

# 1515 East Beach Condos

## Welcome Packet

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 manager is providing you this packet to help you feel at home here at 1515 East Beach.

### **Website**

1515eastbeach.com is our home on the web. There is a public landing page, but most information is restricted to residents only. You can request membership by clicking the "Resident Login" page 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, report an issue to the resident manager, and request to reserve the clubhouse.

### **Property Manager**

Erica Chandler is our resident property manager. She resides in unit 132, and can be contacted via phone, text, or email. Her contact information is: 225-937-2459 or ericachandler78@gmail.com.

### **Clubhouse**

Our clubhouse is available for the use of all residents. It may be reserved on a first come, first served basis by using the "request to book" tab on the website, or by contacting the resident manager.

## **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.

## **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. You can find photos from some of our previous events on our website.

## **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.

## **Cable Boxes**

Residents are provided with basic cable service. Cable boxes must be obtained from the resident manager. Each unit may obtain two cable boxes without charge. Additional boxes are available for a fee.

## **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 a copy, but it can also be found on our website. The resident manager will review the rules and regulations with you, and answer any questions you may have regarding them.

### **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.

### **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.

### **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 is 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 every Monday, Thursday, and Saturday.

Please do not leave trash outside the units or dumpster. All boxes must be flattened before placing them in the dumpster.

## **Visitors and Guests**

If you allow someone to use your unit when you are not on site, notify the property manager so that he can be aware they are authorized to be in your unit. Please provide your guests with a copy of the rules and regulations.

## **Utilities and Local Contacts**

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

The utility providers for 1515 East Beach are:

### **Electrical**

MS Power – 1-800-532-1502 or [mississippipower.com](http://mississippipower.com)

### **Cable and Internet**

Cable One – 1-877-692-2253 or [cableone.net](http://cableone.net)

### **Large Item Disposal**

Waste Management - 1-800-284-2451 or [wm.com](http://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](http://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](http://co.harrison.ms.us)

You can also reach these specific departments at:

**Tax Assessor** – 228-865-4043 or [assessor@co.harrison.ms.us](mailto:assessor@co.harrison.ms.us) 8:00am-5:00pm

Monday through Friday

# 1515 East Beach Property Owners Association

I was issued \_\_\_\_\_ cable boxes.

By signing below, I agree to return all cable boxes issued to me upon sale of my unit, or termination of my lease.

By signing below, I am stating that I am aware of the rules and regulations for residents of 1515 East Beach. I understand, and agree to abide by these rules, and that I am responsible for the adherence to the rules by all of my guests and visitors.

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Printed Name and Unit Number

\_\_\_\_\_  
1515 East Beach POA Representative

\_\_\_\_\_  
Printed Name and Title