



THE NEWS BEACON

JULY 2024

MYSTIC HARBOUR HOMEOWNERS ASSOCIATION, INC.

1 BOARD OF DIRECTORS

President	Vice President	Treasurer	Secretary
Corey Rimel	Gina Pappalardo	Margaret Butler	Denise Kuhar
Member at Large	Member at Large	Member at Large	
Debbie Bressi	Becky Lentz	Kelly Quinn	



Events Committee

July 4th – Fourth of July Stay Safe!

July 6th – Pool BBQ+Potluck

July 17th – Mobile Library 12:00pm-1:00pm- Blacktop parking area

July 27th – Adult Pool Party, 6:00pm-8:00pm

August 24th – Adult Pool Party, 6:00pm-8:00pm

ADULT POOL PARTY-ANYONE CAN BRING AN APPETIZER OR SNACK TO SHARE WITH YOUR NEIGHBORS AND YOUR OWN ADULT BEVERAGES (NO BOTTLES PLEASE)

Thank you Volunteers!! Dee and everyone at the snack shack. Ron, Larry, Grant & Troy for all the recent clean up and repairs in and around the community. We appreciate you all. We are always looking for more volunteers. Please contact mhhoa@gmail.com if interested.

Association Phone is working 410-213-0500 and leave a message and a board member will get back in touch with you. Please remember to leave your phone number.

Playground Area- It is not a dog park it is a playground for children. Please keep your dog out of the playground.

Community Safety

THE SPEED LIMIT IN MYSTIC HARBOUR IS 25 MPH

ALL DOGS MUST BE ON LEASHES

MAKE SURE YOUR ADDRESS IS VISABLE- THIS IS IN CASE OF AN EMERGENCY.



A Message from The President

WOW, hard to believe that we are halfway through 2024.

As you are aware we are still working with our attorney and trying to complete the acquisition of the pool property my previous letter gave a lot more information about that I just wanted to let you know that we are still continuing to move forward with this process and once we have the “T’s crossed and I’s dotted”, We will be able to finalize the acquisition.

I must announce that Rick Edwards has resigned from the Board of Directors. Thanks to Rick for his years of service to the community and handling the Architectural Review and managing the community’s lawn services.

The Board has chosen Deborah Bressi to fill the vacancy until the next annual meeting.

This is just a reminder that most here are volunteers. The board, the maintenance committee and the pool/snack shack. They dedicate their time to making this community a better place.

All volunteers should be treated with respect.

Verbally assaulting or harassing a volunteer in this community will not be accepted. The HOA has the right to revoke your any privileges should you cross any of these lines.

If you are considering putting your home on the real estate market, you will be required to provide a resale package to the buyer. As part of this, Architectural Review will do an exterior review of your property. And list any issues that need to be addressed. **WE RECOMMEND CONTACTING US VIA EMAIL PRIOR TO LISTING IT SO THAT YOU WILL BE ABLE TO ADDRESS ANY ISSUES**. Otherwise, there may be a delay in the resale package while we wait for the Committee to complete the review.

REMINDER: When you are sending in your HOA and Pool Assessments to the Lock Box, it is best if you send it with the coupons. If that is not possible, please include on the memo line which one it is for, so the bank can correctly note which payment it is for when they make the deposit.

**ON BEHALF OF THE BOARD AND MYSELF WE WANT TO WISH YOU ALL A SAFE AND
HAPPY FOURTH OF JULY!!!**

Leases- The board wants to remind all the homeowners of the bylaws and covenants for our development. We had some issues last spring and summer. ALL HOMEOWNERS PLEASE REVIEW ARTICLE VIII SECTION (12) LEASES

NO LOT OR STRUCTURE THEREON MAY BE LEASED FOR LESS THAN THIRTY (30) DAYS. EACH LEASE SHALL BE IN WRITING AND SUBMITTED TO THE BOARD OF DIRECTORS. ANY HOMEOWNER(S) IN VIOLATION OF THIS WILL BE SUBJECT TO A FINE/PENALTY. THE PENALTIES STARTING AT \$3,000.00 AND INCREASE WITH EACH OCCURANCE.

Grass cutting- Grass cutting is on, so remember to remove all debris and dog feces’ out of your yard so the grass cutters can cut your yard correctly. The grass cutters will not cut lawns with dog feces and materials in the yard. (They do not move furniture or any other items in yards before cutting)



Pool Committee

The Pool is still in need of volunteers for the summer to work the snack shack. If we cannot hire more volunteers we may need to reduce the operating hours for the snack shack. Please contact Dee at denisekuhar@yahoo.com/443-791-7649.

Notification to homeowner's delinquent on HOA dues.

Any homeowners that are not current on their HOA dues will not receive their pool pass for 2024 until all delinquent HOA dues and fees are paid.

The Pool Committee will NOT accept any payments at the Pool. Homeowners MUST make their payment to the Bank of Ocean City. When Mystic Harbour office receives the daily payment report from the Bank of Ocean City, the homeowner can receive the Pool Pass. Please allow 72 hours for payment to be processed to pick up your pool pass.

Homes that are being rented for 30 days or longer must forward your rental agreement and Worcester County license to mhhoa21811@gmail.com in order to receive your pool pass.

If you are renting your home for less than 30 DAYS, you are in violation of the by-laws and will not receive your pass.

Treasurer's Update

ALL DUES AND SPECIAL ASSESSMENT ARE DUE.

Reminder: All dues' payments should be mailed to the Bank of Ocean City PO Box 4100, Ocean City, and MD 21843 (address on payment coupons).

Alternatively, you may take your dues payment into the bank personally; they will provide you with a receipt of payment. Please let the teller know that you are making a "lockbox" payment.

If you do not have your coupons, you can still mail to the Bank of OC, just put your lot number under memo on your check. You can also mail your special assessment with your monthly dues in one envelope or drop off at the bank.

ALL MONTHLY FEES ARE DUE AS NORMAL. SPECIAL ASSESSMENT PAYMENT MAY BE PAID IN ADVANCE BUT WILL BE DUE MONTHLY ONCE SETTLEMENT OCCURS.

Boat Yard Committee

BOATYARD REGISTRATION IS ANNUAL. MAKE SURE TO SEND IN YOUR REGISTRATION FORM FOR 2024.

There are several trailers, boats etc. in the Boatyard that have not been registered with the HOA. If you have one of these items, attached to this newsletter is the boatyard storage application required for 2024. This application **MUST be** submitted and approved for any boat, trailer, and recreational vehicle being stored in the yard for January 2024. 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. Any items in the storage yard without an approved application will be towed at the owner's expense. NO CARS OR TRUCKS WILL BE PERMITTED TO BE STORED AND WILL BE IMMEDIATELY TOWED. **Please forward your contract to the attention, Ron Kuhar.**

Please remember to cut around your boat in the storage area. The lawn cutters cannot get under your boats and on the sides if they are close to each other.

Architectural Committee

A new architectural committee has been established with 3 volunteers from the community that will work closely with the board on all architectural requests and concerns.

*Remember you **MUST** submit an Architectural Request form when you desire to perform any work on your lot or the exterior of your home. As a homeowner you are also required to connect with Worcester County to obtain any necessary permits and/or to confirm whether you need a permit before moving forward with HOA approved work. Currently, there is a 2-3 week backlog at the county office for permit approval. The Architectural Review Request form is also attached to this newsletter.* Applications submitted that do not provide ALL the necessary and complete detail will be declined. 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 require the installation/replacement be removed in addition to other penalties, from the county.

REMEMBER TO EMAIL YOUR APPLICATION TO MHHOA21811@GMAIL.COM

Under the Architectural section of the Governing Documents, there has been a ride through the community looking for issues that homeowners need to address. If you receive a "Violation Notice" please take the necessary steps to correct the issue Promptly!

Since the weather is starting to improve, it is time to address issues with lawn and landscaping around our homes. Please take the time and clean up your properties. There will be another ride through in July or August. To avoid getting a violation notice, please take a look at your property from the street. We are working to institute a standard of "Curb Appeal" that will make our community even more desirable for perspective buyer and keep the community looking great.

If you receive a violation, you will be given a time frame to address the issue and if it is not resolved and we have not had communication that it is being addressed. The board will have the issues corrected at the homeowner's expense. Any such expense is

treated as an assessment and subject to standard collection process the same as a monthly fee.

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, 2024 through December 31, 2024. ***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 **\$400** 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 the 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)

WARNING: ADDITIONS OR ANY EXTERIOR CHANGES MADE BEFORE APPROVAL MAY RESULT IN FINANCIAL CONSEQUENCES

1. NAME: _____

2. ADDRESS OF PROPOSED CHANGE: _____

3. LOT NUMBER: _____

4. CELL (HOME) NUMBER: _____ EMAIL ADDRESS: _____

5. MAILING ADDRESS (if different from #2): _____

6. DESCRIPTION OF PROPOSED CHANGE – Provide a description of the proposed alteration, including the purpose or reason for the change, and the type, style and color of materials to be used. Describe the location on the lot, and provide any pertinent information such as sketches, drawings, photographs or product literature that may be required to evaluate the proposed change. If more space is needed, please attach a separate sheet.

7. REQUIRED EXHIBITS AND SUPPORTING DOCUMENTATION: The supporting exhibits or supporting documentation listed below must accompany this design review application, as applicable for the proposed change. An application submitted without all required submissions will be considered incomplete. In such a case the Architectural review Committee's (ARC) sixty (60) day review period will not commence until all required submissions have been provided.

- A. SITE PLAN/PLAT – A county registered site plan of the property showing the location and dimension of the proposed improvement, including orientation with respect to the property line, unit and adjacent dwelling units must be provided for ALL applications. Site plans/plats must be to scale.
- B. ARCHITECTURAL DRAWINGS AND PLANS – Detailed architectural drawings or plans must be provided for proposed structures and major landscape improvements.
- C. PAINT OR STAIN COLORS – A sample of the color(s) to be used must be provided for all painting and staining, together with a list of existing colors on the house or deck, which will remain unchanged.
- D. FINISH MATERIAL – A description and/or sample of all the finished material to be used for the exterior surface of the proposed improvements must be provided.
- E. PHOTOGRAPHS – The inclusion of photographs is appropriate to clarify type, model and style of additions such as storm doors, lighting fixtures, decorative objects, etc.
- F. OTHER EXHIBITS – Other exhibits may be required in order to permit adequate evaluation of the proposed change. Homeowners with questions are advised to seek guidance from the ARC prior to the submission of an application.

8. ESTIMATED STARTING DATE OF CONSTRUCTION: _____

9. ESTIMATED COMPLETION DATE: _____

10. Nothing contained herein shall be construed to represent that alteration to lots or buildings in accordance with these plans shall not violate any of the provisions of the local building and Zoning Codes to which the above property is subject. Further, nothing contained herein shall be constructed as a waiver or modification of any said restrictions.

11. Where required, building permits shall be obtained prior to the start of any construction. Nothing contained herein shall be constructed as a waiver of said requirement.

12. Owner further understands and agrees that no work in this request will commence until written approval has been obtained from the ARC and any and all permits are obtained from the county. Additions or exterior changes made before approval may result in financial consequences.

13. Owner further understands and agrees that any exterior alterations undertaken before written approval is obtained is not permitted and that the Owner may be required to restore the property to its former condition at Owner's expense if such alterations are made and subsequently disapproved in whole or part. Further, Owner understands that any legal expense associated therewith may be the responsibility of the Owner.

14. Owner agrees to give the Board and/or the ARC express permission to enter on the Owner's property during normal business hours to inspect the proposed project, the project in process, and/or the completed project.

15. Owner understands that any approval is contingent upon the completion of alterations in a workmanlike manner and in accordance with the approved plan and specifications for said alterations.

16. Owner acknowledges that he/she is familiar with the design review requirements and procedures for Mystic Harbour Homeowners Association.

17. Owner understands that the authority to perform an alteration granted by this application will automatically expire if work is not commenced within 6 months following approval or other time frame authorized by the ARC and completed within 1 year, or other time frame authorized by the ARC. **Work is not considered complete until Owner calls the ARC for a final inspection and after final inspection a Certificate of Compliance has been issued.**

18. If applying for a deck, please attach top view and side view drawings with accompanying measurements.

19. All complete (see #7 above) design review applications received by the ARC will be acted upon 30 days. If notification is not received within 30 days, please contact the ARC.

20. 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 from any and all liability.

21. 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 on 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.

22. I have read and understand the above application and notes in their entirety and do hereby submit this application for review by the ARC at Mystic Harbour Homeowners Association.

OWNER'S SIGNATURE

DATE

OWNER'S SIGNATURE

DATE

DATE RECEIVED

ACTION BY THE BOARD

☐ Approved as requested.

☐ Approved subject to the following conditions/modification: _____

☐ Disapproved for the following reason(s): _____

Notification to Owner on: _____
DATE

Authorizing Signature