



Mystic Harbour Homeowners Association, Inc. *NEWS BEACON* December 2022

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The next board meeting is scheduled for December 10th at 10am in the pool building.

The annual homeowners meeting will take place January 21, 2023 at 10am at the Bethany United Methodist Church, located at the corner of Snug Harbor Road and Stephen Decatur Highway.

President Updates

There have been some problems on the playground recently. Simply put, the playground is for CHILDREN, it is not a dog park. We understand that when bringing children to the playground, people have also been bringing their dogs. It is nice that the dogs can run and play as well, but recently it came to the board's attention that people have been allowing their dogs to dig holes and are not cleaning up after them. Please know, the association has to absorb the cost of repairing the holes; which in turn stresses the annual budget. If you bring your dogs with you to the playground, pay attention to them the same as you would your children. If they start to dig, STOP them and FIX the damage and if they do their business, CLEAN IT UP! These are things that should go without saying but it obviously needs to be said. *"Do you want your child to run and play and potentially fall in a deposit left by someone's dog?"*

If this does not pertain to you, I am truly sorry for the tone. We do not want to say no dogs in there but if this keeps happening, we may have no choice. The board does not have the time or resources to police common sense issues. Thank you for your cooperation in the matter.

This is the final reminder that there will be three board terms expiring with the upcoming Annual Meeting in January. Please consider joining the board to support our community. If you desire to join the board, please send a brief bio by December 5th to be included in the Owner's Annual Meeting Notice Packet.

Boat Yard Committee

Attached to this newsletter is the new boatyard storage application required for 2023. This application **MUST** be submitted and approved for any boat, trailer, and recreational vehicle being stored in the yard. NO CARS OR TRUCKS WILL BE ALLOWED TO BE STORED AND WILL BE IMMEDIATELY TOWED. Every boatyard user will need to submit one form for each item placed in boatyard storage. Property Owner(s) will need to submit the application on behalf of their renter. Once your application has been approved, MHHOA will tag your approved vehicle.

EVENTS COMMITTEE

- MH Ladies Night - Thursday, December 15th at 5pm at the clubhouse. This night we will host our ugly sweater (optional) / gift exchange. Please bring an appetizer/snack, your beverage of choice and a wrapped gift for the gift exchange (maximum value \$15).

Events Committee

For clubhouse rental or any questions please call Denise Kuhar at 443-791-7649. The cost for rental is \$80. It is required you clean up after your event or you will be charged accordingly. Please be aware the clubhouse will not be available for rental during the months of December 2022, January 2023 and February 2023. If you are interested in serving on the events committee please reach out to MHHOA21811@mail.com.

Grounds Committee

After further discussion with the local Fire Marshall whose station supports our community, he has again asked to please ensure your address numbers are present and readable. All address numbers should be a minimum of 3" in height and should be on contrasting background. For example, if your house is blue do not install the same color blue as numbers on your house front. There are many homes whose numbers do not support the criteria requested from the Fire Marshall. Please ensure your numbers are easily read from the road; this helps to ensure timely response from our local fire and police departments in the event of an emergency. Additionally, please ensure all exterior lighting is operational; lamp posts and front door light.

Architectural Committee

Homeowners continue to perform exterior alternations without submitting the required application to the Board for review and approval. This action potentially lengthens any project and puts the homeowner at risk for liens against their property. ALL exterior alterations/modifications/changes to your house and/or lot require you to submit an Architectural Request form.

For your convenience, an architectural request form has been added to the electronic version of this newsletter. In general, homeowners should be familiar with, compliant with, and avoid any violations of the HOA "Declaration of Covenants, Conditions and Restrictions", including but not limited to Article VII (Architectural Control) and

Article VIII (Rules and Regulations). Please include all required documentation so the Architectural Committee can consider your request and respond quickly. Please be aware that failure to obtain the necessary approvals from the board may result in additional action; up to and including legal action if required. In addition to an Architectural Request, your work may also require various county approvals. Failure to obtain the necessary written approval from the county may require the installation/placement be removed, in addition to other penalties from the county.



MYSTIC HARBOUR, BAY VISTA I and BAY VISTA II STORAGE AGREEMENT

This Agreement made this _____ day of _____, 20____ between Mystic Harbour Homeowners Association (MMHOA) and _____ for the calendar year of January 1, 2023 through December 31, 2023. *****This agreement will need to be submitted and approved each year for use of Storage Yard.***

Whereas, an Owner owns a boat and/or trailer OR other approved recreational vehicle ("Vehicle") to be stored (NO CARS OR TRUCKS ALLOWED), which is described as follows:

Vehicle Description, including year (NO CARS OR TRUCKS ALLOWED): _____

For Boat - Hull Identification # / Assigned Boat #: _____

Registration # (must be valid): _____

Tag # (must be valid): _____

Therefore, in consideration of the mutual covenants herein contained, the parties agree as follows:

For Mystic Harbour homeowners the cost per year is waived. For Bay Vista I and Bay Vista II homeowners, the cost per year is \$350 per approved "Vehicle" and is payable at execution of this contract to the Mystic Harbour Homeowners Association; and such fee is not prorated. All stored will be labeled by MMHOA with Owner's name, address and contact number. The boatyard combination will be provided at time of contract execution and must not be shared with others. State required tags and registrations must be valid throughout the term of this contract. Failure to adhere to these policies will cause loss of storage privileges.

The storage provided by this agreement shall be solely at the Owner's risk and Owner hereby releases MMHOA of all liability for any loss or damage to the "Vehicle" named above and any other property.

MMHOA reserves the right to move the "Vehicle" to any other storage space as MMHOA may find necessary to maintain the grounds.

This storage agreement shall terminate at the earlier of the expiration date stated within or when the Owner no longer resides in the community of Mystic Harbour, Bay Vista I or Bay Vista II. Either party may terminate this agreement by giving the other party ten (10) days written notice by certified mail. In the event the Owner terminates prior to the expiration of the storage period or in the event MMHOA terminates due to default of the Owner in the performance of the terms and conditions of this agreement, any storage fee paid by the Owner shall be retained by MMHOA and shall not be refunded or prorated. Upon termination of said agreement, Owner shall promptly remove "Vehicle".

****Property Owner(s) must submit and have an approved Storage Agreement for Renter's use of Storage Yard.**

Signature of Owner: _____

Printed Name of Owner: _____

Address of Owner: _____

Phone Number: _____ Email Address: _____

Application for Exterior Alteration (Architectural Request)

Association:	
Subject Property:	
All Homeowner Name(s):	
Homeowner Primary Mailing Address:	
Primary Phone Number:	Secondary Phone Number:
Primary Email Address:	Secondary Email Address:
Describe proposed alteration, attach sheets if necessary:	
Contractor's Name, if applicable:	

All Homeowners listed on the Deed must initial and sign this form where indicated.

____ / ____ If applicable, you must submit items 1 through 5 for this application to be processed. If these items are applicable and not submitted, this application will be denied:

1. Total dimensions of proposed project, if applicable, include square footage;
2. Complete list and description of materials to be used, including manufacturer, color, and model;
3. If applicable, plat showing property boundaries with the area of the proposed alteration drawn on it;
4. If applicable, diagram, elevation, and/or illustration of the proposed project, (a working web-link may be used);
5. If a contractor is completing work, copy of contractor's work license and certificate of insurance.

____ / ____ The Homeowner(s) hereby agree that any and all liability caused by, or arising from, this modification shall be assumed by the Homeowner(s). Homeowner(s) agree to release the Association, and Declarant of any and all liability.

____ / ____ Approval by the Association is for the outward appearance only and does not imply any engineering review of a structural nature has been completed. No structure may be permanently installed in any drainage or utility easements. Any construction pursuant to the provisions of this approval shall be subject to the continuing effect of the provisions of the Declaration, Bylaws, Rules and Regulations of the Association, the Architectural Review Committee, the Board of Directors, and/or their designee.

____ / ____ This application will be forwarded for review to the Board of Directors and/or the Architectural Review Committee. It is the Homeowner's responsibility to obtain any government issued permits that may be required for the proposed alteration. If the requested alteration requires any ground to be dug up, it is the Homeowner's responsibility to have any underground utilities identified to prevent damages from occurring.

____ / ____ Depending on the scope of your project, please allow at least 30 calendar days for the Board of Directors and/or the Architectural Review Committee to meet and review this application. Status updates and questions may be emailed to mhhoa21811@gmail.com. Please allow two full business days for a response.

____ / ____ The Homeowner(s) agree that they will contact the Board of Directors and/or the Architectural Committee upon completion of above listed alteration(s) for review and sign off by MHHOA.

Homeowner's Signature: _____ Print Name: _____ Date: _____

Homeowner's Signature: _____ Print Name: _____ Date: _____