

Waterside

April 15, 2022

PLEASE READ

Message from the Board

To: Waterside Owners

In an effort to keep owners current and informed, the Board updates documents and provides copies to all owners each year. The documents are also available on the Community website, **watersidecommunity.org**. Owners are reminded the website is passworded; if assistance is needed, please contact Webmaster Charlie Kopay at ckopay@udel.edu. Owners are encouraged to use the website. In addition to the documents listed for the 2022 year, the Board is also taking the opportunity to remind owners of certain responsibilities. The Board requests that owners review the documents and responsibilities in an effort to minimize misunderstanding. If owners have any questions they are encouraged to contact their Board representative or SeaScape Property Management.

--**Waterside Standards and Regulations** – owners are reminded that these regulations (taken from governing documents for the Association) apply to everyone, family members, friends and renters whether the owner(s) are present or not.

--**Waterside Standards and Regulations for Rentals** – for those owners who rent, a copy of these regulations should be in the Unit and renters made aware they are required to follow the rules and regulations of the Community.

--**Regulations for Renters** – for those owners who rent, the Board recommends this form be placed in a visible location in the Unit.

--**Pool Rules for 2022**– these rules are also posted at the pool. Owners who rent should have a copy in the Unit.

--**Pool Liability Form** – Owners must return a **signed** copy of this form to SeaScape Property Management, by mail to SeaScape Property Mgmt., P.O. Box 1761, Millsboro, DE 19966; FAX: (302) 645-1292, or email: jfannin@seascapepm.com. Pool key cards will not be activated until the signed form is received by Property Management.

--**Violation fines and assessment** – Sets forth the fines for violations.

--**2021 Annual Meeting Minutes** - The minutes of the Annual Meeting are provided to owners as approved by the Board for reference purposes and will be on the agenda for the November 12, 2022 Annual Meeting for acceptance.

--**Year end financials** – are available. Owners who would like a copy for their entity (Canal Woods, Townhomes or Single Family Homes and POA, should email Jennifer Fannin at jfannin@seascapepm.com and request a copy.

REMINDERS OF OWNERS' RESPONSIBILITIES

Unit water turn off - Every year SeaScape Property Management sends a message to all owners to turn off the water in their Unit when they will be away for a period of time. This is especially important during cold weather. It also applies throughout the year and applies to full time residents as well, if going away for a period of time. There have been incidents of water damage due to water not having been turned off during warm weather. During the winter months, in addition to turning off the water, cupboard doors under sinks be opened to allow for air circulation and to keep the Unit thermostat at no less than 55/60 degrees.

It has come to the Board's attention that some owners are not turning off their water when departing for a period of time. Owners are reminded that any damage to the interior of a Unit, such as furnishings, resulting from flooding are the owner's personal responsibility. Owners are also reminded that the Master Declaration, Chapter IX, Insurance, Section 9.2.2, Deductibles, states "In the event of an insured loss, the deductible shall be treated as a Common Expense in the same manner as the premiums for the applicable insurance coverage except to the extent that the Board of Directors reasonably determines that the loss is the result of the negligence or willful misconduct of one or more Owners, their guests, invitees or tenants in which case the Board may assess the full amount or any proportionate share of the deductible against such Owner(s) and their Unit(s)."

In the interest of the Community as well as an individual owner, the Board reminds owners of their responsibility to turn off the water to their Unit when departing. Everyone pays through higher premiums when a claim/claims are filed.

Exterior water and sewer lines – From time to time Tidewater sends notices for insurance coverage for the water lines and sewer lines leading from a dwelling to the "main line". As a reminder to owners, the water and sewer lines leading from a Unit are the responsibility of the owner and not the Association. In the event of an incident the owner would be responsible for the costs of any repairs. This is a County ruling and not an Association ruling.