



NEWS FROM THE BEACH

FEBRUARY 2020

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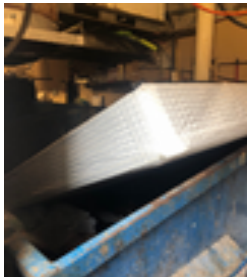
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“News from the Beach” is our newsletter providing Association Owners with a monthly look at the people and the property. We hope to have some interesting or helpful tidbits of information for you. We will remind you of some of the rules and regulations of the Association and advise you about issues that are common to condominiums on the beach.

CSW BOARD OF DIRECTORS

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ATTENTION PLEASE!



~ DISPOSAL OF FURNITURE AND OTHER LARGE ITEMS

Disposal of used and unwanted furniture can be a problem. If you are replacing furniture, often the delivery men can take the old stuff away. Sometimes, it's not in good enough condition for resale, but someone may be happy to have it. Often, it just needs to go to the recyclers or the landfill. Please **DO NOT THROW ITEMS IN THE DUMPSTER!** We can help you properly dispose of items like this, so ask for help! We are happy to be of service.

BULLET POINTS!

ASSESSMENT REMINDER!

There is an assessment of \$250,000 divided among units and payable in three installments *DUE: May 31st, July 31st, and September 30st) to replenish the Reserve Fund. You should have received mail regarding this. A fresh Reserve Fund Study will soon be commissioned to professionally anticipate our future maintenance needs. Research on turtle lighting compliance and elevator modernization are straight ahead.

PET FRIENDLY? NO. SERVICE DOG FRIENDLY? OF COURSE!

Our owners are given written permission at the Board's discretion to keep individual pets on a case by case basis. Certain breeds have a notorious reputation and can certainly frighten people, even if the pet in question is just a sweet timid baby of a dog. **But even if given permission, if a dog becomes a nuisance, the Board has discretion to rescind that permit.**

Service dogs are permitted to guests, however, this is often abused across the hospitality industry. A service dog is usually a "working breed" and must be trained to perform a specific task to help the owner cope with a disability. **A service dog may not disrupt the normal course of business, and must be non-aggressive and under control at all times.** Emotional Support Animals are not permitted to short term renters, even if the prospective renter supplies a doctor's prescription.

Parking Passes (\$20) & Wristbands (\$1)

We patrol regularly, inspecting overnight vehicles for passes. We need to see an Owner Decal, available on site, adhered to your window (not laminated and passed around). Or we need to see a Complimentary Pass, available on site, if this is a non-paying family member or guest. Or we need to see an enumerated Pass for renters purchased from our central office. **YOU MAY NOT UNDER ANY CIRCUMSTANCES REUSE RENTAL PASSES!**

Contact Michele Harrison at Young's Suncoast [251.962.3802] to make arrangements for your renters to receive Parking Passes and Wristbands.

IPSC Security will expect to see the Pass visible on the dash or hanging from the mirror. The Pass must state the unit number and an expiration date and not be recycled from renter to renter.

Mistakes happen.

What if my renters didn't get parking passes?

If a renter has not been provided with a Pass or Wristbands, these may be purchased on site with a credit card during business hours. **PASSES WILL COST THE RENTER \$25 EACH, WRISTBANDS \$2.** The renter may apply to the appropriate rental agency or individual for a pass if they were already charged for a pass that they did not receive. Otherwise, they must purchase a pass and seek a refund from the responsible rental owner or agency. This service for you and your renter is designed to avoid the inconvenience of sending them to the main office of Young's Suncoast to purchase the security items that should have been provided them as a renter. This Association courtesy is not meant to be used routinely or for bulk purchases.

SMOKING & VAPING: *What Should We Do?*

You should have received a letter regarding a proposal by the Board to ban smoking and vaping on the unit balconies. A full ban on the entire property, including inside the condos would require amending the By-Laws, a process that demands 2/3rds of ALL owners to agree. Banning such activities on balconies can be voted by the Board, but since this subject generates strong feelings, the opinions of the owners is being sought. We've gotten some responses back via phone and email. With 24% of owners responding (26/108), here is a summary of the opinions expressed so far.*

This proposal is to extend the ban that already exists on the pool deck to the unit balconies, which are Limited Common Area Elements. The City of Gulf Shores has already banned smoking in all common areas. This includes not only the pools, but the breezeways on the north of the building and all the grounds. We can designate smoking areas. It is realized that this is difficult to enforce and inconvenient wherever such areas are designated.

NO: There are problems with such a ban.

27% AGAINST (7/26 Responses)

Various Reasons Given (In no order.)

- 1 Loss of rentals seen elsewhere
- 2 Will chase smokers into unit
- 3 Grillers & picnickers would object
- 4 Freedom for owners & guests
- 5 Hard to enforce

YES: There are benefits with such a ban.

73% IN FAVOR (13/26 Responses)

Various Reasons Given (In no order.)

- 1 Obnoxious. Chased in frequently.
- 2 Asthma sufferers, esp. children.
- 3 Cigarette butts on property
- 4 Butts falling to other balconies
- 5 Fire hazard to sea oats (it's happened)
- 6 Rental loss to smoke free condos

* One owner saw both sides and was neutral.



AVERAGE TEMPERATURES		AVERAGE RAINFALL
Hi 66	Lo 46	6 Days

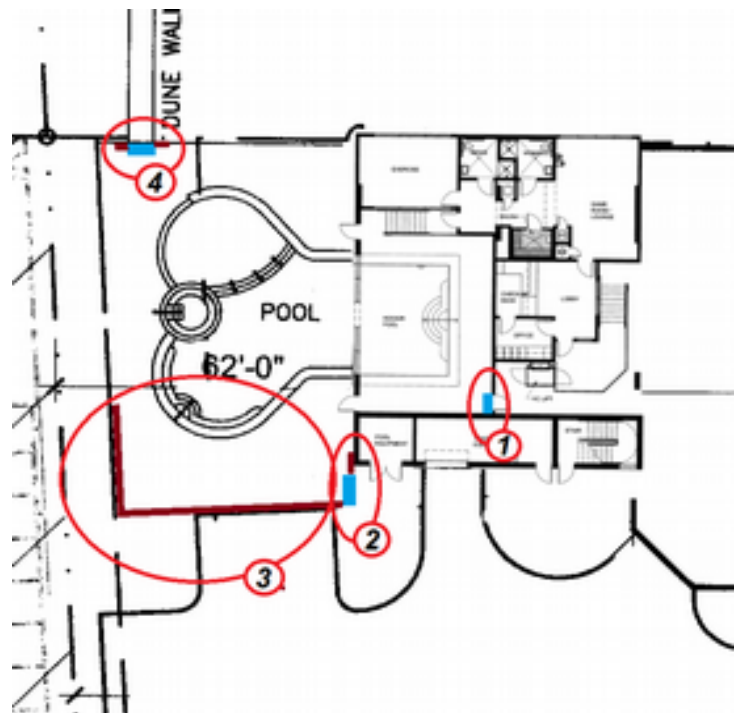
NEED TO KNOW:

Poolside Security

New, higher fence on the north side. Keypad coded entry gates to the pool deck from the parking lot and the beach, as well as the inside pool entry from the garage.

In response to growing security concerns, the Association is working to make the number one draw for trespassers more secure: pool and beach access. New signage has been posted, with tougher language that may deter reasonable folk who don't really mean to trespass. Without a guarded gate, deterrence is the least costly approach. By making access to the beach more difficult, we hope to stop the vast majority of those who will still be determined to reach the beach through our property despite posted warnings. Additional security cameras are also in the plans.

1. Indoor Pool
KEYPAD ENTRY
2. Parking Lot Gate
KEYPAD ENTRY
3. Six Foot Fence
4. Dune Walk Gate
KEYPAD ENTRY



A single four digit key code will soon be provided to Owners and rental agencies (to the extent you have informed us of this). This will change at the end of the year. In the transition, we will post an advisory in the elevators directing current renters to the on site office to obtain the code before installation is complete. The keypad to the indoor pool access will be programmable so that the code will only work during the day. Access to the beach through the outdoor pool deck will still be available 24 hours a day for our owners and guests.

OUT & ABOUT



A lot of attention for our Bald Eagle nests!



*A rare THREE lobed pecan from Arkansas owner Karen Dilldine's orchard!
(Robert's ready to look for another one!)*



We cut the leggy old hedge down to half its decade of growth and it's already filling in!



Mardi Gras is right around the corner!



One of our Snowbirds makes these!

LOCAL INFORMATION

Parking Pay Stations

The City of Gulf Shores operates a pay-by-space parking system in the following public beach parking locations:

- Gulf Place (main public beach area)
- West Beach
- West 6th Street
- Little Lagoon Pass

Pay stations are in place from March 1st through November 30th each year.

The parking fee at all locations is \$5 for up to 4 hours or \$10 per day. Gulf Shores residents and property owners who have a valid Hurricane Re-Entry Decal may park at all paid public parking locations without payment. Hurricane Re-Entry Decals should be clearly displayed on the drivers side of the front windshield of the vehicle at the time of parking.



Leave Only Footprints

The following regulations have been established by Ordinance 1792 and enforced on our beaches.

All non-permitted personal items such as beach chairs, umbrellas, tents, ice chests and beach toys are to be removed from the beach each night.

Keep off the dunes. Staying off the dunes will help us to preserve our dune system and the habitat it provides. Use beach walkovers and boardwalks where provided.

For current surf conditions call 251-968-TIDE (8433).

A poster titled "BEACH WARNING FLAGS" with the subtitle "BANDERAS DE ADVERTENCIA EN LA PLAYA". It lists five types of flags with their corresponding colors and meanings: 1. Red flag: Water Closed to Public (Agua Cerrada al Publico). 2. Red and white flag: High Hazard (High Surf and/or Strong Currents; Peligro Alto, Resaca Alta y/o Corrientes Fuertes). 3. Yellow flag: Medium Hazard (Moderate Surf and/or Currents; Peligro Medio, Resaca Moderada y/o Corrientes Fuertes). 4. Green flag: Low Hazard (Calm Conditions, Exercise Caution; Peligro Bajo, Condiciones Calmas, Tenga Cuidado). 5. Purple flag: Dangerous Marine Life (Vida Marina Peligrosa). At the bottom, it states "Absence of Flags Does Not Assure Safe Waters" and "La Ausencia de Banderas No Asegura Aguas Seguras". The logo for "CITY OF GULF SHORES ALABAMA" is in the bottom right corner.

Gulf Shores issues two Hurricane Re-Entry / Beach Parking Passes to all residents and property owners within the city limits of Gulf Shores, AL. In the event of evacuation, these passes identify those who should be allowed into restricted areas at the appropriate time. Every two years, each resident/property owner should receive two passes during the month of February. These passes are mailed to the billing address on record with Baldwin EMC at no cost.