

Queens Grant V NEWS

March 2011

NOTES FROM OUR MANAGEMENT TEAM

>>GEORGETOWN GABLE ENDS TO BE REPLACED

In the coming months all the gable ends in Georgetown will be replaced. This will enhance the aesthetic appearance of our property and will help prevent water damage into the units from the gables. The Board had investigated a bank loan to complete all the ongoing wood rot repairs in

both Foxhall and Georgetown, but this was not financially feasible for our regime. It would have necessitated substantial increases in our monthly fees. The Board agreed the best path forward would be to complete the gable ends and then move onto other wood rot repairs.

>>ATTIC INSULATION

A question was raised at our 2010 annual meeting regarding who was responsible for the insulation in the attic space. Since attics are common property, the regime is responsible. Spot checks have been made and the insulation was found to be a problem only in villas with a vaulted ceiling (the two bedroom units). The Board has asked management to make sure all the insulation in these units is installed correctly. Individual letters will be sent to owners affected by this as to when the maintenance will be performed.

>>DECK AND PATIO CLUTTER

As we all know, Queens Grant V is a community of 54 villa units. We all SHARE the common property. Owners DO NOT OWN the exterior outright. Decks and patio areas are considered limited common property and the rest of the grounds are common property. While many of us like to add "personal touches" to the exterior of our villas, we need to be aware of certain restrictions on the use of these items. No potted plants or other decorations should be placed in any common area. Restraint

should be used when considering items that would be attached to the exterior of the building. It is strongly suggested that not more than one item be placed on the front side and one on the patio/deck side of each unit. Each nail that is put into the siding is an excellent source of water intrusion which causes wood rot that we all pay for. Letters will be sent by IMC to any owner that has placed items in the common area or an excess number of items on exterior walls.

>>RECYCLING BEGINS ON HILTON HEAD APRIL 1

The Town of Hilton Head recently approved a recycling program for the island. While we are all in favor of recycling, the town has also contracted with only ONE vendor for the entire island. We will be able to maintain our current contractor for another eighteen (18) months and have chosen to do so. Our current vendor WILL provide recycling once a week to our regime at no additional cost. Each OWNER needs to provide a container for the items being recycled. The container should be clearly marked with your unit number. For your convenience, a copy of the Recycling Bin Instructions is attached to this newsletter.

>>PROCEDURE FOR ALTERATIONS TO YOUR VILLA

According to the governing documents which regulate Queens Grant V, every owner wishing to make interior or exterior changes to his/her villa MUST notify the Board in writing providing detailed information. Any alteration which affects the exterior of the villa property or which is considered to be on common property needs approval by 2/3 of the owners in QGV PRIOR to starting the alteration. This involves a fee (\$100) to be paid by the owner (to send out plans to other owners) and additional time prior to starting alterations.

To make this process simpler, there are two (2) standard items that do not have to be voted on by the membership and, therefore, incur no fee, but still require notification to the Board. These are (1) storm/screen doors for the front entry or the kitchen door and (2) replacement of the sliding doors. In these two cases the Board has pre-approved certain doors which will meet the needs of the owner while maintaining the uniform appearance of the units. Details on these items can be obtained from IMC. Remember, if any other style is used for either project, you will be required to remove it and use what has been approved.

WELCOME To Our New Neighbors



The following owners have purchased property in Queens Grant V since November 2010:

#682 - Leonard and Amy KEMNA of St. Charles, Missouri

Welcome to Queens Grant V! We look forward to meeting and getting to know you.

PALMETTO DUNES POA NEWS

By Joseph Kudless

The Palmetto Dunes Property Owners Association (PDPOA) Board of Directors meets on the third Thursday of each month. Our QGV Board hopes to have a representative from QGV attend each PDPOA meeting. Bob McArthur and I attended the February 17th meeting. The following were among the items discussed:

- PDPOA Bylaws are being reviewed with the goal of submitting all revisions to the general membership prior to the October PDPOA annual meeting.
- Plans are underway for the addition of security cameras on the Queens Folly Road corridor. This may be done in several stages with initial installation at the entrance to Palmetto Dunes.

- The Chair of the Architecture Review Board (ARB) reported that in the future exterior changes to Queens Grant villas (paint color, awnings, etc) would only be considered by the ARB after all QG regimes have had a chance to review and comment on the proposed change. This clarification resulted from Queens Grant IV's change in exterior paint color which had been approved by ARB without all regimes' input.

If you would like to attend one or more of these monthly meetings to represent QGV, please let one of the Board members know.

PDPOA FREE SECURITY CHECK AVAILABLE

Palmetto Dunes Security Department offers all home/villa owners a free home security check service while you are away from Queens Grant. The security force will check the exterior of your villa on a daily basis to insure that the property is secure. To arrange for this service, the owner must complete a form, available at the Security Office, which includes the beginning and ending dates you will be away; the name

and contact information for a local person (or IMC) who maintains a copy of your house key (in case of an emergency requiring the security force to enter your villa); and your personal emergency contact information. Of course, Security would also need to know the dates when your villa would be occupied by renters or other guests, if applicable.

OWNER DISCOUNTS AVAILABLE

Palmetto Dunes property owners can obtain discounts on various services and food at the Hilton Head Marriott Hotel in Palmetto Dunes through the *PD Marriott Neighbors Program*. Owners may contact the PDPOA office at 843-785-1109 to pick up their membership card.

Also be sure to pick up your *"Friends & Family Discount Card"* at The Dunes House which entitles the bearer to receive 20% off food, beverages and merchandise purchases at the Dunes House.

LANDSCAPING UPDATE

The entrances to both Foxhall and Georgetown were spruced up with new planting last fall. Along with sago and fan palms, there are African iris, flax lilies, mondo grass, variegated liriope, pampas grass, miscanthus grass and Aztec grass. These plantings will gradually fill in to provide a lovely green carpet and interesting viewpoint with various heights, colors, and texture at our entrances.



Entrance to Georgetown: BEFORE

AFTER



Entrance to Foxhall

BEFORE

AFTER

In addition, the small overgrown planting area between the QGV pool and the cart path at the Robert Trent Jones driving range has been cleaned out of the underbrush. The plantings that are left provide a much neater and pleasing view for all.

THE PRESIDENT'S CORNER

By Sue Peck

Queens Grant Entrance Improvements. The PDPOA has recently expressed interest in making improvements to the Queens Grant entrances as part of the Queens Folly corridor beautification project, which is well under way. Since our entrances are on PD property, those improvements would be made at PD expense, but with the approval of the regimes in Queens Grant. This is in the very early stages of consideration by the PDPOA, but as a result of this new development, the Council of Presidents agreed to put a hold on any substantial improvements we would have made. In the meantime, the areas will be maintained by us, and flowers planted by PD as has been done in the past. There are many steps involved in getting a project like this completed, and at this point it is only a possibility, so we will keep you informed of the progress.

In other news, another fountain has been approved for the end of the large lagoon closest to Georgetown. Hopefully, this will be installed by the summer.

NEWSLETTER GOES GREEN

Thank you to those of you who have given IMC Resort Services your email address. We now have email addresses for more than 60% of the homeowners. If you haven't already given your email address to IMC, please consider doing so. We are trying to send the Newsletter out to all members via email to save our regime the expense of additional paper and postage. Our goal is to publish at least three newsletters a year.

Here's the way to get your email address to IMC: please email Leslie at Lesley@IMCResortServices.com. Please be assured that individual email addresses will NOT be displayed in the mailing so your information will remain private.

In addition to receiving the newsletter via email, you will also be able to receive up-to-the-minute information (when available) about other issues pertaining to Queens Grant V.

Household Safety Tip

A common cause of house fires is lint accumulation in dryer exhaust ducts (lint that has bypassed the lint screens). Please consider removing your dryer exhaust duct at least annually to clean out any lint that has collected there.

IMC Resort Services Contact Information:

Property Manager: Trish Elliott, Trish@IMCResortServices.com
Asst Property Manager: Leslie Alvarez, Leslie@IMCResortServices.com
Phone: 843-785-4775, extension 202 (Trish) or 204 (Leslie)
Phone-toll free: 877-785-4775, extension 202 (Trish) or 204 (Leslie)
Physical/Mailing Address: 2 Corpus Christi Ste #302
Hilton Head Island, SC 29928
Fax: 843-785-3901

BOARD OF DIRECTORS CONTACT INFORMATION

Sue Peck, President
843-341-2110
SUEBP27@aol.com

Bob McArthur, Vice-President
908-276-7561 (home)
843-686-6004
rlmca@verizon.net

Joe Kudless, Sec'y/Treasurer
908-996-4888 (home)
908-442-6174 (cell)
jkudless@gmail.com

Shari Barton, Director
202-362-6524 (home)
202-487-5511 (cell)
sharb22@aol.com

Betty Stockmal, Director
203-881-9860 (Connecticut)
843-785-8672 (villa)
betty.stockmal@gmail.com