



ALOHA



Hawaiian
Village
Condominium
Ocean City, MD

February 2010

Winter Newsletter

Resealing Update

Shore Painting has been making good progress in spite of the poor weather conditions since October. Most of the southern side of the Royal Hawaiian building including balconies is almost completed. We remind all owners in all three buildings to keep your balconies clear of all furniture until further notice.

Outrigger owners should be aware that there will be several days when your common area walkways will not be accessible due to new coating being applied. This work will start in mid-February and end in mid-March. We cannot provide exact dates since the weather conditions dictate when coatings can be applied. The Board recommends that you call Shore Painting at 410.289.4771 before attempting to access your floor. We will also post updates periodically on the web site.

2009 Fiscal Year-End News

The Board is pleased to announce that there was an excess of \$22,000 left in our operating account at the end of the year. This excess income was transferred into our Reserve Fund per the excess income resolution passed at the November annual meeting.



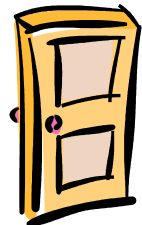
Security Cameras

The final phase of installing security cameras will begin soon. When completed, all the entry points to all three building as well as the pool area will be covered.

Winter Specials!

Consider sprucing up your unit for this season. We have negotiated special pricing from Shore Painting for additional services.

A new fiberglass exterior door can be purchased and installed for \$405. This price includes removal and discarding the existing door and installing the new door on the existing metal frame (Unfortunately there are no fiberglass frames. However, the existing metal frame can be primed and painted as part of the installation process.)



Or your existing metal entrance door and frame can be repainted for \$60. This price will include, as needed: rust removal, spot prime, full prime and finish coat. The price for repainting storm doors is \$40. These prices reflect the painting of the outer facing of the door and door jamb but not the inside of the door or jamb.

Leveling the low spots on your balcony so that the water drains away can be done at a cost of \$65 per square foot.

If you have an interest in any of these services, contact Shore Painting directly at 410.289.4771. This transaction is between Shore Painting and the unit owner.

Winter Pool Hours

The indoor pool is open 7 days a week until 11:30 pm for owners only.

Winter Reminders

Keep heat at 55 degrees. Shut the water off. Owners are responsible for any damages to common elements or other owners' units if any problems occur as a result of not following these winterization procedures. If you are not sure if the heat is on or water turned off, please contact Ocean Point, and your unit will be checked.

Royal Hawaiian Parking Ramp

A contract has been signed, and the replacement of the damaged parking ramp wall will begin shortly. Access to the upper parking deck may be limited or not allowed at all during the repairs. If you see the ramp blocked, do not bring your vehicle up. Instead use your other parking spot, or park on the street.

WiFi Access & Cost

You and your guests have the ability to access the internet via the Hawaiian Village network. The 2010 rates are as follows:

TIME PERIOD	COST (\$)
1 day	7.99
2 days	13.99
3 days	19.99
1 week	34.99
1 month	49.99
3 months	69.99
6 months	99.49
12 months	154.89

Your PC must WiFi enabled. To sign up, connect to the Hawaiian Village network when you are in Ocean City. Major credit cards are accepted. Call OpenCity at 443.854.3886 if you need technical assistance.

Property Manager

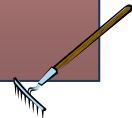
Ocean Point Ltd.
 Stephan M. Kenny, President
 Phone: 410.213.7144
 Fax: 410.213.2644
 Email: oceanpoint@msn.com

Upcoming Events

Saturday, April 24, 2010

SPRING CLEAN-UP & BOARD MEETING

followed by
 Owners' Luncheon



Annual Meeting Recap

A draft copy of the minutes is available on the web site www.hawaiianv.com.

David McClure of the Outrigger has been elected to a three year term on the Board. Dave has agreed to be the Board's primary contact for all pool related operations. Dave will also be responsible for representing the interests of the Outrigger owners. If you would be interested in assisting Dave with his role, then contact him at drdave95@hotmail.com.

Nadia Akhmed of the Waikiki was appointed to the Board to complete the term of Drew Davis. Part of her responsibilities includes representing the interests of the Waikiki owners. The Board has discussed some exterior improvements to the Waikiki building. Nadia would like to hear from Waikiki owners that would be interested in volunteering some time to help with these improvements. Please contact her at nadiaas@yahoo.com if you are interested.

Board of Directors

Richard Dannenberg, President
 Wade Hall, Vice President/Treasurer
 Jim Wilson, Vice President
 Nadia Akhmed, Vice President
 David McClure, Secretary
Board contact information is on the Hawaiian Village web site www.hawaiianv.com (on the Owners page).