

Carousel Times

August 2024



SAVE THE DATE!

ANNUAL CONDO MEETING
SATURDAY OCTOBER 19, 2024
2:00PM



WELCOME TO THE FAMILY!

Its been a very busy few years in the Ocean City Real Estate Market and also at the Carousel. I apologize in the delay - but I would like to formally welcome all of the condo owners that have purchased condos since the Winter 2020 Newsletter. Can you believe there have been 38 condos purchased during that time with several condo owners purchasing their 2nd, 3rd and even 4th condo here? There were too many to list but going forward I will resume formal welcomes of the new condo owners and their names and unit numbers will be listed.

THERE ARE 3 UNITS AVAILABLE FOR SALE

as of 7/28/2024 they are:

Condo **812** - 3 bedroom/2 bathroom with Den - \$795,000.00

Condo **1612** - 3 bedroom/2 bathroom with Den - \$959,000.00

Condo **2009** - 2 bedroom/2 bathroom - \$649,000.00

Even with all of the new laws and uncertainty with real estate, I truly believe we have the best building in Ocean City and I hope that you are all as happy as I am to be a part of the Carousel family!

Summer



REMINDER - ICE RINK CLOSURES

It's never too early to mark your calendars regarding Ice Rink Closures. Even though it feels like the summer just started, the season will come to end before we know. I sent this notice out in January but as people start to look toward their fall vacations and visits, I want to make sure you are aware of the ice rink closures. The ice rink is one of our best amenities and I want you to be able to take full advantage. The ice rink will be closed on the following dates:

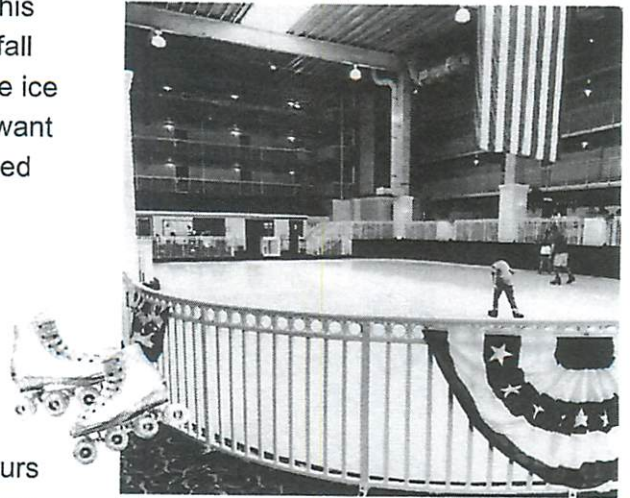
September 9 - September 19

October 25 - October 27

November 4 - November 14

This is the most updated list that I have so far.

As a reminder - the only way to be sure about the amenity hours is to check the Carousel Hotel website - www.carouselhotel.com.

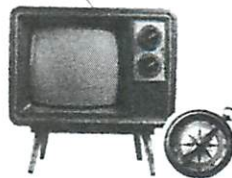


ARE YOU MISSING THE BEACH?

Check out the hotel live webcams 24 hours a day. We have two cameras - one on the oceanfront and one on the bayside. Go to carouselhotel.com and click on Webcams!



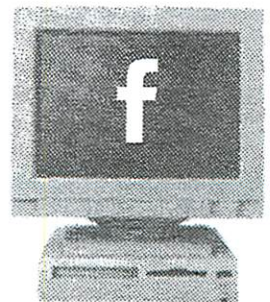
Live Cam Oceanfront



Live Cam Bayside

STAY IN TOUCH

Don't forget there is a private Facebook Group for Carousel Condo Owners. Just email our admins for access:
Rosemary Downing - rrathz@hotmail.com
and Ange Masullo - amasullojr@hotmail.com. We also have a Condo Owners Directory that can be provided. If you need a copy of the directory and would like to be added just email me with whatever details you would like to share and I will make sure that you are included.
As a reminder - this directory is totally optional.



PROPERTY TAX ASSESSMENTS



I have received numerous calls regarding the assessment values of the condos at The Carousel and in Ocean City in general.

The following information was published in the OC Today - Dispatch on July 19, 2024 and I found it to be very interesting:

Property Appeal process available - written by Lauren Bunting, Broker of record for Keller Williams Realty of Delmarva in Ocean City.

With property reassessments going out last month for much of Worcester County, property owners might be wondering what their options are if they disagree with the values the county assessment office has calculated. Assessments are normally received every three years, and your reassessment notice shows the old market value as well as the new market value. The new value reflects the current market influences, any additions or changes to structures on the property along with any other conditions that may affect the property value since the time of the last assessment.

Appeals may be filed on three occasions:

- Appeal on reassessment (Upon receipt of an assessment notice which is normally every three years)
- Petition for review
- Appeal upon purchase (upon purchase of property between January 1 and June 30)

If you decide to appeal, the first step is to file your appeal either online or by replying to the Notice of Assessment by signing and returning the appeal form. Appeals must be filed within 45 days of the notice date. Depending on the volume of appeals for the jurisdiction in which the appeal is filed, every attempt is made to complete all reassessment appeals by June 1. At the time of purchase, real estate contracts in MD disclose that a buyers a "Property Tax Notice" disclosure that a buyer has a 60 day right of appeal to dispute the taxable assessed value. The paragraph in the contract of sale states "If any real property is transferred after January 1 and before the beginning of the next taxable year to a new owner, the new owner may submit a written appeal as to a value or classification on or before 60 days after the date of the transfer". To clarify "the beginning of the next taxable year" is by June 30.

Property owners have the right to three different options when appealing:
personal hearing, phone hearing or written appeal.

Appeals made in writing eliminate the need to attend a scheduled hearing or to call in by phone (MDAT attempts to prioritize appeals made in writing).

Property owners who live in their home as the primary residence should remember to file for the Homestead Tax Credit. This credit is granted to owner occupied residential properties for annual assessment increases over a certain percentage. If eligible, the bill reflects this credit, but if you look up your property and don't see the notation of Homestead on it, you should file for this option to help prevent large increases in your property tax.

Cheryl Potenza, CMCA® Condo Association Manager
tel. 410.524.4865
fax. 410.524.2552
cheryl.potenza@carouselhotel.com

Mark Rohrer, Director of Security
tel. 410.520.2272
mark.rohrer@carouselhotel.com

Matt James, Community Manager
tel. 410.520.2300
matthew.james@carouselhotel.com

Steve Bulmer, Resident Director
tel. 301.980.7666
bulmer52@gmail.com

