

1515 East Beach Condos

Welcome Packet

Last Updated: Nov 2024

Congratulations on your move to 1515 East Beach. On behalf of the 1515 East Beach Property Owner's Association, we would like to welcome you to our community. We look forward to meeting you in person around the complex, at the pool, or at one of our many social events in the clubhouse.

Our board is providing you this information to help you feel at home here at 1515 East Beach.

Website

1515eastbeach.com is our home on the web. There are a few public facing pages, including one titled Buyer Info where you can find an online version of this package, the rules and regulations, declarations, and bylaws; however, most information is restricted to residents only. You can request membership by clicking the "Log In" on the top righthand side of the homepage and submitting your email address. You may be asked to verify your name and unit number before access is granted.

All important information or items of interest to the community will be posted under the announcement tab of our website.

The website has a contact form located at the bottom of each page. This contact form can be used to ask questions, make suggestions, request approval from the board for any changes to your unit, and request to reserve the clubhouse.

Clubhouse

Our clubhouse is available for the use of all residents. It may be reserved on a first come, first served basis. We are working to get an online reservation system; but for now, please contact the board at 1515eastbeachpoa@gmail.com to request a reservation. We ask that all residents clean the clubhouse after its use.

Pool

Our pool is for the exclusive use of our residents and their guests.

Please familiarize yourself with the specific rules relating to the pool that can be found in the rules and regulations and in the pool area.

Grill Area

There are three natural gas grills available for residents. There are also two gas burners at either end of the grills that can be used for external burners. The grill area is located behind the clubhouse.

To light the grill, make sure the burners are turned off, turn on the gas valve (located on the left side of the grill on the ground), turn the burners on, and light the grill using the igniter button, or by placing a lighter in the holes along the right side of the grill base. Please use the tools provided to clean the grills after each use. After cleaning, make sure and turn the gas valve off before leaving the grill area.

Events

In addition to reserving the clubhouse for a private event, we host frequent events for our residents throughout the year. Upcoming events will be posted on the calendar page on the website, the announcement page, and bulletin board at the pool. Have an idea for an event, let us know and we would love to help you plan it. Our website was recently reset as so we lost many pictures of our previous events; however, we are rebuilding photos from our community gatherings.

Mailboxes

The mailboxes are located in the southeast corner of the complex. Lost keys are the resident's responsibility and may be obtained through the post office.

Internet Service

Residents are provided with basic internet service through Sparklight. Owners are required to contact Sparklight to set up WiFi for their units.

Rules and Regulations

Please familiarize yourself with the rules and regulations. This welcome packet is meant to supplement, but not replace the rules and regulations. You should have been provided with a copy, but it can also be found on our website. If you should have any questions regarding the rules and regulations, please contact a board member through our website email.

Speed Limit

The speed limit is 10 m.p.h. in the parking area of the complex. Speeding is a serious safety issue due to the design of the roadway and its proximity to the condo buildings. The speed limit is strictly enforced.

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Parking

Vehicles must be parked completely within marked spaces. Please ensure your vehicle does not extend past the yellow line that separates the driving lane from the parking spaces.

Boat Parking

Boats are to be parked in the rear of the complex in the assigned boat locations. If you wish to park your boat at the complex, please contact the board. Spaces are limited and the cost is \$35 per month.

Exterior Modifications

To maintain the uniform look of our property, no exterior modifications may be made without the approval of the board. Examples of common modifications that could be approved are: outdoor fans, storm doors, and hurricane shutters. Please consult the rules and regulations for guidance on modifications.

Exterior Storage and Porch Furniture

Porches are not to be used for storage at any time. Any items, other than porch furniture, may not be stored on the porch if not used within 24 hours.

No items, including towels, may be hung from railings at any time.

Pets

We love our pets at 1515 East Beach. Pets are not allowed in the middle of the complex except to access the units. Pet owners are responsible for cleaning up after their pets immediately.

Smoking

There is no smoking or vaping allowed in any common areas i.e., the courtyard, pool, grill and clubhouse. Smoking and vaping are allowed in individual units and on unit porches.

Garbage

There is a dumpster located at the rear of the complex for residents. Trash pickup takes place twice per week. Please close garbage side door and the top cover when emptying garbage.

Please do not leave trash outside the units or dumpster. All boxes must be flattened before placing them in the dumpster. No paint cans, furniture, or batteries allowed.

Visitors and Guests

If you allow someone to use your unit when you are not on site, notify the board, using the email address (1515eastbeachpoa@gmail.com), so that we can be aware they are authorized to be in your unit. Please provide your guests with a copy of the rules and regulations.

If you lease your unit, the minimum lease is 1 month and you must notify the board via 1515eastbeachpoa.com, so that we are aware of who is allowed on site. There is a \$50 fee per lease.

Utilities and Local Contacts

Your condo dues include water, sewerage, and basic internet service.

The utility providers for 1515 East Beach are:

Electrical and Internet

MS Power – 1-800-532-1502 or mississippipower.com

Sparklight – 228-864-1506 or sparklight.com

Large Item Disposal

Waste Management - 1-800-284-2451 or wm.com

1515 East Beach is located in the city limits of Pass Christian. City government maintains a list of departments and events on its website: pass-christian.com You can also reach these specific city departments at:

Police – 228-452-3301, 228-452-3300 (after hours), or 911 in case of emergency

Fire – 228-452-3326 or 911 in case of emergency

Pass Christian is located in Harrison County. Harrison County government maintains a list of departments on its website: co.harrison.ms.us. You can also reach these specific departments at:

Tax Assessor – 228-865-4043 or assessor@co.harrison.ms.us 8:00am-5:00pm
Monday through Friday