

COWPET BAY WEST NEWSLETTER



CBW Updates and Announcements

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New Board of Directors Temp Appointment

We'd like to welcome Melinda Scott (W14) to the CBW Board of Directors! Melinda is stepping in for Bob Daleo, who resigned from the board a few months ago. Formerly on both the Finance Committee and Landscape Committee, Melinda brings a lot of energy to this hard-working group!

Interested in running for the 2022 BoD?

Please check your email for a nomination package or contact the office.

ANNUAL MEETING: FEBRUARY 5, 2022

The annual owners' meeting will be held on Saturday, February 5, 2022. At this meeting, the Board will present updates for the past year as well as announce elections of new members to the Board. A Nomination Package was sent to all owners who might be interested in running for the Board. Please check your emails if you are interested in running. Applications are due before January 5, 2022!

We presume we will host the meeting as usual at CFM, but we will send an update closer to the meeting date.

We also would like to have a CBW beach gathering the evening before — perhaps a pot luck or drinks and apps — so everyone can have a chance to mingle, see old faces and meet new owners. If anyone would like to chair that event, please contact Tanji in the office.

Property Manager Update

CBW has posted an ad for a new CBW Property Manager on both Indeed and a local jobsite. While we search for an appropriate replacement, Tanji Williams, our office manager, and Matuba will be covering that work detail. Holly Weston will be assisting them until mid-January.

The Cowpet Bay West Board of Directors recently sent out an appeal to all owners who might want to serve on a search committee for the new Property Manager. Please contact the office if you are interested in being part of the search committee.

Security Issues and Gate Guard Update

Owners and the Board have been discussing quality of life issues and security issues for months now. We have had our gate broken numerous times, leaving our property vulnerable and accessible to anyone.

In addition to random people that may drive into our property through the repeatedly broken gate, we have the problem of being a residential community with a lot of unregulated and unregistered short-term rentals. The reality is, times have changed and we need to know who is on our property and when, and whether they are invited guests or unauthorized people using our facilities.

CBW is in the process of fixing the gate (which this time was damaged in a power surge) as well as exploring the feasibility of putting a surge protector on the gate. We recently upgraded our camera security system to better capture visuals of potential offenders. In addition, we have posted an ad for a Gate Guard* (or several gate guards) on both Indeed and a local jobsite. While we plan to make a temporary hire for a gate guard, the BoD also is exploring the feasibility and cost-effectiveness of outsourcing such a service. The BoD is also weighing the pros and cons of a series of full-time guards or a single night-time guard. We will keep you posted!!

* If you are interested in joining the search committee for the Gate Guards, please contact the office.

“IF YOU WANT TO DO A RENOVATION. . .”

We've had a spate of reno and construction violations, so we need to post a REMINDER. Although your condo is your private home, it operates under the legal jurisdiction of the Cowpet Bay West Declaration and By-Laws

To that end: You MUST REQUEST permission to do any reno or construction work on your condo. The type of work may have constraints according to CBW rules and regulations. Neighborhood civility in a small community also dictates constraints. There are rather large violations if you begin work without permission. SO PLEASE remember to contact the office and get all the appropriate paperwork should you decide you want to do work on your condo!!! Thank you!

Trash on the Property:

Get your renters to do the right thing!!

With the increase of rental activity in our residential community, there has been an increase of people leaving garbage bags all over our property. Leaving it on our driveways. Leaving it on other people's property. I personally found 6 bags dumped in my garden one day.

This is relatively new phenomenon, so we know it's not our on-island owners. Any owners who rent their condos NEED to have a legitimate garbage service they can rely on. And they need to ensure that their renters dispose of their garbage properly! We have had island owners going through garbage bags trying to locate who the offenders are. Always unrecognized names. Always renters. We have imposed a fine system, but that does not seem to have worked. We could buy more security cameras, but that would be an additional expense to all the owners.

PLEASE, PLEASE appeal to your renters to do the right thing and properly dispose of their garbage. This garbage all over our property is not fair to any of us.

REMINDER:

PARKING VIOLATIONS!

People continue to park illegally on our property, causing incredible stress to the owners of the condos and to the office who often has to negotiate arguments about parking violations. This is not fair to anyone!

PLEASE STOP !!

All condos are assigned ONE parking spot [Declaration and By-Laws] . If an unauthorized car is found in a numbered space, it will IMMEDIATELY be towed at the expense of the owner/renter. No discussion. No warning. IT WILL BE TOWED!!

WORK UPDATES

- ✓ Electric boxes replaced on Leeward and partial Windward. New meters to come!
- ✓ One transformer replaced
- ✓ Walkways and drives power washed
- ✓ Parking lines etc. repainted
- ✓ Repair of cracks in condos due to excessive rain.

INSURANCE UPDATE

At the request of the Board of Directors, our property was recently appraised in preparation for gathering bids on next year's insurance policy. Property valuation was prepared by the same appraiser who did our last appraisal in 2011. Replacement value has increased from ~21M to \$38,245,975. Chris Crowe and the Insurance Committee will put the policy out to bid in late February/early March so as to have a policy in place by the end of March.

THE CBW WEBSITE

Apologies to all about our not updating the new CBW website. [<https://www.cowpetbaywest.com>]

Shortly after its launch, Tanji needed to step in and take over a lot of the property management duties, (thanks, Tanji!) so we temporarily side-lined the website management. Once we have a new PM and Tanji can go back to her Office Manager duties, the website should be running much more smoothly!

Thanks for your patience!

In the Works. . .

- New Property Manager
- Hire Gate Guards
- New electric meters
- Expansion of WWTP
- Landscape project to replace all green railings, stairs, etc.
- Rental Rules and policy changes
- Investigate parking expansion
- Possibility of outsourcing finances



*We hope to see
everyone at the annual
owners' meeting on
February 5th!!*