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Special Assessment, Big Projects, Rules, Water Liability

The Association's total insurance premium is about \$96,000 less than last year! The Board has again decided to pay the entire premium for Whitehaven Insurance, including a deductible buydown to \$100,000. More money was also budgeted for the 2025-2026 policies, resulting in a total assessment this year of \$235,000.

Your individual assessment is based upon the square footage of your individual unit(s). Figures are rounded up to the nearest dollar. FLOORS 1-13 will all have payments per unit as shown below. If your unit is 1302, for example, your assessment is the same as 102.

Unit	Total	<i>PENTHOUSE unit assessments are as follows:</i>
101	\$2665	
102	\$1885	
103	\$1920	
104	\$1920	
105	\$1920	
106	\$1920	
107	\$1885	
108	\$2665	
		Unit
		Total
		1401
		\$4584
		1402
		\$3830
		1403
		\$3830
		1404
		\$4584

The due date for payment of your assessment is July 1, 2025. There will be a \$50.00 per month fee plus 18% APR interest for any unpaid balance.

BIG PROJECT THIS FALL: Look for scheduling news as we refurbish balcony and breezeway railings. This will mean a short loss of balcony use when your unit is scheduled. We are still looking at door replacements, but new deck traffic coatings (which require actual floor closures) will come later.



- All workers, agents must check in at the office.
- Parking permits are \$35.00 in bulk, \$40.00 individually, and required on all vehicles; violators are subject to being towed at the owner's expense.
- Wristbands are \$2.00 and must be worn at all times on the property. Blue wristbands are issued to Owners and must only be worn by Owners and their immediate family. Sea Foam wristbands are for all Guests.
- Wristbands and Parking Passes are available in bulk to Rental Agencies from the Young's Suncoast Office on Hwy 59. Wristbands and Parking Passes are mandatory.
- **NO PETS. DEEDED OWNERS only may apply for written permission to bring their own pet onto the property by registering their pet with the Board of Directors, per the Condominium Documents. No persons other than DEEDED OWNERS will be permitted to bring pets. See the CSW Office for an Owner Pet Permit Application.**
- **SMOKING ONLY AT GRILL AREAS.** All other Common Areas are NO SMOKING. Please also do not smoke on balconies for the sake of other occupants health and enjoyment.
- **Do not feed the birds** from the balconies, decks, or pool area.
- **No crossing or walking on sea oats.** Beach & Pool access points require a security code.
- No clothes, sheets, towels, blankets, laundry of any kind or other articles shall be hung out or exposed on any part of the balconies or railing.
- All unauthorized vehicles parked in reserved parking will be towed at owner's expense.
- **Children under 16 must be accompanied by an adult in the weight room, game room, sauna and pools. Adult occupants are responsible for the actions of minor occupants.**
- Outside grilling of any kind on the balconies, fireworks and/or hazardous materials are prohibited and subject to a fine. Grilling areas are located on west side of building and under the parking ramp.
- Garbage chutes are located at the east end of each floor. Bagged garbage only can be dropped down the chutes. All/any boxes must go to ground floor to dumpster room at east end of the building. No construction material or furniture accepted in the dumpsters. No furniture or appliances to be stored on site.
- **Skateboards, scooters, roller skates, and roller blades are prohibited.**
- **Loud noises, disturbances & inappropriate actions will not be tolerated.** Please keep music, voices, and television at a conversational level especially on balconies.
- **No glass allowed on beach or pool areas.**
- Shower before entering pool as required by Baldwin County Health Department.
- Rinse beach items before entering pool.
- Posted pool rules apply and are enforced.
- **NO SPORTS BALLS. NO ROUGH PLAY, RUNNING, JUMPING, OR DIVING.**
- POOLS WILL BE CLOSED if lightning is in the area.
- All persons using swimming pool do so at their own risk and the Association is not responsible for any accident or injury in connection with the use of the pool or for any loss or damage to personal property.
- All persons renting beach furniture do so at their own risk and the Association is not responsible for any accident or injury in connection with the use of the beach or for any loss or damage to personal property.

❖ **FOR OTHER RULES AND REGULATIONS PLEASE SEE YOUR OWNER DOCS. RULES ARE SUBJECT TO BEING AMENDED BY THE BOARD.**

RE: Mitigation plan for non-storm water events

Dear Crystal Shores West Owners,

Due to the age of the original equipment listed below, the Association requests you have these items addressed to insure that these items will not cause damage to your unit or your neighbors. ***Please be aware that not addressing problems in your unit represents negligence on the unit owner's part and can make you financially responsible for water leaks emanating from your unit.***

Washing machine hoses should be replaced every 5 years with braided stainless steel water lines. The drain line should be securely fastened to prevent the hose from coming out of the drain. The washing machine internal fill line requires regular cleaning to remove lint, sand, and debris.

Refrigerator ice maker water line should be replaced every 5 years with braided stainless steel water lines.

Air handler drain line float switches should be in place and operational. Drain lines from the air handler and dehumidifier should be securely in place. The drain lines, including the floor drain, should be kept clear of debris and buildup, regularly treated with bleach and blown out as needed.

Kitchen and bathroom sink connections, toilet connections, and hot water heaters should be inspected regularly to insure no visible issues exist.

Replacement of plastic fittings with metal fittings is necessary to avoid catastrophic failure. Original hot water heaters were installed in 2006. Corrosion has been noted in some instances and replacement is highly recommended, sooner rather than later.

Also, maintaining a fresh caulk seal of the bathroom fixtures to the floor will help prevent overflow down to the unit below.

The Board of Directors would like to thank you for your attention to these matters.