

# The Empress Condominium

## Empressions

Quarterly Newsletter

July 2025

*Greetings Empress Family,*

*Time is flying by, and it's hard to believe summer is just around the corner!*

*Many of our owners have returned to their summer residences, but as you know, that doesn't mean things slow down here at The Empress. We're continuing to put the final touches on our landscaping upgrades and are actively working with both the State and County to secure the necessary permits to trim back the sea grapes on the south end of the dune. Once approved, we'll also be planting additional saw palmettos in that area.*

*Our largest project this summer is with **Hotwire**, as we prepare the building for the new services coming this November. While all units have already had fiber pulled through, the team will continue installing fiber throughout the Common Areas.*

*If you notice the black casing currently visible and wonder, "Is that how it will look in the end?" — rest assured, the answer is **no**. This is only temporary. The final installation, including clean-up and finishing touches, will be completed by **September 2025**.*

*We'll keep you informed throughout the summer with updates on Hotwire's progress. **It's very important that we have your correct email address**, as Hotwire will be reaching out to you directly by phone or email to discuss the services available to you.*

*As always, Maintenance and I have a full list of summer projects to ensure that the entire property is in top shape for your return.*

*Wishing you a wonderful, relaxing summer — and remember, my door is always open!*

*Have a blessed day!*

*Deb*



### **Empress Board of Directors**

**Bill Borland  
President**

**Lee Schuster  
Vice President**

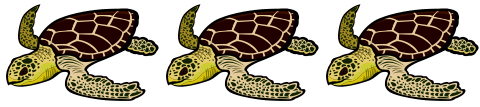
**Carl Valdiserri  
Secretary**

**Susan Goodman  
Treasurer**

**Kevin Levreault  
Director**



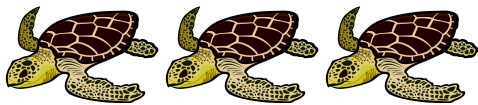
## ***IMPORTANT REMINDERS.....***



Please remember that it is ***Turtle Season***. It is ***imperative*** to ***close your drapes or verticals at night*** to prevent the light being emitted onto the beach area. ***Believe it or not, even lights from the 15<sup>th</sup> floor can be detected by the turtles!***

Also, please turn off all unnecessary lights that are visible from the beach by sunset since they are disoriented by the lights.

***If we do not comply with these guidelines, we can be cited by the County.***



## ***HURRICANE SEASON 2025***

***June 1<sup>st</sup> marked the official beginning of the Atlantic Hurricane Season, and will run through November 30<sup>th</sup>.***

***The Hurricane Preparedness Plan for the Empress Unit Owners contains a lot of good information on preparing for a hurricane.***

***If you do not have a copy of this plan, you can obtain one from the Office, either by email or hard copy, or on the website:***

***[www.empresscondo.org](http://www.empresscondo.org)***

*Dear Empress Owners,*

*Summer is coming and so are more renters, visitors and guests. Please be aware that as an **owner you are responsible** for the actions of your renters or guests that are staying in your unit. The Rules and Regulations can be found in the Empress Telephone Directory (if you can't find yours, or need an updated version, please get one from the Office.)*

***Please stress the importance of the Regulations concerning the pool and pets.***

***POOL:*** No food or beverages in or near the pool; no Horseplay around the pool; no unsupervised children in the pool. These rules are also posted in the pool and hot tub areas.

***PETS:*** All pets must belong to condo owners – ***renters and guests (including family) are prohibited from bringing their pets.***

*Hutchinson Island is proud and protective of its turtle population.*

***Turtle Rules:*** Close window curtains after sunset, don't use flashlights on the beach at night, stay off the dunes.

*Thank you for keeping the Empress a safe and relaxing residence – The Jewel of the Isle – and home to many of us!*

***Empress Board of Directors***

## SOCIAL COMMITTEE

*OMG - the parking lot is almost empty! The renters and the snowbirds have flown away ... we've entered the "summertime zone". Our social activities have been scaled back - and life goes on. We celebrated Memorial Day with our annual BBQ - solemn but well attended (see attached photos). Next event: July 4<sup>th</sup> BBQ*

*Wanted: Social Committee Executive Board Members ... our Executive Board should have 3-5 members, we presently have 2. Please consider joining us by taking on a new role and be a part of our Empress family. Just let Shelly or Pat know, in person or email, if you would like to join us. Additional details on the [engage](#) website ...*

*If you need something to read, don't forget our book club:*

*Demon Copperhead, Hello Beautiful, Still Alice, The Lion Women of Tehran, Guncle, All the Colors of the Dark, and Killers of the Flower Moon are on the schedule for 2025-2026. Dates are also on the [engage](#) website.*

*As you might have guessed, we're going to implement a new website that will include all this information (in more detail), pictures, etc so that you can see what's going on with the Empress Social Committee - even if you're away ... it's a work in progress, but that's the goal. Try us out at [engage.goenumerate.com](http://engage.goenumerate.com) - please have patience, we are learning!*

## Your Empress Social Committee

**Welcome  
New Empress Owners**



**Bryan & Vonna Laue  
Unit #301**

**John Hefley  
Joan Robinson  
Unit #908**

**Stephen Salerno  
Unit #1403**

***Please remember if there are any changes you want to be made to your information in the Empress Telephone Directory, please fill out a new Directory Questionnaire and either email, fax or mail it to the Empress Office.***

***Forms can be found on the website:***

***[www.empresscondo.org](http://www.empresscondo.org)***

***New directories will be coming out in November!***



**IN MEMORIAM**



***Deb Richardson, Unit #506, passed away on April 27, 2025.***

***Her obituary can be read at:  
Deborah Richardson Obituary - Auburn, ME***



# ***MEMORIAL DAY 2025***



***Thank you to all who proudly served our Country! God Bless America!***

***Summer is the time when most renovations begin, below is a reminder to owners to please have this discussion with your contractors. If you have any questions, please call the Office for clarification.  
Many thanks!***

The following is a list of rules for all hired contractors while on the Empress Property. If you have any questions, please contact the Office.

1. ***Do not use the Empress dumpster for construction debris. It must be taken to an off-site location.***
2. All contractors need to **sign in** at the Front Office ***each and every day they are on site.***
3. Contractor working hours are: ***Monday through Thursday 8 a.m. to 4:30 p.m; Fridays 8 a.m. to 3:30 p.m. NO WORK PERMITTED ON WEEKENDS OR HOLIDAYS. No deliveries after 3:30 p.m. on any workday.***
4. ***All contractors transporting supplies to and from the unit must use the North service elevator ONLY with pads.***
5. Contractor ***must clean up ALL*** common areas ***during and after work is completed. This includes catwalks, lobby, elevators and entrance. A vacuum is kept in the office for this purpose.***
6. Contractors must park their vehicles in the south side of the parking lot marked **"Maintenance Vehicles"** once supplies have been unloaded. ***DO NOT park vehicles under canopy,*** in front of building or in resident parking spaces.
7. Contractors are **NOT** permitted to use the shopping carts or luggage carts for transporting tools and materials; they **MUST SUPPLY** their own transporting device.
8. ***Any furniture and/or appliance delivery and/or removal MUST ALSO USE the North Elevator ONLY.***



## *Some helpful information for Community living....*



# TO FLUSH OR NOT TO FLUSH?

Whether you call it the toilet, the john, the commode, or the porcelain throne, we all know what it's used for. And it really shouldn't be used for anything else. Unfortunately, many people are guilty of occasionally flushing something inappropriate down the toilet. At the same time, it doesn't seem like a big deal – **until it becomes a major plumbing problem.**

### HERE'S A CHEAT SHEET OF 10 THINGS YOU SHOULD NEVER FLUSH DOWN THE TOILET:

#### 01. HAIR

It clogs showers, sinks, and toilets by forming giant clumps and creating massive blockages in pipes, plumbing, and sewers.

#### 02. DENTAL FLOSS

It's not biodegradable and, similar to hair, eventually tangles together into clumps and clogs pipes.

#### 03. FAT, OIL & GREASE

They may go in as liquid, but they cool, harden, and build up on the sides of your pipes making the opening smaller and smaller.

#### 04. BAND AIDS

They are not biodegradable, even the felt ones, so they belong in the trash.

#### 05. PAPER TOWELS

The only type of paper that should be flushed down the toilet is toilet paper.

#### 06. MEDICATION\*

The water in your toilet is water that ends up in our rivers, lakes, and oceans. Old, expired, and unused medications will contaminate the water.

#### 07. DISPOSABLE WIPES

While they may be called disposable, they are NOT flushable, even the ones that claim you can flush them. They cause chaos in sewer and septic systems.

#### 08. CONTRACEPTIVES AND PROPHYLACTICS

Also not biodegradable, so they will clog pipes and drains, so throw them in the trash.

#### 09. KITTY LITTER

Dispose of kitty litter in the trash. The litter will clump and harden if poured down the drain.

#### 10. FEMININE HYGIENE PRODUCTS

They are notorious for clogging pipes, pumps, and drains.

