



220 16<sup>TH</sup> STREET, OCEAN CITY, MD 21842 TEL. 410-289-6156 FAX 410-289-5443

**Delmarva's Mann Properties  
to Celebrate 45 Years of  
Service**

***The Property  
Management Firm  
Credits Their Longevity  
to Dedication to  
Customer Service &  
Community***

**Ocean City, MD -  
November 5, 2018**

Mann Properties, a full service property management company based in Ocean City, MD and serving the Delmarva Peninsula, to celebrate their 45<sup>th</sup> year anniversary of providing comprehensive condominium and homeowner association management to owners and investors of local properties. Since 1973, Ocean City has evolved from hotel based vacation destination to a condo centric resort attracting

both seasonal and yearly visitors. Mann Properties, and its founder Buck Mann, have serviced the community every step of the way through this transition by continually offering a personalized, service-based approach to management while adapting the latest technology to provide their clients with a top notch experience and a well protected investment.

Buck Mann founded Mann Properties in 1973 as the first progressive locally owned property management company in Ocean City. Since then the company has grown from managing two buildings to over 95 associations comprised of 4 units to 255 homes. The Mann Properties team has grown to over fifteen full time employees including

# MANN PROPERTIES E-Bulletin

## 2018 Edition

HAPPY FESTIVITIES!!!

nationally license accredited managers, financial advisors and property maintenance specialists. They currently employ a state of the art software program (topsoft.com) to manage association records as well as four different onsite and online backup systems for data storage and protection. Yet even with all of today's technology and digital communication, Mann credits the willingness of both himself and his team to always personally address any issues and emergencies with their clients as his secret to success "No one wants to receive a call that a pipe burst at 2:00 A.M. and your vacation home has flooded," said Mann. "But to receive that call from someone you know and trust to handle it properly makes all the

difference. No matter the day or time, we always have a trained property manager on call, and an open door office policy for our clients and members of our community” explained Mann.

Community service has long served at the core of Mann and his company. He served eight years as an Ocean City Councilman and ten years on the Board of Zoning Appeals. He was a founding member of the Ocean City Development Corporation, is a Past President of the Greater Ocean City Chamber of Commerce and currently serves as Chair of the Paramedics Association. Mann says his greatest community contribution is perhaps being a co-founder of the Delmarva Irish-American Club and its annual Saint Patrick’s Day Parade.

It is not just Mann who personally takes the community first approach.

Several members of the Mann Properties team are active in leadership and volunteer positions in the greater Ocean City area and charitable organizations such as The Children’s House by the Sea are enthusiastically supported both corporately and individually.

“Buck and his team have helped to define what a property manager does in this community said Ocean City Mayor Rick Meehan. We now have 23,000 individual condo units in town. Innovative companies like Mann Properties have helped build a bridge between our full-time residents, our seasonal residents and those who invest in residential property. They are an asset to our economy and I congratulate them on their 45 years of service.”

Mann Properties is a full service property management



company that is nationally accredited by the Community Association Institute. From knowledge and understanding of local and state laws, to lending and banking requirements, an even building maintenance and capital improvement projects, Mann Properties has been proven as an industry leader in the Coastal area.

Our 24 hour emergency response and storm preparedness practice is an asset that our building and unit owners deserve. For more information on Mann Properties and its services visit <http://www.ocmannproperties.com>

Photos and interviews are available upon request.

Contact:

Igor Conev, VP,  
(410) 289-6156 or  
[Igor@ocmannproperties.com](mailto:Igor@ocmannproperties.com)



# Winter Events in Ocean City, MD

---

## Light Up Downtown

Get into the holiday spirit during the Light Up Downtown Festival, Nov. 18, 3-6pm at the Boardwalk and inlet area. Plenty of free, fun events are lined up for the whole family, including kids' crafts, games and prizes, gift drawings and visit from jolly old Saint Nicholas himself. Light Up Downtown also kicks off holiday shopping season, as vendors line up to offer unique items suitable for stockings of all sizes. For event details, please visit

<http://ococean.com/events/light-up-downtown-festival>



## Winterfest of Lights

Winterfest of Lights, a much-celebrated holiday tradition at the resort, runs from Nov. 16 through Dec. 31st at Northside Park. Each year, the sprawling grounds of the park are transformed into a veritable winter wonderland, with more than a million lights strung up, along with hundreds of animated and lighting displays.

Ride through on the Winterfest Express, enjoy a hot chocolate in the cozy, heated Winterfest Village, or browse Yukon Cornelius' gift shop and get your picture taken with the man himself, Santa Claus. To find out more details, please visit

<http://ococean.com/holidays-ocean-city>



## Holiday Shopper's Fair

Even more shopping can be done during the three-day Holiday Shopper's Fair, Nov. 24-26 at the Ocean City Convention Center.

Vendors carry unique handmade merchandise, nautical-themed items, photography, florals, candles, jewelry and ceramics. Door prizes will be given out at the entrance, and the event includes activities for children, a non-shopper's lounge, and another visit from Santa Claus. For event details, please visit

<http://ococean.com/events/holiday-shoppers-fair>





## OC Christmas Parade

Finally, the 34th annual OC Christmas Parade marches along Coastal Highway on Saturday, Dec. 2, starting at Old Landing Road and running north in the southbound lanes of Coastal Highway. For Parade details, please visit <http://ococean.com/events/oc-christmas-parade>



## Maryland's Smoke Alarm Law Changes- Effective January 1, 2018

In many ways, the law is simpler now. As of January 1, 2018, Maryland law is as follows:

- No alarm—battery powered or hard-wired—may be older

than 10 years from the date of manufacture.

- Battery-only smoke alarms must be powered with a sealed, long-life battery and have a silence/hush button feature (9-volt battery alarms are no longer permitted).
- One alarm must be located on each level of the dwelling, including the basement.



- One alarm must be located outside each "sleeping area."
- For homes built or renovated after January 1, 2013, one alarm must be placed in each "sleeping room."
- AC alarms more than 10 years old must be replaced. AC powered alarms less than 10 years old are still acceptable.
- Hard-wired, AC devices must be replaced with hard-wired devices. You cannot replace a hard-wired alarm with a battery-only alarm.
- *Additional* alarms required as of January 1, 2018 (such as in a basement) may be battery-operated if they are sealed, and feature a long-life battery

- *All smoke alarms must also have a silence/hush button feature*



**ANNUAL FIRE SPRINKLER INSPECTIONS – PLEASE READ!!!**

Owners, please be advised that the annual sprinkler inspections are mandatory per the National Fire Protection Agency. This enforced rule calls out for every individual sprinkler head, including those in private units, to be inspected by a certified third party to determine possible damages.

## Up In Smoke – By Laura Otto

An Estimated 37.8 million adults in the U.S. currently smoke cigarettes, according to the CDC. Those smokers are finding it more difficult to light up as smoking bans are on the rise in communities, workplaces, restaurants, and bars nationwide. In New York City, all residential buildings with three or more units (rentals, cooperatives, and condominiums) are required to adopt a smoking policy and to put that policy in writing. Effective Aug. 28, the policy does not ban smoking outright but is designed to help

boards state clearly where smoking is permitted or prohibited on the property. Over the bridge in New Jersey, Gov. Phil Murphy recently signed into law a revision of the New Jersey Smoke Free Air Act that prohibits smoking on public beaches and in public parks. The law, which goes in effect early next year, covers all local and state-owned beaches. Violators of the ban will be issued a \$250 fine. Nationally, a new rule went into effect this summer banning smoking in or near public housing facilities. The ban was implemented nearly two years after the Obama administration passed a law. Under the rule, the Department of Housing and Urban Development now prohibits cigarettes, cigars, and pipes in all public housing units and common areas, as well as any outdoor areas up to 25 feet from public housing and administrative office building. The ban does not apply to e-cigarettes, snuff, and chewing tobacco. Though some housing authorities have expressed doubt about enforcing the ban, it could save the government roughly \$153 million a year in lower healthcare cost, fewer fires, and less costly maintenance, according to estimates from the CDC.



Tornado Watch

**"It's cold outside, but you**

**don't have to be..."**



Believe In Tomorrow  
Children's Foundation

# We Need Your Vote!

THE NASCAR FOUNDATION  
**BETTY JANE FRANCE**  
 HUMANITARIAN AWARD



**Vote at [NASCARfoundation.org/Award](https://www.nascarfoundation.org/Award)**

<https://www.facebook.com/BelieveinTmw/>





## 1) Beachmark celebrated its 50<sup>th</sup> Anniversary!



Mann Properties, INC. is proud to call the **Beachmark Condominium**, located on the oceanfront at 73rd street in Ocean City, Maryland, part of its portfolio. We hope to help upkeep, govern and guide you long into the future.

## 2) OUR VERY OWN BUCK MANN!!



Congratulations! Your nomination to serve on a Community Associations Institute (CAI) Maryland Legislative Action Committee (LAC) for the 2018-2020 term has been officially authorized by John Hammersmith, CMCA, AMS, PCAM, President of the CAI Board of Trustees.

### OCEAN CITY WIDE ALERTS

Sign up for city wide alerts at

[www.oceancitymd.gov](http://www.oceancitymd.gov)

Go to pages of interest -> city wide alerts & add your email to [subscribe](#)



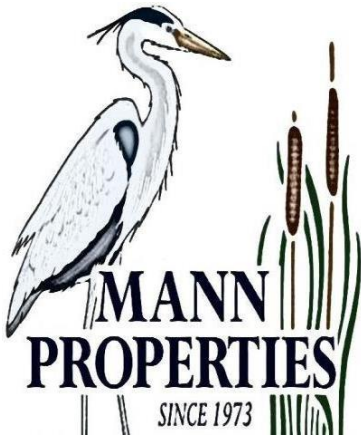
## *Ten things you should know about winterization!*



### **What we've learned from over 45 years of property management experience:**

1. Set the heating (automatic) thermostat between 55 and 60 degrees, depending on your By-Laws requirements, with the appropriate circuit breakers turned "ON".
2. Leave all doors below sinks, all interior doors, and all closet doors (including the utility closet) OPEN for warmer air circulation to pipes located within the walls.
3. Turn OFF circuit breaker for hot water heater or flip the switch which is on the wall next to the water heater to save energy and money on your monthly electric bill.
4. Unit owners are reminded that the water supply shut-off valve should be turned to the OFF positions when the apartment is unoccupied for more than 48 hours. The valve is located above the hot water heater on the pipe extending thru the wall. Please turn the valve 90 degrees or perpendicular to the pipe to shut off the water for the entire unit.
5. All owners also are reminded that they are required to provide Mann Properties with new keys if you changed your entrance door locks in recent months so that access can be obtained to your unit for emergencies, periodic inspections of the entire building, and other common property maintenance needs.
6. Balconies – Furniture should be stored off the balcony during the winter months to prevent damage from high winds.
7. Post signs in conspicuous locations ("Winterized – Do not use Plumbing"), just in case there are unexpected visitors.
8. Turn OFF your ice-maker, if any.
9. Re-evaluate your personal HO6 policy to ensure that you have the right coverage, should a claim present itself and damage originate from your unit.
10. Ensure that your smoke-detectors are functional, and in accordance with the new Maryland Law requirements (see previous page for more information on changes)





Mann Properties proudly offers rental service for the Polynesian & El Capitan Condominiums located on the Boardwalk in downtown Ocean City. Both beachfront properties have spectacular views of the Ocean City inlet, and the boardwalk. Situated in the convenient downtown area with plenty of shopping, amusements, churches and dining options just a few feet away!

Book your summer vacation today!

For more information call:

**410-289-6156**

<https://ocmannproperties.com/>

*"The negotiating power of a large-scale corporation while maintaining a personal touch and attention to detail of a local mom and pop business"*



El Capitan, 4<sup>th</sup> Street & Boardwalk



Polynesian, 3<sup>rd</sup> Street & Boardwalk