

# GULL WAY VILLAS NEWSLETTER



Spring, 2021

[www.gullwayvillas.com](http://www.gullwayvillas.com)

Welcome to all owners-new and old! Thankfully, restrictions have eased during the Pandemic, although everyone should continue to take care with CDC recommendations. Many of us who did not make it to Gull Way last season will try to spend time in Ocean City this summer. New owners will find relevant information in this newsletter and on the Gull Way Villas site shown above.

## Gullway General Meeting



Saturday, July 3, on the green  
For All Owners General Meeting: 10 AM  
If not safe, owners will be notified by email for meeting on Zoom @ 10am

**President: Jeff Dolan**

**Vice President: Jo Ann Tollenger**

**Secretary: Judi Bidwick**

**Treasurer: John Wells**

**Mgr: Cyndy Dennison**

Receive citywide alerts from Ocean City via text, email—to subscribe to gov delivery, go to:  
“citywide alerts”@ [www.oceancitymd.gov](http://www.oceancitymd.gov)

## WHAT IS GOING ON AT GULL

- \*New garage doors have been replaced in all sheds
- \*All locks have been replaced on shed doors.
- \*Swimming pool fence has been repaired.
- \*Parking lots have been sealed and stripes painted
- \*Foundations will start in April.
- \*Interior pressure washing of buildings scheduled for April.
- \*New insulation and vapor barriers have been approved. Start date has yet to be determined



**PROXY** If you will not attend the General Meeting and wish to designate a proxy for any matters brought before the membership, please fill out your proxy designating your choice and return to Gullway Villas, PO Box 668, Ocean City, MD 21843. A proxy may not be used to vote for the BOD members.



**Architectural Committee: Before starting any condo-improvement project, remember to contact the committee for approval. All necessary forms and contact**

info are on our website—  
[www.gullwayvillas.com](http://www.gullwayvillas.com)  
**CHECK HOT WATER TANKS, SINK DRAINS, ELECTRICAL OUTLETS**

Many are beginning to leak, causing flooding and water damage. Owners must turn main water valve off when leaving unit for 24 hours or more. **Check electrical outlets and replace if they spark when plugged in or removed.**

**Reminder:** Owners must have their own liability insurance and must look into getting a rider (if necessary) on their policy as soon as possible. *The Gullway property insurance deductible has changed and is \$10,000.*

## **RENTAL PROPERTY OWNERS**

If you rent your property to anyone, at any time, the law requires you to obtain an Ocean City rental license and an Ocean City noise control permit. This is to assure compliance with all laws, ordinances and regulations applicable to rental housing units within the corporate limits of OC. Applications may be obtained at City Hall, 301 Baltimore Ave, by mail at Town of OC, PO Box 5000, Ocean City, 21843, or by telephone at 410-289-8833.

Anyone in need for a certificate of insurance may access *our insurance portal* and request one: Go to: [imgoc.com](http://imgoc.com)  
Look for the tab that says Condominium Certificate Request  
Fill out the required info and they will forward within 24-48 hours.

Message from Rick Meehan, OC Mayor  
<https://www.youtube.com/watch?v=8lyZTAyLthk>

For a list of town ordinances go to this site--  
<https://www.oceancity.com/town-ordinances/>



### BE READY FOR STORMS

Hurricane season begins June 1 and this year promises to be a vicious one according to the predictions. Summer storms can be violent and require deck and patio furniture be removed. In the fall, all outside furniture, awnings, plants and décor must be removed by the owner by Labor Day or on the last day of residence. There is a \$50 charge if the manager has to remove, tie down or secure items.

STORM SURVIVAL GUIDE FOR O.C.

<https://oceancitymd.gov/oc/wp-content/uploads/StormSurvivalGuide2015.pdf>

### **BOARD OF DIRECTORS REQUEST:**

If you would like to run for the Board of Directors, send your name to one of the Board Members. All addresses are on our website—[www.gullwayvillas.com](http://www.gullwayvillas.com)



BULK PICK UP—CALL 410-524-0318  
October 1—April 30, M-W-F, curbside  
\$20-first item, \$5-add'l item, \$30-3 items

### **POOL OPENS WITH RESTRICTIONS:**

May 28, 10am—6pm, July, 10am—8pm

Pool attendant will clean pool area & enforce restrictions.

Patrons will *maintain social distancing* with non-family members

Follow proposed restrictions

- No more than 25 patrons allowed in the pool area at any time
- No toys allowed (safety flotation devices permitted)
- Food and drink are still permitted but patrons must remove their trash from the pool area
- During periods of high pool usage, patrons will be limited to a 2-hour visit
- Patrons who leave the pool area for more than 15 minutes relinquish their spot at the pool

### Emergency & General Information

Atlantic General Hospital 410-641-1100

Police-Fire-Ambulance 911

Beach Patrol 410-289-7556, 410-250-0125

Coast Guard 410-289-7559

MD Natural Resource Police 410-548-7070

Maryland State Police 410-641-3101

COVID-19 Questions 211

Lost and Found (PD) 410-723-6611

Animal Control 410-723-6649

Fire Dept Headquarters 410-289-4346

OC Transportation 410-723-1606  
Library, 100<sup>th</sup> St, bayside 410-524-1818



Bus and bike lanes are on both sides of Coastal Highway to support flow of traffic. Please do not park or drive in these lanes unless making a right turn. Be alert for bikes when entering or leaving the highway. Bikers must obey the same traffic laws as motorists and may receive citations for failure to obey these rules.

Do not ride against the flow of traffic or fail to obey traffic signals. At night a headlight and rear reflector are required on all bikes used in Ocean City.



### PROHIBITED IN DUMPSTERS

\*Motor vehicle tires

\*Building materials—lumber, carpet, etc.

\*Hazardous radioactive or medical wastes, TV

\*Burning or smoldering materials or anything that might create a fire

\*Rocks, dirt, sod, paint, motor oil, etc.



**NO GRILL USE FOR RENTERS**

This is just a reminder that renters **may not use grills** at any condo or anywhere on Gullway property. Owners, please remind your agents and renters.

**REMINDERS**

- Provide Mgr with keys when changing locks
- Unclog dryer vent once a year to prevent fire
- Turn off water when leaving 24 hrs or more
- Check stove cord for old/worn connections
- Paint or replace rusty storm doors/screens
- 14 & under must be with adult at the pool
- Store bikes in racks or inside your unit
- Check smoke detector and fire extinguishers
- Owners adhere to leash and pooper laws
- Owners, use red passes
- Renters, use original--in date renter pass
- All trash must fit inside dumpsters
- Front-in parking only on lots
- One car per unit on holiday weekends
- Set heat to 55 degrees when leaving in fall
- Adhere to city noise ordinance after 11pm
- Post rules in condo for renters
- Abide by pool rules, listen to attendant
- Remove deck/patio furniture for storms



**RENTING YOUR UNIT,**

Be Sure To:

- Give Rules to real estate agent & renter
- Respond to complaints about your renters
- Work with the GV Manager
- Remind guests to wear pool passes
- Give guests *legal* rental passes
- Tell guests no bikes in hall, deck or patio
- Ensure renters are aware of city ordinances



**PET PARENTS**

Bringing your four-legged friend? It's important to note that animals are only allowed on the beach and boardwalk between October 1 and April 30. Any handler or owner of a dog must remove any waste deposited on public or private property not owned by the handler or owner in possession of the dog. Also dogs must be kept on a leash when being walked in and around Ocean City. A Dog playground is available at 94<sup>th</sup> Street and bayside so your pet can be let loose and enjoy its time locally. For more information, contact OC Recreation & Parks at 410-250-0125.

Gullway owners must be present when dogs are housed in their unit.  
Renters are not allowed to have pets.



Check out our website:  
there are lots of new things  
[www.gullwayvillas.com](http://www.gullwayvillas.com)

**Boat Trailers:**

Unless otherwise posted, boat trailers are not to be parked on any street, alley, lot from 5/1—10/1 or they will be towed



**NO SMOKING IN OCEAN CITY--  
EXPLANATIONS OF REGULATIONS**

The Town of Ocean City's restricted smoking policy will continue **on the beach and Boardwalk**. the ordinance, which took effect on May 1, 2015, prohibits smoking on the Boardwalk and provides designated smoking areas on the nearby beach. These areas are SMOKE-FREE:

1. Boardwalk & beach access ways

- 2. Beach & dune crossings
  - 3. Parks & covered bus stop shelters
- Smoking and vaping are unlawful in all public parks, boardwalks and beaches.**

**Penalty**

Any person who violates this ordinance shall be subject to a municipal infraction of up to \$ 500.00, which can be issued by an employee of the Department of Recreation and Parks and others.

**HEALTH CARE SERVICES**

10th Street Medical Center: 410-289-0065

75th Street Medical Center: 410-524-0075

126th Street Medical Center: 410-250-8000

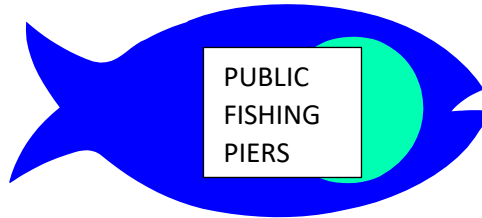
Youth Health Center/Caroline St.: 410-289-4044



**PUBLIC BOAT RAMPS**

- Assateague Island Park, Rt. 611 at Assateague Island Bridge
- Gum Point Road off Rt. 589, West OC
- OC Commercial Harbor, 12806 Sunset Ave., West OC
- 64<sup>th</sup> Street Ramp, base of water tower, OC

Download app for parking in OC. Pay from your phone [www.parkmobile.com](http://www.parkmobile.com)



- Inlet Park, downtown OC, at the Inlet
- Third Street Pier, bayside
- Ninth Street Pier, bayside
- Northside Park, 125<sup>th</sup> Street, bayside

Gull Way Villas Condominium Budget for Year Ending May 31, 2022 Submitted March 9, 2021		Schedule C
Estimated CASH BALANCE MAY 31, 2021		\$47,000
<b>FUNDS PROVIDED BY:</b>		
Assessments (Condo Fees) - includes prepaid	\$259,200	
Miscellaneous Income	1,200	
<b>Total Funds Provided</b>		<b>\$260,400</b>
<b>TOTAL CASH AVAILABLE</b>		<b>\$307,400</b>
<b>USES OF FUNDS:</b>		
Buildings and Grounds:		Change
Maintenance of Buildings	6,960	
Termite Protection		
Repair of Buildings	10,000	1,300
Grounds Maintenance	14,230	240
Mowing	5,280	80
Fertilizer & Weed Control	750	
Flowers	1,000	
Miscellaneous Maintenance	1,200	
Parking Lots		
Snow and Ice Control	4,500	
Maintenance, Repair and Repainting	1,500	
Federal Income Tax		400
Insurance:		85,283
Board of Director's/Crime	2,017	3,139
Commercial Property	37,800	
Crime	0	
Flood	30,000	
Liability	3,375	
Umbrella	1,250	
Wind	8,900	
Workman's Compensation	1,941	
Operating Expenses:	1,385	
Bank Charges	250	-250
Post Office Box	160	
Office Supplies and Postage	880	
Web Site	95	
Payroll Taxes - (included in manager's salary)		17,720
Pool:		
Pool Contract (with attendant 16,000)	16,000	11,390
Pool Maintenance and Supplies	1,500	
Pool License	220	
Resident Manager	39,889	1,162
Utilities:		11,300
Electric	4,500	
Telephone	1,200	