



# ALOHA



Hawaiian Village  
Condominium  
Ocean City, MD

July 2008

## Summer Newsletter

### Windows & Doors

At a Special Meeting held on April 28, 2008, Unit Owners and the Board voted on and approved a motion that will formalize the process for window and door replacement. Details of the motion can be found on our web site.

To summarize, it is up to individual unit owners to repair or replace their windows and doors. Replacements must conform to local codes and the aesthetics of each building. Owners who fail to maintain exterior doors and windows will be notified by the Board and will be given a defined timeframe to make the required repairs or replacement.

Local contractors for window and slider repairs and replacement include: Go-Glass, Premier Glass and Charley Brown Glass. A local contractor for exterior door replacement is Masterjack.

### Wireless Internet

Wireless Internet is up and running! Please see the enclosed materials for directions on accessing the Internet from a WiFi-enabled computer. Daily, weekly and annual plans are available for all owners and their guests.

### Building Repairs & Maintenance

All the projects scheduled for this spring are now completed. Two items to be addressed at the Annual Meeting in November are the lava rock panels that are beginning to deteriorate and the parking lots.

### Spring Clean Up



We had a record turnout for this year's spring clean up. Over 30 owners participated! Special thanks to the Heising family (RH101) for their significant contribution to the clean up. This included power washing most of the sidewalks in the complex and transporting many bags of mulch throughout the property. Pictures from the clean up can be found on our web site [www.hawaiianv.com](http://www.hawaiianv.com).

### Summer Time Checklist

- If your unit will be left unoccupied, please remove furniture from your deck. Severe thunderstorms as well as hurricanes can easily blow the furniture off the deck.
- Turn off your water and HVAC unit.
- Make sure all your exterior doors and windows are closed.

### Entrance Code Reminder

The 2008 entrance code to the Royal Hawaiian & Waikiki buildings have been changed. Contact the property manager to obtain the code.

Email: [oceanpoint@msn.com](mailto:oceanpoint@msn.com)

Phone: 410.213.7144

## Insurance Changes

The Board recently received this communication from Ocean Point regarding a court case that impacts all condominium owners. Our insurance agent will review this with the owners at the Annual Meeting in November. Our insurance by-law amendment originally stated that a unit owner is responsible for the first \$1,000 of damage originating from their unit. Effective October 1, 2008, this amount can be increased to \$5,000.

## MARYLAND COURT OF APPEALS MAKES GROUNDBREAKING DECISION

April 24, 2008

On April 15, 2008, the Maryland Court of Appeals handed down a decision that could have far-reaching repercussions for Maryland condominiums and their insurance coverage.

In the case, *Anderson, et al. v Council of Unit Owners of the Gables on Tuckerman Condominium, et al.* - Case No. 99, Sept. Term 2007 - (Gables Case) the Court held that the Maryland Condominium Act [1] ("the Act") does not require the Condominium to repair or replace property of an owner in an individual condominium unit after a casualty loss. The Court noted that the master policy requirement of the Act is intended to cover only damage sustained to the common elements or the structure of a condominium and not each owner's property or individual unit.

The Court noted that the Act thus recognizes the hybrid character of condominium ownership by differentiating between the treatment of common elements and individual units, with the owner being responsible for damage to her or his "airspace."

The holding in this case will become effective after the Court issues its mandate, which is expected to occur sometime after May 15, 2008. Those affected are advised to promptly contact their attorneys and insurance carriers to discuss the ramifications of the holding on their particular situations. The Maryland Legislative Action Committee of CAI (MD- LAC) is currently studying this case and its ramifications for condominium insurance and any possible legislative response.

## Contact Information

Property Manager  
Ocean Point Ltd.  
Stephan M. Kenny, President  
Phone: 410.213.7144  
Fax: 410.213.2644  
Email: oceanpoint@msn.com

## Have a Great Summer



See you at the beach!

The Board of Directors