



THE SHORES NEWS and NOTES

June 2025

Issue #11

News, Notices, and Policy Reminders

- Welcome Summer 2025!
- Erin Osstifin's office has recently moved. The new address is 1787 Indian Circle, Suite A, Maumee, Ohio 43537. If you use online pay bill through your bank, please make sure to change the address so that the next payment comes to the new office.
- The Shores now has a website, to access the website, go to **theshorespc.com**. You will be instructed to create an account.
- It has been suggested to check the age of water heaters to prevent water damage to condos if water heater fails. An email was sent June 3rd with more information.
- Ice is available in the Maintenance Building freezer for \$2.00. Owners only.

Rentals

- Be sure to have Renter Registration forms submitted to Management **BEFORE** your occupants arrive. We have had issues with renters getting access to the property where the Management has no prior information about the rental.
- If you have another party or rental agency acting on your behalf, they **must** comply by using the Shores Rental Registration form.
- If you are having difficulty in using the rental form, contact Mel McCord, the Shores Property Manager, at **419-734-7007** and he can assist you.
- All renters and guests **MUST** display lanyard parking passes on rearview mirror of their car while on the Shores property.
- Remind renters and guests that they should be prepared to identify themselves by providing identification or Unit key when questioned by any staff member or security.
- If you are renting short term, be aware of the City of Port Clinton's new Ordinance 24-23 which imposes new regulations on short term rentals.
- Please remind renters the gate code is for registered visitors only! Please do not give your code to others who are not registered to be on the property. We have had issues with renters giving out gate codes and inviting unregistered guests to use common facilities. This is not permitted.
- **Please provide renters and guests a copy of the Shores rules and regulations.**

Gate Information

- The Pedestrian Gate has been installed. To exit the property, you need to push the button on the post in front of the gate. To enter the property, you must enter your gate code or scan your lanyard card to unlock the gate.
- The Board is receiving bids to finish closing off the front gate area from any walk in traffic by connecting the gate to the walls on both sides of the front gate area.
- **All renters and guests MUST display lanyard parking passes on rearview mirror of their car while on Shores property.**
- **Owners are required to display a lanyard or the old parking sticker.**

Building Construction Projects

- Building walls and structures were inspected in March and April by the structural engineer.
- Wall repairs on building 1807 is scheduled for this fall, further information will be provided.

FEMA Update

- The process is still ongoing trying to get building 1803 out of the AO3 Zone (wave flood zone).
- This has been a very long process.
- We are now still working with Ottawa County before submitting another application to FEMA with the hopes of removing building 1803 from the AO3 flood zone.
- As mention previously, any Owners affected can request a copy of our current elevation survey from Erin which may help with the reduction of flood insurance premiums with your lender

Other Projects

- The two dying pine trees behind the maintenance shed have been removed and stumps ground. After tree removal, Mel and his staff cleared brush, weeds, and debris from the area behind maintenance shed, rototilled the area and moved dirt around to make ground level. This has really improved that area that has been an eyesore for years.
- Landscaping bricks around the hot tub have been removed, area leveled and bricks replaced.
- The four old railroad ties that surrounded the bush on the pool deck by the hot tub have been removed and replaced with new railroad ties.
- Sun deck has been repainted.
- The painting of the rear of building 1803 was delayed because more prep work was needed to prepare walls for paint. This project has begun.
- Carport leveling in building 1803 has been completed, the process of leveling carports in building 1807 and 1801 will continue this fall.

Roof Replacement

- AM Roofing Systems LLC are scheduled to install metal roof in building 1803 starting in October 2025.
- A separate email will be sent out to Owners explaining the time line and procedure for these improvements
- The roof in building 1801 is scheduled for Fall 2026

Maintenance

- The carports that have become raised above the asphalt because of leveling are to be leveled out using a cold patch repair and the cracks are being filled.
- Changing of entry deadbolt or adding a doorknob lock is strictly prohibited. Do not change or alter your lock. If there is an issue call McCord's Management Services: 419-743-7007
- Do not lubricate key slot with WD40 or any oil, only graphite.

Rules and Regulation Reminders

- Do not place furniture, construction material, or large objects in the trash dumpsters.
- Do not place mattresses in dumpster area, they will not be accepted by our trash removal company. If you need to have a mattress remove, please contact Property Manager. There is a fee to have it taken away.

Pool and Common Elements

- Do not tamper with mechanical parts of the hot tub and pool. Do not play with the skimmer, thermometer or the auto fill valve.
- Pool rules are posted on the fence by the front gate. Please adhere to the rules and remind guests and renters to read them. We have a small pool and this allows the pool to be enjoyed by all.
- Flotation devices are prohibited in the pool or hot tub (e.g. rafts, inner tubes, inflatable toys) except for arm floats, life vests, noodles and infant flotation.
- Tossing balls or other objects around the pool area is prohibited.
- Be considerate of others.
- **Follow the Rules posted at the pool.**

Commendations of Residents or Board Members

- Thanks to everyone who helped beautify the Shores for the Summer!
- Thanks to Julie Durbin and Patti Johns for providing the plants for the beautiful planters around the pool and sun deck.
- Thank you to Patti Johns, Julie Durbin, Lisa Garrett, Brett Durbin, Rhonda Durbin and Anne Durbin for getting the planters arranged and put into place.
- Thank you to Mike Schroeder for spraying the weeds throughout the property. Looks great!

Upcoming Events

- Saturday, July 5th A Pot Luck dinner will begin at 6:30pm, bring a dish to share. DJ Sebastain will play music from 8-11pm. Everyone is welcome!
- Big Bash – Saturday July 26, 2025. Kids activities will begin at 10 AM in the morning and hot dogs/lunch will be provided. Adult activities will begin at 6:30 PM with Owners bringing an appetizer or a side dish. The Board will provide hot dogs, brats, buns condiments, plates, and plasticware. DJ Dan will play from 6:30-10:30 PM. The theme will be “Christmas in July”. Big Bash flyers will be placed in the stairwells.

HOA/Board Meetings

- Next Board Meeting – Saturday, July 5, 2025 at 10am at the Shores.

Sincerely,

The Board of Trustees