

Hello,

We hope all our friends and neighbors of Secret Harbor are enjoying your winters! It has been quiet recently, thankfully, following some pretty serious coastal flooding storms. These storms did not impact Secret Harbor directly, but some of the debris is still scattered about Old Wharf Road. Our neighbors across the street lost stairs, had their foundations impacted, beach sand lost, and even one small cottage near Glendon has been reportedly condemned.

And so far... we've only seen a few snow squalls with no real accumulation. I think we all have our fingers crossed for no further snow, freezing temps and are dreaming of warmer days!

The Board has been quite busy over the last 6 months and continues to work hard for our association and homes. Please see below for some updates on what has been happening, some items on the horizon, and some items for further consideration.

Pabia Beach Update

Many of our neighbors to the west share with us deeded rights to access the beach to the west of the Garlands. They belong to PABIA (Pine Acres Beach Improvement Association). For many years, they have maintained the pathway and the stairs that are located to the west of the Garlands. In the past, the Trustees of Secret Harbor voted not to participate or fund any of the efforts of the PABIA group. Over a span of 20-30 years, the PABIA group helped fund stair repairs and re-sanding projects on the beach. Frankly, the lack of Secret Harbor's support to PABIA caused a bit of a rift with our neighbors. Recently, several SH Trustees reached out to Don Robitaille (President and Treasurer of PABIA), and talked about how we could repair the rift. Don could not have been more gracious in welcoming our Owners to join, and participate in PABIA.

PABIA Membership is entirely voluntary; yearly membership dues is \$52 per cottage, for Secret Harbor that would translate to \$52 per condo unit.

Presently, PABIA is endeavoring to replace the stairs to the beach, which were washed away in recent storms. Don believes that they have sufficient funds to pay for the work, and is hoping to get the new stairs in place by Memorial Day. He also was very forthcoming in sharing that the beach itself has lost a lot of sand over the past few winters, and often is unusable on summer days, depending on the tides. He does not believe that the "resanding" projects undertaken in the past will be scheduled anytime in the near future due to major cost and logistics challenges.

The Trustees are happy that we have the opportunity to join PABIA. Sandy Walker and Donna Steele will be the contact people. If you are interested in joining PABIA, please email either [Sandy](#) or [Donna](#) by the end of April, they will follow up in May to collect your check for \$52 made payable to PABIA.

Power Outage Update

We trust everyone saw the previous updates about the power outages and overhead wiring that needed to be immediately installed. We are happy to report that all buildings now have secured overhead electric wiring. We apologize for any inconvenience this may have caused, but moving forward most issues will be the responsibility of Eversource to repair.

Winter Repairs, Requests, Issues and Reminders

The Board has received a few repair requests and work orders related to water intrusion in the basement common areas or within unit basements. After further review and inspection by a waterproofing vendor, the Board has diagnosed these problems to largely be associated with leaking basement window panels and ground water not being properly diverted away with the gutter systems. For those reported issues we have been quickly and cost effectively been able to resolve these problems. If you notice water in your basement please let the Board know as soon as possible and if rain/weather event may be a factor.

A new concave mirror has been installed opposite the West Side exit/entrance. All residents and guests are encouraged to exercise caution while exiting the property.

A previous concern was brought up about the entrance locks. Some have presented some challenges, are sticking, don't consistently work. In the Spring all locks will be changed out and new keys will be provided. More news to come on this in the Spring.

As a reminder, if you are leaving your unit for an extended period this winter, please make sure your thermostat is set to at least 50 degrees to help avoid freezing pipes.

The West Side trash continues to be a challenge. It just simply seems like the volume is exceeding the seasonal pick up schedule we have in place. The Board will be looking into adjustments to the schedule to accommodate the volume of trash and recycling. BUT residents should still continue to exercise neighborly considerations- break down boxes, watch for unauthorized dumping, and if you have excess trash-dispose of it the night before the regularly pick up. Feel free to utilize the opposite side dumpster and recycling bins.

Y- Repairs- while doing final walkthroughs, it was noted that the "Y" connections for the septic system need to be repaired/replaced in 5 locations. There are roughly 13 and we are contracted for 10. On March 4th and 5th Owners can expect some workers in the common areas/basements to address these Y connections. There may be a need to remove paneling where the Y's are located, and the units affected may not be able to run water and flush for a couple hours while the connections are put in place but you will know about it that morning.

Lastly, owners again are encouraged to pursue operational matters, concerns, and or requests through the website or simply by sending an email to board@thenew112.com. This is the best means to share your request. Work orders still go to through the work order link and remember, this is only for items in the common area that require repair or replacement.

Electric Vehicle Charging Station Update

While the septic and paving project was being coordinated, the Board also thought it prudent to look into electric charging stations or at least the option for these stations with the new parking lots. As such, at the time, the Board started looking into vendor options and also made plans to have conduit laid under the pavement, so that the option could be easily had, without impacting our newly paved parking lots.

Later the Board discovered a vendor option that would fortunately not require a conduit connection and we started exploring the option of electric vehicle charging stations further. As a part of our review we would like to better understand the community's thoughts on this subject and we will be sending a separate update shortly with a survey that we hope all owners will take the time to read and fill out.

Shed Installed

The Association is pleased to announce the arrival of the new shed that has been set up the far corner of the West Side parking lot. The board needs to consider a few other items, like potentially staining the exterior sides, but we hope everyone agrees that it looks nice. This shed will only be used to store association property, like patio furniture, tables, etc. The Board recognizes that this area is a social and cooking area as well, and will putting some modest plans and guidance in place to ensure everyone's reasonable enjoyment.

Annual Meeting Call for Volunteers

As everyone should be aware the Annual Meeting will be held the last week of June 29th at the Dennis Public Library. This Board has accomplished a lot over the last few years with a "changing of the guard", the replacement and upgrade of all septic systems, and multitude of other small to medium sized projects and initiatives. Some items have been challenging and came with added stress or burden for our Board members, but we would like to believe our community is that much better in terms of property value, transparency, and overall sentiment. With this in mind, and most of the significant projects now behind us, there are a few board members including myself that would like to step down from the Board. Its always a good thing to get fresh opinions, thoughts, and expertise to support our community for moving forward.

It will always be my pleasure to act as consultant to future boards, given my work history and experience in Condominium Property Management. But as you can imagine, I need a break given property management duties and responsibilities have literally become 24-7 for me, with my career and Secret Harbor.

It is still very early on, with a few months before our annual meeting, but I would like to ask all owners at Secret Harbor to consider volunteering for the Board. Over the next few months, it would be our pleasure to speak with you about the role and some of the processes and procedures we have put in place to try and run a smooth operation.

Warm regards, Mitch Johanson, on behalf of the Secret Harbor Board of Trustees.