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# BEACHSIDE TENNIS VILLAS

## COMMUNITY NEWSLETTER

October 2008

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### BOARD PROPOSES NEW PROJECTS

At the last Annual Meeting in March, several owners requested that we advise them about the likelihood of assessments for capital expenditures in the next several years. The Board indicated that it would update the long-range financial plan prepared by Eddie Crenshaw, based on a review by a new Financial Planning Committee consisting of Treasurer Wayne Miller, Board Member Craig Simons, and owners Brent Wilkes and Patrick Fitzpatrick. That review is largely completed, and the Board began consideration at its September meeting of likely capital expenditures over the next 3-5 years.⌘



### RAILINGS

Town ordinances now require that, for safety reasons, the space between vertical spindles on railings be no greater than 4 inches; ours are 5 ½. While we are not required to make those changes now, we have received numerous comments over the years about the danger of small children falling through the railings, including some near accidents. Indeed, some owners have put up their own netting to limit this hazard. Additionally, the structural integrity of the railings and their fastenings has weakened over the years and the surface finish has deteriorated. The Board believes that the risk of serious injury plus exposure to liability warrants immediate attention. Accordingly, we strongly recommend replacing all railings -- both on the parking lot side and the beach side, with new ones complying with the Town ordinance. Those railings are likely to be attached to the outside edge of the decks, making the attachment method more secure, usable deck space slightly larger, and the view less obstructed. We decided to retain an architectural firm to prepare specifications, seek bids for and hire a general contractor, as well as supervise removal of existing railings and installation of new ones. Preliminary planning and design work is underway and is expected to be completed this fall. While actual construction could commence in December or January (and be completed before the Heritage Golf Tournament) we will first discuss this and other projects with you by telephone or additional written communication before commencing construction. The estimated total cost is \$450,000 to \$500,000, or roughly \$6,000 per villa.⌘



### ROOF

We also reviewed the roof, which is in generally good condition. We believe it likely, however, that reroofing will be needed in about 3 years or so, at an estimated cost of approximately \$200,000. Inspections are made about twice a year, at which time missing shingles are replaced and other minor repairs are made.⌘

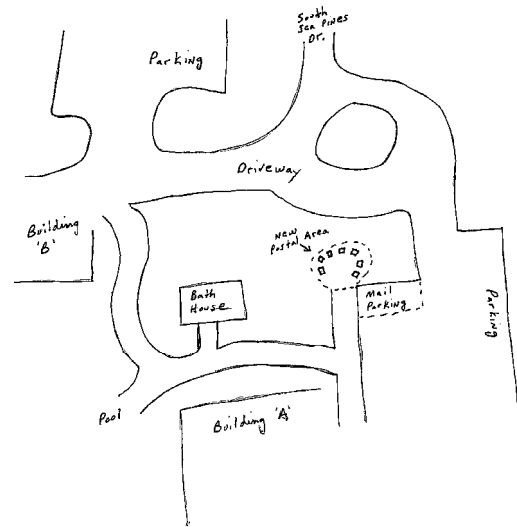
	<b>Items of Interest</b>
2	Mailboxes
2	Bike Shelters
2	Kayak Storage
3	Paying for These Projects
4	Contact Information

## MAILBOXES

After years of discussion and many complaints about lost mail, the Board would like to install an array of 7 cluster mailbox units, with appropriate landscaping, in a central location behind the pool house, at an estimated cost of \$12,000. Pictures of the cluster mailbox units, as well as a drawing showing the location where they will be installed, are included in this Newsletter. These mailboxes, which require Postal Service approval, are lockable and will be provided for all unit owners. A box for outgoing mail will be included. The existing mailboxes and posts will be removed, and CSA has agreed to take any of the old green mailboxes that an owner does not want.⌘



Example of Mailbox Kiosk



## BIKE SHELTERS

The Board is commencing a project to install two bike shelters, one near each of the bike rack clusters in the rear of the parking lots behind Buildings A and B, *for use by owners only*. The existing bike racks will be retained for use by renters. The shelters, which would each contain space for 24 bikes, would have a roof and three sides, but would be open in front. Owners wishing to obtain a space would have to pay a modest annual fee, for which a decal or sticker would be issued. This would permit us to relocate owners' bikes now stored under stairwells or in air conditioning closets. The total estimated cost for the two bike shelters is approximately \$15,000 (offset over time by the annual users' fee). Approval is required by the Sea Pines Architectural Review Board and the Town of Hilton Head before commencement of construction.

Please let us know if you would be interested in one or more bike storage spaces by sending an e-mail or write to Bryan Dorshimer, our property manager at the address listed elsewhere in this Newsletter.⌘

## KAYAK STORAGE

We are seeking Town approval to place a 6-space kayak storage rack on the water side of the dune stairways, one each at entrance paths 7 and 8. These racks are estimated to cost between \$1,600 and \$2,600 in total, depending on whether wood or aluminum is used. Owners wishing to use these racks to store their kayaks would have to pay at least a modest annual fee, if not purchase the racks outright. Town approval is required. Please e-mail or write Bryan if you would be interested in one or more kayak storage spaces.⌘

## PAYING FOR THESE PROJECTS

Part of our annual dues goes to the Capital Reserve. For a number of years before 2007, few capital projects were undertaken, with the result that the Capital Reserve increased in size. Several significant projects were undertaken last year under Eddie Crenshaw's leadership, but the Reserve still remains sizeable, estimated at around \$300,000 as of the end of the current fiscal year on November 30, and growing at the rate of \$11,000 per month.

We believe we will have sufficient funds in the Capital Reserve to pay for all of the projects proposed for current action (railings, mail boxes, bike shelters, and kayak storage), except for approximately \$110,000 to \$160,000, or roughly \$1,400 to \$1,900 per unit. We also believe the Reserve will be sufficient for all but \$70,000 or so (or roughly \$900 per unit) of the roof project proposed for 2012.

While we considered making two assessments in the first half of 2009 of \$950 each for the current projects or, alternatively, spreading that amount over three years with increased monthly payments of approximately \$40-\$60 per unit, we ultimately concluded that, in light of current economic conditions, we could do all of the current projects **without any current assessments** by borrowing the shortfall amount and repaying it over 3 years by reducing allocations to the Reserve from our current assessment amounts. Accordingly, no current assessments are contemplated.

In three years, when we reconsider the roofing project, we may have to make an assessment then. That would likely be the case if actual costs are higher than our estimates, or if the railing project exceeds current estimates. However, if timing is not crucial, we could also consider postponing the roof project for a year or so, reducing the amount of any proposed assessment.

We would like to hear your thoughts about these projects. Please contact Bryan Dorshimer at IMC Resort Services or any of the Board members (contact information provided on Page 4) and let us know your questions and comments. **As previously indicated, we will also seek your views by individual telephone calls or other written communications.**⌘



### 2009 ANNUAL HOMEOWNERS MEETING

Mark your calendar now and plan to attend the 2009 Homeowners meeting which is scheduled for Tuesday, March 17, 2009. The meeting will begin promptly at 9:00 a.m. and will be held at the CSA facility in Sea Pines Center. Be sure to watch your mail in February for exact details.⌘



## OTHER MATTERS

Our landscaping and pool service companies have done an excellent job over the summer. Our grounds are looking as good as they have in years. We have new flower plantings as well as additional stepping stones, and have removed all dead tree limbs to improve appearances as well as reduce hazards in windstorms. Portions of the lawn areas between the pool and the buildings have been reduced in size over the years, so new sod will be added this fall.

Preparation of the operating budget for 2009 is underway. Unless it is determined to increase the contributions to the capital budget from our monthly dues to pay for the railing project, we do not expect any significant changes in the current operating budget.⌘

## BEACHSIDE TENNIS BOARD OF DIRECTORS

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## IMC RESORT SERVICES, INC.

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**Ext:** 108

**Email:** [Bryan@IMCResortServices.com](mailto:Bryan@IMCResortServices.com)

**Website:** [www.IMCResortServices.com](http://www.IMCResortServices.com)

**Emergency / After Hours:** Dial 843-785-4775  
and listen for the emergency procedure.

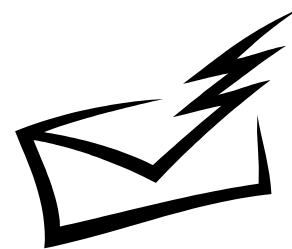
### Sign up for ~ Direct Draft ~

The Board encourages all owners to pay their monthly regime fees through IMC's Direct Draft service which is available to all owners whose accounts are in good standing. Contact IMC Resort Services, Inc. at 843-785-4775 ext 100 and we will provide you with an application.☞

## E-MAIL, WEBSITES, ETC.

We are in the process of developing a web site for Beachside Tennis Villas. Please visit [www.imcresortservices.com/properties/beachside.html](http://www.imcresortservices.com/properties/beachside.html). Let us have your suggestions on what you would like to see there.

Also, email Melissa Fenstermaker at [Melissa@IMCResortServices.com](mailto:Melissa@IMCResortServices.com) to sign up to receive future newsletters and updates via email.☞



## ELEVATOR AND OTHER EMERGENCIES

IMC's after hours emergency number is 843-785-4775. Because of the cost, the Board of Directors voted NOT to have elevators repaired on week-ends. The building lights turned on during the daytime are in compliance with Fire Code Laws.