



220 16TH STREET, OCEAN CITY, MD 21842 TEL. 410-289-6156 FAX 410-289-5443

Mann Properties E-Bulletin

2019 Edition

SPRING - A NEW BEGINNING!

New Ninja Challenge in OC

by Greg Ellison

(March 1, 2019) Although proper stretching is advised, Ocean City visitors and residents can experience a fresh recreational pursuit this summer following the introduction of the “Ninja Obstacle Challenge,” at the Downtown Recreation Complex on Third Street. Tourism and Marketing Director Donna Abbott announced during the City Council work session on Tuesday that terms were recently finalized for the “Woodward WreckTangle,” a proprietary obstacle course tentatively slated for the northwest corner of Philadelphia Avenue and Third street. She said the deal came after months of negotiations with Chris Prybylo, a consultant with Powdr Adventure Lifestyle. “An agreement was approved by

council in executive session last week that will bring a Woodward WreckTangle to Ocean City this year,” she said. Abbott said Woodward is part of the Powdr portfolio, which has owned and operated performance events and venues since its inception in 1970. Despite the “Ninja Obstacle Course,” being new to the resort, Abbott said the city has prior experience dealing with Prybylo.

“We have previously worked with Chris on the Dew Tour,” she said. Abbott said the WreckTangle project was initially presented to the Ocean City Tourism Commission, which sent a favorable recommendation for approving the all-ages obstacle course to the

mayor and council. “The WreckTangle is a proprietary “Ninja Obstacle Challenge” ... named after its rectangular shape,” she said. “It first debuted two years ago [in Colorado] at Copper Mountain.”



Springfest O.C., MD

Pricing and exact hours of operation will be determined later, Abbott said.

High Five

by Christina Whitwell



Buck Mann - Owner & Property Manager at Mann Properties, INC.



Igor Conev - Vice President

- Igor is a loyal employee, celebrating his 18th year with Mann Properties
- He holds his PCAM certification since 2010
- Outside of his profession, Igor enjoys taking part in charitable activities, which benefit the "Believe in Tomorrow" foundation and "Children House by the Sea", e



Kathy Cluster - Office Manager

- Kathy received her accounting degree from Wor-Wic Community College
- With a background in banking, she was the ideal candidate to become the head of accounting
- She has been Buck Mann's financial expert for 22 years



"The negotiating power of a large scale corporation while maintaining a personal touch and attention to detail of a local mom and pop business"

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<http://www.ocmannproperties.com>



Curtis Crouse - Property Manager

- Licensed Property Manager, with experiences in Maryland, Delaware, New Jersey, and Virginia
- Recognized in various states for his outstanding achievements, including the "Manager of the year" award
- Curtis' vast experience includes commercial and residential community management, as well as tax credit community- and sales management



Richard Brucki - Property Manager

- Holds a Finance Degree form High Point University
- Licensed Property Manager, with over 20 years of experience within the field
- Richard won numerous awards for outstanding customer service



Origins of the Easter Bunny: A Scientific Satire

by Jacklyn Walling

As a young child, my only annual worry was whether or not the eggs left by Thumper for the traditional Egg Hunt would be found filled or shattered to plastic shavings courtesy of the neighborhood coons. Waking up to woodland critter ravaged chocolate-less eggs was quite a devastating Easter morning. As a grown up, I am forced to ponder the origin of a traditionally male, featherless, egg-laying mammal. After some careful research and a well-constructed study, I am thrilled to contribute my theory to the *Journal of Animal Science*.

Historically, rabbits symbolized fertility and are known to be one of the most prolific creatures on Earth. The females have the capability of conceiving a second litter while pregnant with their first. We may have to have a special edition of Junior Animal Scientist to explain that one to the kids! It's no wonder the Easter Bunny can drop off eggs to millions of households in 24 hours, he's still on a high from last night's shenanigans.

Upon closer inspection of the genotype, there appeared a once in a lifetime mutational defect located on a gene influencing multiple phenotypic characteristics. An SNP had morphed a nucleotide into a

newly unheard of nucleic acid. Not only was the change responsible for the abilities of the bunny to walk upright, lay colored eggs, and exhibit a mortality of zero percent, a whole new field in molecular genetics just opened!

Contrary to this study, History.com suggests the Easter Bunny is a mere mythical tale originating in the 1700s from German traditions. German immigrants settled in Pennsylvania and passed on their ideas of Osterhase, an egg-laying hare, depositing eggs in the nests children made for Easter.

Perhaps at this time, the data available is conflicting so until more research can be pursued, enjoy some articles dedicated to discovering more information about the beloved Easter Bunny's relatives.

Happy Easter!



BTW: Adult Costumes are available at <http://www.kidsstuffstation.com>

Easter Art & Crafts Fair



O.C. Convention Center 4/19-4/20/19

Friday 10am – 5pm

Saturday 10 am – 7pm

Admission - \$4 for adults, \$3 for children

OCEAN CITY WIDE ALERTS

Sign up for city wide
alerts at

www.oceancitymd.gov

Go to pages of interest ->
city wide alerts & add your
email to



OCEAN CITY ST. PATTY'S DAY 5K RUN

This 5K run on the Boardwalk has become an annual tradition here in Ocean City. The race starts at 9am and enjoy the post-race celebration at Shenanigans Irish Pub on 4th St. For more info go to www.octrirunning.com

March 16, 2019

ST.PATRICK'S DAY PARADE

Come wearing your green! Each year, the local [Irish-American community](#) (and its many friends on the Eastern Shore) celebrate St. Patrick's Day with a colorful festival and parade.

The festival site at 45th St. Plaza is home to the parade's reviewing stand and offers entertainment, food and beverages (Parade participants — a hometown mix of marching bands, floats, service organizations, clubs, and law enforcement groups, entertain the cheering crowds lining the parade route. Local media televise the event for the entertainment of the home crowds. Prizes are awarded. Free for spectators.

To register to be in the parade or to find out more check out the Delmarva Irish American Club. www.delmarvairish.org.

Changes Effective October 1, 2016 to Resale



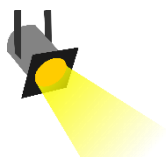
Disclosures in Maryland

This past legislative session, the Maryland General Assembly undertook a review of the resale disclosure laws for condominiums and homeowners associations. After input from CAI's Maryland LAC and other organizations, a limited number of changes were passed

and will become effective October 1, 2016.

For condominiums, changes to § 11-135 of the Maryland Condominium Act include disclosure of the Association's actual Reserve Report, a summary of the Report, or if there is no report a statement of the status and amount of reserves held by the Association. The new law also requires a disclosure of "actual knowledge" by the Association of a health or building code violation with respect to the common elements. This is a narrower disclosure than currently exists under the current law on this particular issue. Finally, the new law caps the charges that may be imposed by an Association for a resale certificate at \$250. Any increase in this amount will be tied to the Consumer Price Index and may not occur more frequently than every two years. A unit inspection fee of \$100 and a rush fee of \$50 to \$100 are also provided for in the amendments and may be charged by the Association in addition to the \$250 base fee.

For homeowners associations, § 11B-106 of the Maryland HOA Act adopts the fee limitations set forth above. Specifically, the fee for a resale certificate is capped at \$250, with a possible increase every two years in accordance with the Consumer Price Index. A rush fee of \$50 to \$100 is also provided for in the amendments. Notably, for the first time, the MD HOA Act also places an affirmative obligation on a homeowners association, or its management agent, to provide resale disclosures to a requesting party within certain timeframes. Previously, the MD HOA Act did not place an affirmative obligation on homeowners associations to produce disclosures of this nature directly to a requesting party even though many associations provided disclosures as a convenience to owners and prospective buyers. None of the other changes made for condominiums under § 11-135 are applicable to homeowners associations.



URGENT: Tell your state officials to VOTE YES on HB 249

Dear Community Associations:

The CAI Maryland Legislative Action Committee (MD-LAC) needs your help in supporting House Bill 249. Please contact your state officials by following this link and ask that they SUPPORT HB 249. <http://mgaleg.maryland.gov/webmga/frmMain.aspx?id=HB0249&stab=01&pid=billpage&tab=subject3&ys=2019RS>

The bill passed unanimously the House Environment and Transportation Committee; it is now to be heard by the Senate Judiciary Committee and we need your help to maintain momentum to pass this very important legislation. Current law allows for the shift of a Master Policy's deductible not to exceed \$5,000 to the owner in whose unit a loss originates. HB 249 would effectively increase a unit owner's deductible responsibility when a casualty loss originates in that unit or from a component servicing only that unit from the current \$5,000 to \$10,000.

While the current deductible law (passed 2009) works for condominium associations that have Property coverage subject to a \$5,000 deductible, many associations for any variety of reasons, have found themselves with Master Policy deductibles much higher than \$5,000. It can be financially difficult to address more important issues if associations must use their resources to pay very high deductibles while the owners in whose units a loss originates are responsible for only a small portion of that deductible.

Increasing an owner's deductible responsibility will have a multi-faceted, beneficial effect of alleviating some of the deductible expense burden for associations when a loss originates in a unit, will allow associations to refocus funds toward proactive repairs, will ideally compel owners to maintain their units to avoid loss, and will help stabilize condominium fees.

HB 249 also seeks to clarify that losses that originate outside of the condominium units and common elements (outside of a building) be subject to a deductible that is a common expense. While the intent of the original 2009, law was to assign deductible responsibility to an owner when a loss originates within a unit, it allows for open interpretation where losses that originate outside the unit (such as weather events) are concerned. MD-LAC urges you to support HB249 to close this gap closed to avoid any varying interpretation of intended law.

The Senate Judiciary Committee is currently reviewing HB249. It is URGENT THAT YOU CONTACT YOUR OFFICIALS and tell them to SUPPORT HB 249. Members of the committee are at this link <http://mgaleg.maryland.gov/webmga/frmMain.aspx?pid=cmtepage&stab=04&id=jpr&tab=subject7&ys=2019RS>

Sincerely, CAI Maryland Legislative Action Committee



Insurance Premium Increases and Trends

As anticipated, due to the major hurricanes, wildfires and winter storms over the last couple of years, the insurance premiums are finally starting to increase. S&P Global has a very detailed report and comparisons on their website: <https://www.spglobal.com/marketintelligence/en/news-insights/latest-news-headlines/48294052>

Many factors go into the property rates calculations such as age of various elements and/or upgrades; type of construction; location; current rate; loss ratio; additional coverages such as Building Law & Ordinance; Water & Sewer Backup; etc. The increases can be moderate from about 5% for associations with no losses to over 10% for associations with losses. Due to the construction boom in the country over the last 2 years the cost of materials and labor has also increased and therefore so has the cost of reconstruction value of buildings. A big factor in the size of the losses and subsequently loss ratios have been the changes in building codes (wind zones, energy codes, fire safety codes etc). International Building Code (IBC) issues updated codes every 3 years. If the reconstruction cost increases 3%-5% so would the premiums for property coverage. So, the combined premium increases we are starting to see are on average is about 10%. This is yet another reason why a proactive risk management plan is needed which includes proactive maintenance on the various common elements (i.e. roofs or fire suppression systems) and having current quality insurance reconstruction appraisals is so important.

The other issue we are starting to see is that the insurance companies are demanding higher deductibles. Considering the number of associations, we manage, and the fact that we deal with 15 different insurance agencies we have a broad knowledge of where the market is going. Typically, when the rates start to increase we also start to see new companies that have never written in our coastal area come in the market for a year or two and then bail out. We've also had cases where new insurance companies would write the coverage and come back and cancel it a month later. When we discuss proposals with the Boards, we emphasize experience with Claims Handling, Coverages & lastly Premiums. Considering that we don't make a dime out of this but we spent a lot of time for you, you can be assured that we have your best interest in our minds.

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220 16St



Ocean City, MD 21842



The Maryland Smoke Alarm law was changed in 2013 in order to help save more lives when a fire starts in a residence.

Maryland homeowners have had until January 1, 2018 to comply with the new law. If you still haven't met all requirements, Mann Properties can help!

Cost for installment is \$125, plus the cost of \$25 per smoke detector. Please call us to schedule your appointment. Our office number is 410-289-6156.



SATURDAY, APRIL 13, 2019

Early bird registration \$10 through January 15, 2019! Then new lower \$20 registration fee through Walk Day!

http://www.info-komen.org/site/TR/RacefortheCure/TOW_MarylandAffiliate?pg=entry&fr_id=7506