



Oyster Harbors Property Owners' Association

HURRICANE PREPAREDNESS MANUAL August 2006

Hurricane season brings with it the responsibility for us to communicate information to you which we feel will be valuable in your preparations for the remainder of the season. Officially, hurricane season runs from June 1st through November 30th of each year although precautions should extend before and after those official dates. We urge you to review the following important procedures and take appropriate actions in preparation for hurricane season.

Preparation

Install Hurricane Shutters

- Please have your hurricane shutters installed upon your departure or, at the very least, arrange to have them installed early in hurricane season. In the face of an oncoming hurricane, it is impossible to find contract workers to put up shutters, because everyone in the immediate area is trying to find the same service.

Store Potential Flying Objects

- All of your patio furniture must be put away.
- Potted or hanging plants are another overlooked potential problem which must be secured inside.
- No items should be left outside your house. Remember wind chimes, birdhouses, feeders, etc.
- Anything left unsecured is a potential missile in a hurricane force wind.

Empty Your Refrigerators

- Food may spoil or defrost during times of an extended power outage. While some power may be restored within 24 hours, some homes can be left without power for days or even weeks.
- In past storms, there was a considerable amount of spoiled meats, seafood, ice cream, etc. Even with extensive cleaning, the resulting odors tend to linger.
- No matter the duration of a power failure, refrigerators must be emptied, because of possible health risks. This is a time-consuming task, which can slow down your overall cleaning efforts considerably.

Evacuation

- If a hurricane of any category is approaching our area, we strongly encourage all residence to evacuate if you have that option. If you chose to remain, plan on being as self sufficient as possible as you never know what or when facilities may resume operations.
- Decide early whether you will be leaving the community and notify the Gate House or the OHPOA office of your departure.
- Plan ahead by purchasing non perishable food items and bottled water. Do not rely on the Club or grocery stores opening right away. As we have experienced in past storms, remote electrical sub stations were damaged which affected the power supply in our area.
- Have an emergency kit with flashlights, batteries, portable radio, a hard wired telephone (as opposed to the common wireless phones in use today which require electrical power at the base station).
- Officially designated shelters should be used only if you're ordered to evacuate and have nowhere else to go. If you need transportation or special help, make arrangements now. See enclosed evacuation area map and shelter locations for Cape Cod.

The Role of the Clubhouse

- Currently the Clubhouse is NOT equipped with an emergency generator.
- Although the clubhouse is not designated as an emergency shelter, it may serve as a place of "last refuge" for residents upon Board approval.
- The clubhouse will not be staffed or offer any services as we expect our staff to be with their families during this critical time.
- If the Clubhouse is made available, members will be required to sign a "hold harmless" waiver since the Clubhouse is not an officially designated shelter.
- If you have no other place to retreat from an approaching hurricane and choose the Clubhouse as your last place of refuge, you will need to come prepared with appropriate bedding; which may include an air mattress, bedding, pillows, food, medication, etc.
- All residents who decide to stay on property during a hurricane should adequately prepare in accordance with the Family Disaster Supplies Kit checklist (attached)
- Members are encouraged to car pool to the clubhouse whenever possible and requesting security staff members to provide taxi services to the clubhouse should be kept to a minimum.
- Pets will not be allowed at the clubhouse.
- The consumption of alcoholic beverages is restricted during a hurricane.

Post Recovery from Hurricane

- Clubhouse and OHPOA staff will be dedicated to post hurricane recovery of club and HOA assets. Buffet meals will be provided to staff in the Clubhouse of which those residents on site may avail themselves to after staff has been served.

- Immediately after a hurricane our grounds crew will begin to clear debris from streets for emergency services and resident egress.
- Hours of operation for the Clubhouse and OHPOA will be posted along with services provided, depending on the severity of the storm.
- Please do not call the OHPOA office or Security about power, phone or cable outages. These will be area problems and will be restored as soon as possible in coordination with local utility companies.
- If someone other than OHPOA will be checking your home after a storm, please notify us in advance of the storm so that we do not duplicate work.
- Depending on the availability of services, mass e-mails will be sent to the residents and postings at the Clubhouse and OHPOA office will provide the residents with post storm status reports.

OHPOA and Responsibilities

- The annual OHPOA assessment provides for security services, common area landscape maintenance, and general administrative support in the OHPOA office but does not allow for staff to be on call during a hurricane threat.
- In the event of a hurricane or severe weather occurrence, the OHPOA staff will be securing the Gate House. Unfortunately, we will not have sufficient staff to handle all emergency requests before, during and after a hurricane.

Your Own House Watch Employee

- If you employ your own house watch person or caretaker, have a written agreement as to what you can expect from them. If a hurricane is headed our way, that individual may have a number of homes to take care of, as well as their own.
- Preparing now and having a clear understanding of what your caretaker can and can not accomplish should avoid last minute confusion and anxiety.

Special Requests

- Please keep in mind that at least 18 hours before a storm hits, the OHPOA and Security staff will not be able to take any requests from owners. The Club and OHPOA Boards have instructed us to dedicate this time to securing our own homes and taking care of our families.
- Once winds reach 45 mph during a storm, Security staff that remains on property will not be able to respond to requests, due to safety concerns. This is the same safety procedure practiced by local and state law enforcement and fire rescue agencies.

Although much of this information is redundant, we cannot stress enough the seriousness of being ready for a major storm. The largest risk factor we face is lack of preparedness.