings, and in March replaced all of the antifreeze.

THIS WINTER'S LEAKS: We are recovering from several incidents this winter. In December, a shower pipe froze and burst in building 25, damaging 3 units. No common areas were involved in that incident. In March, a sprinkler burst in building 29, damaging one unit and the common entryway, including the elevator and the electrical panel. The cause was found to be an uninsulated soffit in a pipe that was not visible from the sprinkler closet. The closet has been re-insulated and the heater has been replaced, electrical repairs have been completed, and BRG is collecting reconstruction bids. In early April, a bedroom in building 4's basement level was flooded during extremely heavy rains. BRG is investigating the cause of that incident.

RECYCLING: Many owners have called about missed recycling pickups; BRG is working with the vendor to correct this.

POOL OPENING AND CLOSING: The pool cover comes off about mid-May, and it generally takes a few days to balance the chemicals properly. During that time, some repairs will be made to the ladder inserts, some cracks repaired, and the heater will be checked. The water should be safe for swimming by Memorial Day Weekend; Friday, May 26 is the target date. Last year in response to owners' requests, OPMT voted to leave the pool open for two weeks after Labor Day.



Annual HOP Unit Owners Meeting July 17

The annual meeting of Highlands Unit Owners will be Monday night, July 17. At the meeting, the Trustees will report to owners on the management and finances of the Highlands. Owners will vote to elect candidates for vacancies on the Board of Trustees and on any other matters that require owners' approval. A more specific agenda will be sent out and/or posted before the meeting.

Please join us at the clubhouse to hear the management and financial reports, and help elect three Trustees. If you can't attend the meeting, please designate a neighbor or friend to cast a proxy vote for you.

Interested in serving on the Board?

This year, three Trustee terms are expiring. While some may choose to run again, three seats are up for election, and owners who are interested in serving are encouraged to consider running.

Interested candidates are invited to notify the Board of Trustees at hoprtrustees@gmail.com by July 7 if you wish to have your name placed the proxy form and ballot prior to the meeting.

This deadline is only to have your name placed on the proxy form; there is no deadline to announce candidacy, and candidates may be nominated from the floor at the meeting.

The Board is comprised of 5 Trustees, chosen by a vote of the Unit Owners. Three of the 5 Highlands Trustees represent us on the Ocean Point Management Trust (OPMT) Board as well. Once elected, the Trustees elect a Chair, a Secretary, and a Treasurer. The Highlands Board of Trustees meets regularly every month or two, adding special meetings in between as needed. Terms of office are 3 years.

Anyone interested serving on the Board may also wish to write a brief statement of interest and background to be sent to all unit owners in advance of the election. Statements of interest may be sent to hoprtrustees@gmail.com. All statements received by July 7 will be forwarded to all unit owners/eligible voters.

Trustees are responsible for the management of the Trust property. This includes the operation, care, upkeep, management and maintenance of the property; employing personnel; obtaining legal counsel and other professional services as needed; maintaining appropriate insurance coverage; budgeting common expenses and collecting condo fees; enforcing the rules and regulations, Master Deed, Declaration of Trust, and By-Laws; litigating on behalf of the Unit Owners when necessary; and maintaining the records of the Trust. Trustees serve until their successors are chosen and qualified at the next meeting of Unit Owners.

Weighted Voting and Beneficial Interest

Why are Unit Owner votes weighted?

The governing documents of the Highlands at Ocean Point, the Master Deed and Declaration of Trust, provide for each Unit to be entitled to a weighted vote equal to the unit's "Beneficial Interest".

What is the Beneficial Interest?

The Beneficial Interest represents the percentage of ownership or interest in the overall Highlands condominium complex that each individual Unit Owner (or couple owning a Unit) owns.

The Massachusetts Condominium Act (MG.L. Chapter 183A) specifies that each unit owner shall have the same percentage interest in . . . [the condominium] . . . association provided for in the master deed . . . as his proportionate interest in the common areas and facilities.

The Beneficial Interest, expressed as a percentage, determines your condo fee, as well as the weight of your vote at meetings of Unit Owners.

How is my unit's Beneficial Interest determined?

Each unit's Beneficial Interest is determined from the approximate relation between the fair market value of each Unit and the aggregate fair value of all Units. At the Highlands, the Beneficial Interest ranges from 0.8560% for a smaller unit to 1.9157% for a unit with higher market value.

Where can I find the Beneficial Interest that applies to my unit?

Your deed should include the Beneficial Interest that pertains to your unit. For your convenience, the Highlands Beneficial Interest list is also available on the Highlands website owner's page, under "Miscellaneous Documents".

The legal reference for the Beneficial Interest can be found in the Master Deed, as currently amended and on file in the Plymouth County Registry of Deeds. The last amendment to the Master Deed, amendment #6, was recorded at the Plymouth County Registry of Deeds on October 16, 2000.





Happy Spring!!

