

# The King's English

## NEWSLETTER

A Publication of English Towers Condominium Association

Greg Davis, Editor

Fall 2020

---

### Reminder - Civility at English Towers Condominium Association

This has been a very trying year. Whether an owner, resident, guest, board member, or staff member, we are all accountable for our own actions and words. We all should believe in engaging in civil discussion about community issues, local issues, and guidelines mandated by the Health Department and State officials that are important to each of us. Sometimes it works in our favor and other times it doesn't, but at least we can discuss the issues calmly. We need to respect all points of view and should strive to provide a reasonable opportunity for all to express their views openly, without attacks from others. We should keep our discussions focused on the business issues at hand regarding English Towers as well as ideas about the growth of the association. Ask questions and share your opinions instead of pointing fingers at each other. Get to know your neighbors and your board members. It has often been said but this year with social distancing it is harder. I watched our owners on the beach this summer and it is evident that it still can be done, and we can be very civil. Please remember when this pandemic is over and we find a new normal, English Towers will still be here and, hopefully, all of us will be also. Stay healthy.

Russ Hobbs, ETCA Manager



---

### Change is Here

COVID-19 is a virus. If you are stuck at home like so many, Cabin Fever is an outcome of the virus. Following our typical job-related travel routines may accelerate spreading the virus from the workplace to grocery stores and other public places and to our homes. We may not realize we are carriers, although free testing is available.

Remedies for Cabin Fever that we might have used in the past may be unavailable. There is no gossip in the lunchroom, no lunch dates with co-workers, clients, and friends. There is no commute to help you unwind at day's end. Sure, texting, social networking, virtual happy hours and online concerts may be Band-Aid substitutes, but they don't fulfill our need for human contact. What's new and different are the ways we can connect with each other while the pandemic is ongoing. We are all in this together and we must watch out for each

## The King's English

other. Life has changed, hopefully we can view it in some positive ways, as we become more aware of our neighbors and approach the future with more empathy for all.

In the workplace, many companies subjected to public policy mandates have reluctantly adapted to work from home schedules in order to keep operations running. At English Towers, there are more residents working from their condo homes. Hopefully this will foster a healthier work-life balance while reducing gasoline consumption in our automobiles, Jeeps, and motorcycles – a positive for the environment!

Hopefully we may come to a greater appreciation of our co-workers – they are not in a cubicle but in the next English Towers condo – a bond we all share. And, finally, there is a “greater good” going viral on the internet or your cell phone in helping others in need. While social distancing, we can connect with and support each other safely.



Russ Hobbs, ETCA Manager  
Jenny Hysan, English Towers Administrator

---

### English Towers Insurance Information

**Condominium Master Policy:** The Master Policy provides coverage for the common elements and the units except for any improvements and betterments made by the

individual unit owners and personal property owned by the unit owner.

**Condominium Unit Owners Policy:** It is required under English Towers' bylaw that unit owners purchase a HO-6 insurance policy. Individual unit owners have their own unique needs; therefore, they should audit their policies on an as needed basis, possibly with assistance from their personal agent.

Coverage available (typically provided) by the unit owner's HO-6:  
Additions and alterations; Personal property; Loss of use; Loss assessment; Back up of sewers and drains.

**Deductible shift:** It is important to review your policy language regarding the deductible shift. Up to \$5,000 of the Condo Master Policy deductible will be the responsibility of the unit owner when the cause of the damage originates from their Unit. Proper management and attention to best practices and English Towers condo policies help prevent water damage events. Remember, after payment of the Master Policy deductible, the balance of the repair costs (except for the cost to repair improvements and betterments made by any unit owner, and unit owner's personal property) are the responsibility of English Towers. To pay for the repairs, English Towers may choose to file a claim under the Master Policy. English Towers premiums are based on multiple criteria, including the frequency and severity of claims. Any increase in English Towers premiums can result in increased assessment fees and therefore borne by all unit owners.

---

---

### Employee Appreciation Fund

It is that time of year again. Please be on the look for an email about our annual Employee Appreciation Fund drive. Our staff has worked especially hard and above and beyond the call of duty to keep owners and guests safe and healthy. Last year, 87.5% of units participated in this program. Let's make 2020 a great year. If you have questions after receiving your email request, please feel free to contact me.

Michele Leahy, ETCA Fund Coordinator

---

### Prepare for Winter!

Our summer flew by, Autumn is fast approaching, and some unit owners will be leaving to go to their local homes or snowbird homes. We all need to prepare for Winter. Set your unit heat to at least 55+ degrees. Please note that this temperature setting was raised from 50 to 55+ due to our insurance company requirements. Turn your water heater, water, and ice maker off when you're away for more than a day. Make sure you have fresh batteries in your smoke detectors and also your thermostat. Ensure that your shutters are down. Protect yourself and your neighbors by doing these simple things. Owners in the 01 and 02 units should ensure the space heater is on in their water heater room. As always, ETCA will be doing Heat Checks during the winter months and if you need assistance in preparing for winter please give the office a call. If you are leaving your unit for a period of time this winter please remember to remove food (including pet food) on which mice are likely to feast. If you want to keep some food items in your unit please ensure that they are in heavy duty containers with tight-sealing lids.

Russ Hobbs, ETCA Manager

---

### Elevator Upgrades Due to COVID

This year we installed new "Antimicrobial Elevator Button Covers" on both elevators and on every call button on every floor. These buttons are infused with copper in the laminate and there is no expiration date. As long as the laminate is intact, the antimicrobial properties are always working. Copper is a well-known natural antimicrobial agent and acts as an inhibitor to viral and bacterial replication. Researchers have found that the human coronavirus can remain infectious on common surface materials for several days, but is rapidly destroyed on copper. The installation of these covers was added for the protection of our owners and guests.

Russ Hobbs, ETCA Manager.

---

### English Towers Real Estate News

Current as of 09/14/20:  
Closed (w/in past 6 months): #608  
\$545,000  
For Sale: #1402 \$390,000  
Pending: #1601 \$429,000 (asking price)  
Active Under Contract: #407 \$449,900 (asking price)

---

### English Towers Fee-for-Service

Our condominium's unique "in house" Fee-for-Service (FFS) program continues to provide experienced and reliable maintenance and repair and renovation services to English Towers unit owners. ETCA Manager, Russ Hobbs' wide range of experience in mechanical installation, maintenance, and repair and his ability to guide our employees in these areas is a plus. Reflecting modest inflationary increases in materials and labor, the FFS hourly rate will increase to \$60/hour on January 1, 2021.

---

## The King's English

### Dune Maintenance Project

The Staff and Board have been working with the Town of Ocean City for the better part of the year in order to obtain approval to trim the overgrown vegetation on the East side of English Towers. A long delay in obtaining a plan from the Ocean City Engineering Manager, Paul Mauser, was a result of the shutdown that began in mid-March. The Board has recently received some information from Mr. Mauser which is *summarized, to the best of our ability*, below.

As some of you may know from disclosure documents obtained when you settled on your unit, a conservation easement was created between the Council of Unit Owners of English Towers and the State of Maryland, Department of Natural Resources (DNR) on June 15, 1987 creating a Building Limit Line (BLL) separating English Towers maintained property from the easement called the "Beach Erosion Control District" (BECD) which is under the jurisdiction of Maryland Department of Natural Resources. Other buildings along "condo row" have similar easements. Details are available at the Department of Land Records ([www.mdlandrec.net](http://www.mdlandrec.net)), Liber 1616, Page 334. Directly east of the English Towers building is the dune area that we, as an association, are to maintain. At the BLL and eastward, dune maintenance activity is subject to Town Code, Maryland State Law, and Critical Area Laws. The maintenance for which English Towers is responsible must be conducted according to the requirements of the Town of Ocean City Engineering Department.

The BECD is the land east of the BLL (as established in the above referenced easement). Per Maryland State Law, "any land clearing, construction activity, or the construction or placement of permanent structures within the Beach Erosion Control District is prohibited." "Land clearing" means clearing, disturbing, grading, moving, placing, or removing earth, sand, or beach grasses or other vegetation." "This prohibition does not apply to any project or activity approved by the Department [DNR] and the appropriate soil conservation district [Worcester County Soil Conservation District] specifically for storm control; beach erosion and sediment control; maintenance projects designed to benefit the Beach Erosion Control District..."

Town staff has discussed English Towers' issue of overgrown vegetation in the BECD with Maryland DNR staff. Maryland DNR staff plan to stake out the BECD line and take a closer look at the vegetation east of that line and review if that vegetation could possibly be trimmed or even cleared without compromising the stabilization that is provided. During Winter 2021, Maryland DNR plans to clear the 10' Construction Easement adjacent to English Towers in order to restore one of the original reasons of the easement - access for maintenance and emergency vehicles, as well as a means for pedestrians to reach the dune crossovers (similar to the sand pathways in front of nearby buildings). Prior to Maryland DNR marking the BLL and BECD no work can be performed in the Dunes area.

According to Critical Area Law, Town approval of a Site Plan and Landscaping Plan is required prior to performing any work in the English Towers maintenance area. Any trees removed must be replaced at a ratio of 1:1. Oceanfront projects must be landscaped in accordance with accepted dune stabilization practices as approved.

To summarize, for the English Towers maintenance area, a "Tree/Shrub Replacement Compliance Form" along with an informal Site Plan must be submitted to the Ocean City Environmental Engineer. English Towers must obtain signed approval from the Town of Ocean City prior to starting any work on the west side of the BLL. Once approval is obtained, English Towers may proceed with hand clearing of overgrown trees and vegetation (on the west side of the BLL) using handheld power tools. English Towers must await a determination from the Maryland Department of Natural Resources regarding any work on the east side of the BLL.

## The King's English

The Board of English Towers is performing their due diligence in establishing the legal boundaries for maintenance of the dunes area. It is up to DNR to decide how the height of foliage in the BECD area will be lessened to improve the view for units on lower floors. We are in a *holding pattern*.

Michele Leahy, Secretary    Greg Davis, Editor

---

### For Emergency after Hours Service

With the summer ending and employees taking off more time for vacation we have come up with an "After Hours Emergency Call List" which is posted on the office door. If the after-hours (after the office is closed) guard is not able to help or is not present, check the posted list and there will be names under each day of the week indicating who you should call. This way you are not trying to call someone who might be off or out of town. This schedule is also our daily work schedule.

| Sunday         | Monday | Tuesday          | Wednesday                 | Thursday                  | Friday           | Saturday         |
|----------------|--------|------------------|---------------------------|---------------------------|------------------|------------------|
| Barry<br>Tyler | Barry  | Russell<br>Barry | Russell<br>Barry<br>Tyler | Russell<br>Barry<br>Tyler | Russell<br>Tyler | Russell<br>Tyler |

Russ Hobbs, ETCA Manager

---

### Wind Project News – For Your Information: Communication between the Editor and the Town of Ocean City

On August 18, 2020, the Editor requested an update on the "Wind Projects" via an email to the Ocean City Engineer, Terence J. McGean, PE. Mr. McGean responded the next day. See his verbatim response below.

From: Terry McGean <[TMcgean@oceancitymd.gov](mailto:TMcgean@oceancitymd.gov)>  
To: 'gdavis2121@comcast.net'  
Cc: Bill Neville <[BNeville@oceancitymd.gov](mailto:BNeville@oceancitymd.gov)>  
Date: 08/19/2020 12:12 PM  
Subject: Ocean City Offshore wind projects

The status of the two wind projects being proposed off the ocean city coast is as follows:

Skipjack (project located off Delaware coast but subsidized by Maryland and visible form Ocean City)

Skipjack has abandoned their plans to bring their cable into Fenwick Island State Park, they are evaluating alternative landfall sites

The Maryland Public Service Commission held a hearing to evaluate the impact of Skipjacks changing their turbine size form 8mw to 12mw. We are awaiting the decision from the PSC at this time.

## The King's English

Skipjack has filed for their Federal Construction and Operations Permit (COP). That application is currently under review by the Bureau of Ocean Energy Management and the application remains confidential until they (BOEM) determines it is complete. Once that determination is made, then BOEM will begin the review process with other Federal agencies and schedule public hearings. The COP is the joint federal permit that allows construction of the wind farm.

US Wind (project located off Ocean City and subsidized by Maryland)

US Wind is required to appear before the Maryland Public Service Commission for a hearing to determine the impact of their changing the turbine size from 6 mw to 12 mw. That hearing is not yet scheduled. (awaiting US Wind's report to the PSC that they have finalized their design to the extent that they are ready for the hearing)

US Wind has an approved Site Assessment Plan from BOEM which allows them to install a Meteorological (sic) Tower and perform geologic survey work. US Wind has apparently abandoned the Met Tower project and now plans to use a buoy instead. To our knowledge US Wind has not filed for their Construction and Operations Permit.

If you want to track the progress of these projects at the Federal Level you can visit the BOEM website <https://www.boem.gov/renewable-energy/state-activities> and click on Maryland or Delaware to get an update on where the projects sit at the Federal level and supporting documents available to the public.

Feel free to contact me anytime for additional information.

Terence J. McGean, PE

City Engineer

Town of Ocean City

301 Baltimore Ave

Ocean City, MD 21842

(410)289-8796

Cell (443)235-4412

[Tmcgean@oceancitymd.gov](mailto:Tmcgean@oceancitymd.gov)

Following up, I asked Mr. McGean about inclusion on a mailing list for future updates. His August 21, 2020 response is below.

From: Terry McGean <[TMcgean@oceancitymd.gov](mailto:TMcgean@oceancitymd.gov)>

To: [GREGORY DAVIS](#)

Date: 08/21/2020 11:06 AM

## The King's English

Subject: RE: Ocean City Offshore wind projects

Greg,

There currently is no mailing list. Best advice is to keep an eye on the BOEM, PSC, and the City websites.

FYI, we received the PSC ruling on the skipjack size change yesterday. They approved the change under the condition that ADLS lighting be used if available. They also criticized Skipjack for the lack of public outreach and required them to report on their efforts back to the PSC every 6 months. A disappointing ruling for the city, but not unexpected.

Terry

I spoke with Terry McGean and received his verbal permission to publish his email string in The Kings English.

Greg Davis, Editor

---

### **ETCA Contact References:**

Mr. Russ Hobbs, Building Mgr.  
(410) 299-1448 (cell)

Ms. Jenny Hysan, Administrative Asst.  
(410) 524-4196 (office)  
(410) 723-2238 (fax)

Mr. Bruce Farquhar, ETCA Board Pres.  
(703) 727-7504 (cell)

---

### **Current Board Members**

|                              |                   |
|------------------------------|-------------------|
| Bruce Farquhar, President    | (Unit 103)        |
| Tony DiMarco, Vice-President | (Unit 101)        |
| Bernie Zycherman, Treasurer  | (Unit 307)        |
| Michele Leahy, Secretary     | (Unit 1107)       |
| John Bostwick                | (Unit 403)        |
| Gene Deems                   | (Unit 1504)       |
| Sonny Nazemian               | (Units 1203/1207) |
| Ark Rozental                 | (Unit 1007)       |
| Stu Young                    | (Unit 703)        |

---

# The King's English

## Useful Numbers

### Police / Fire / Ambulance 911

|  |                                  |
|--|----------------------------------|
| Atlantic General Hospital, Berlin MD ..... | (410) 641-1100                   |
| Beach Patrol .....                         | (410) 250-0125 or (410) 289-7556 |
| Coast Guard .....                          | (410) 289-7559                   |
| Marine Police .....                        | (410) 548-7070                   |
| State Police .....                         | (410) 641-3101                   |

### Ocean City MD Important Phone Numbers – Municipal

|  |                                |
|--|--------------------------------|
| Ocean City Municipal Airport .....               | (410) 213-2471                 |
| Animal Control .....                             | (410) 723-6610                 |
| Beach Patrol, Worcester St. ....                 | (410) 289-7556                 |
| City Hall, 3rd St. & Baltimore Ave- .....        | (410) 289-8221                 |
| Roland E Powell Convention Center, 40th St. .... | (410) 289-8311                 |
| Convention Center Box Office .....               | (410) 289-8314                 |
| District Court, 65th St. ....                    | (410) 723-6658                 |
| Emergency Medical Services, Office .....         | (410) 723-6616                 |
| Fire Department Headquarters, 15th .....         | (410) 289-4346                 |
| Humane Society .....                             | (410) 213-0146                 |
| Ocean City Library .....                         | (410) 289-7297                 |
| Mayor/City Council, 3rd St .....                 | (410) 289-8221                 |
| MD State Job Service, Main St., Berlin .....     | (410) 629-1445                 |
| Police Department, 65th St. ....                 | (410) 723-6610                 |
| Public Relations, 40th St. ....                  | (410) 289-2800                 |
| Recreation Complex, 126th St. ....               | (410) 250-0125                 |
| Recycling Center, 65th St. ....                  | (410) 524-5356                 |
| Sanitation Department, Keyser Point RD .....     | (410) 213-0500                 |
| Transfer Station, 65th St. ....                  | (410) 524-5356; (410) 524-0318 |
| Transportation Department, 66th St. ....         | (410) 723-1607                 |
| Visitor Information, 40th St .....               | (410) 289-2800; (800) OC-OCEAN |
| Water Department, 65th St. ....                  | (410) 524-8388                 |

### Ocean City MD Tourism

|                                     |                |
|-------------------------------------|----------------|
| Worcester County Tourism .....      | (800) 852-0335 |
| Ocean City Tourism .....            | (800) OC-OCEAN |
| Ticket Master: Toll Free .....      | (800) 551-SEAT |
| Ticket Master: Baltimore .....      | (410) 481-SEAT |
| Ticket Master: Washington, DC ..... | (202) 432-SEAT |

### More Ocean City MD Important Phone Numbers

|  |                                |
|--|--------------------------------|
| Atlantic General Hospital .....                | (410) 641-1100                 |
| Alcoholics Anonymous .....                     | (410) 546-8799                 |
| Auto Club (AAA) Mid-Atlantic, Salisbury .....  | (410) 749-0303                 |
| Ocean City Chamber of Commerce, Rt- 50 .....   | (410) 213-0552                 |
| Ocean City Convention & Visitors Bureau .....  | (410) 289-8181                 |
| Ocean City Convention Center .....             | (410) 289-8311                 |
| Ocean City Convention Center – Tickets .....   | (410) 289-8314                 |
| OC Hotel/Motel/Restaurant Association .....    | (410) 289-6733                 |
| Ocean City Library .....                       | (410) 289-7297                 |
| OC Life-Saving Station Museum .....            | (410) 289-4991                 |
| US Post Office, 408 N- Philadelphia Ave- ..... | (410) 289-7819                 |
| Senior Citizens Activity Center .....          | (410) 289-0824                 |
| Weather .....                                  | (410) 742-8400; (410) 548-9262 |
| Western Union .....                            | (410) 524-5387; (410) 723-0111 |

### Ocean City MD Transportation Phone Numbers

|                                |                |
|--------------------------------|----------------|
| Atlantic Taxi .....            | (410) 289-1313 |
| Carolina Trailways Buses ..... | (410) 289-9307 |

### Ocean City MD Visitors Center

|   |                |
|---|----------------|
| OC Visitors Center/Public Relations ..... | (410) 289-2800 |
|---|----------------|