

Treetops AND Ocean Breeze

PRIVATE RESIDENCES



Spring 2009

REGIME FEES

The board has managed to keep our regime fees at their current levels for another year. With the cost of everything and delinquencies rising, this has been tough to do.

ANNUAL MEETING

The Annual Meeting is scheduled for 10 AM Saturday, June 20 at PSD #1. Even if you are planning to attend, please return your proxy as soon as you receive your notice in mid-May. That way, if at the last minute you cannot be there, your vote will. Thank you for your prompt response.

NIBBLE & NIP

Owners are invited to a Nibble & Nip get together at the big pool on June 19 at 5:30. It's an hors d'oeuvre pot luck and BYOB. Ice and paper products will be supplied. No glass at the pool. Come out and meet some of your neighbors. Remember, even your best friend was once a stranger. Hope to see you there!

ELECTION

Two board seats are up for reelection this year: Bob Van Schelvan and Stan Stolarczyk. Both are interested in continuing their service to our community. If you would like to run for the board, please submit your application (which was included in a previous mailing) to Bryan no later than May 10. bryan@imcresortservices.com

INSURANCE SHORTFALL

We'd like to thank IMC, especially Craig Fenstermaker, for their hard work negotiating the lowest possible premiums. Despite a hardening insurance market, we were able to achieve the coverage we need to carry at a very competitive rate again. The shortfall assessment was lower this year thanks to IMC and the due diligence of your board.

BOARD MINUTES POSTED

The minutes of board meetings are posted on the web site as soon as they are approved by the board. You will experience a delay, because the minutes from a meeting today do not get approved until the next meeting. Visit www.imcresortservices.com, click Properties, then scroll to click Treetops.

EVERY DAY IS EARTH DAY

Celebrate Earth Day all year by receiving this newsletter as a PDF via email. Give melissa@imcresortservices.com your email address and request the newsletter be sent electronically.

While we're at it, how about an email campaign to the Mayor, Town Manager and Council to let them know how much Hilton Head island needs a viable recycling plan.

TENNIS ANYONE?

The tennis court had a face lift in April with a new windscreens and net. Thanks to Bryan and Scott for their hard work installing both.

POOLS

Enjoy our pools between 9am and 9:30pm.

WATER ISSUES

Our property's water bill is through the roof. Please check toilets to make sure they are not leaking. Outside hoses are not to be used for washing vehicles. Fines will be levied if you wash your car or boat on the property. It will be cheaper to use a carwash than to pay the fine.

HOT WATER

One of the biggest causes of damage on our property is from older water heaters. You are being put on notice to **change your water heater every ten (10) years**. We cannot emphasize enough that **damage from an old water heater is owner responsibility**. The damage is usually catastrophic and **DOES NOT fall under the regime's insurance**.

PLEASE check your water heater regularly, turn off the water to your villa when you are absent. Open faucets slowly when turning the water back on.. One unit had thousands of dollars in damage when a pipe in the wall burst because the faucet was opened too quickly. Three other units were severely damaged this spring due to burst pipes.

HO-6 INSURANCE

As long as we're on the subject of damage, make sure your HO-6 policy is up to date. Our Master Deed and Bylaws require every owner to carry an HO-6 policy on their villa. HO-6 policies cover the owner's personal property, betterments/upgrades, loss of use/loss of rent, etc. Most carriers will also cover regime deductibles that are billed back to each affected owner in a loss situation, which can be \$5,000 - \$10,000 and even higher in some cases. In addition, an HO-6 policy will also protect the owner against liability risks on the interior of the unit. In the past, uninsured owners have been responsible out of pocket for claims that range from \$1,000 to \$50,000! Interior liability claims can go even higher so please make sure you are protected.

OWNER MAINTENANCE

Hilton Head Island's environment is hard on wood and metal. Please report any common element maintenance issues, and keep up with items that are your responsibility to maintain and replace. If you need assistance with regulation paint colors for your doors and railings, please give Bryan a call or email. He may also be able to point you in the right direction to get new screens or find replacement glass for fogged windows.

Per our Master Deed and Bylaws the following items exclusively servicing and/or are integral to your villa, regardless if it they are interior or exterior, are considered the **responsibility of the owner to maintain and/or replace**:

1. Doors; including the frames, casings, hinges, handles and other fixtures that are part of the door.
2. Windows; glass, screens, frames, wells and casings.
3. All electrical and plumbing mechanisms that service your villa.
4. Any damage to common property; adjacent villas or villas beneath caused by the action or inaction within your villa.

Contact Bryan or Scott at IMC to make sure that you purchase the correct style and/or color for your maintenance projects.

DELINQUENT? NO GUEST PARKING!

Due to the increase in villa owners who are delinquent, and since the rest of us really don't want to have to carry them, the board has instituted several changes to the Rules & Regulations. Those who are delinquent on regime fees will NOT be issued guest passes, so if you plan to entertain family and friends or rent your unit at all this summer, you better pay up.

Cars on the property without parking passes will be towed! Therefore, if you are delinquent and plan to rent your villa, especially short term, better prepare your leasing agent that the renters cannot park on the property without the risk of being towed. Actually, this rule applies to ALL VEHICLES on the property without passes.

Parking is by permit only and all owners and renters must have a parking decal. You must provide proof of residence, current license, registration and insurance to acquire a permit. Parking is very limited (2 spots per villa) and it is monitored. Remember to call IMC for temporary guests passes for short term visitors.

DELINQUENT NOTICES

The board has authorized management to post DELINQUENT NOTICES AT A VISIBLE LOCATION NEAR THE ENTRY to any villa whose account is in collections with the regime's attorney. These notices will be brightly colored and clearly note that a particular villa is in collections. Removing a Delinquent Notice will incur a fine.

DELINQUENTS

As of April 28, this a **partial** list of owners who owe the regime:

33 OB \$ 5,800	5602 TT \$ 3,903
90 OB \$ 2,025	6304 TT \$ 2,792
4502 TT \$ 2,737	7103 TT \$ 3,506
4602 TT \$ 7,629	7304 TT \$ 17,754
4902 TT \$ 3,625	7503 TT \$ 8,300
4904TT \$ 5,156	7706 TT \$ 5,639
5004 TT \$ 11,211	7801 TT \$ 13,932
5301 TT \$ 4,773	7804 TT \$ 21,614
5302 TT \$ 4,510	7902 TT \$ 3,056

OCCUPANCY

We have a 2 person per bedroom limit. If you use a rental agent, please advise them of our occupancy limit so you don't get fined. As the owner, you are responsible for your agent and your renters. If you see a neighbor is over occupied, please contact Bryan.

PET FRIENDLY

Pet Friendly does NOT mean Poop Friendly or Noise Friendly. We know you love your pet and its sweet little bark is music to your ears, but it annoys your neighbors. Your dog's feces is not fertilizer and its urine burns and destroys our expensive grass. Clean up after your pet and dispose of it properly. Encourage Fido to urinate on areas that are not planted with grass. If you fail to do so, fines will be incurred. Help us to keep your common property pleasant for everyone to enjoy.

NOISE

Treetops Ocean Breeze prohibits loud noise between 10 pm and 7am.

RULES & REGULATIONS

Summer is almost here, and with it more people, so let's be courteous to our neighbors. Post the rules so your guests are aware of them. You have been given the covenants and they are being enforced to the fullest extent. This includes, but is not limited to, towing cars that are not properly decaled, fining owners for the illegal use of the common element or for incidents that involve the local authorities, and for pet owners with have poor habits. Fines can run up to \$500 plus damages!

POWER WASHING SCHEDULED

Ocean Breeze and Delta units will be power washed in May. Notices will be put door to door to alert you of the exact schedule. When it is time for your villa to get power washed, please remove all plants and personal items from the patios and decks. Items left on the decks will be moved, however if left there neither the regime nor the vendor are responsible for any damages.

SCREEN DOORS

If you wish to add a screen door to your villa, you must first submit plans for approval. Screen doors should have a gas shock closure and be painted to match the existing entrance doors.

GARBAGE PICK UP

Trash is now being picked up on Monday, Wednesday and Saturday. Do not leave trash bags outside your doors. If you can not make it to the nearest dumpster, you must keep the trash inside your villa. Dumpsters are for household trash, not large items like mattresses, furniture, etc.

COMMON PROPERTY

Absolutely nothing is to be affixed to the common element of the property. This includes, but is not limited to, roofs, siding, stucco, railings and landscaping. Outside your unit, including porches, decks, etc., is Common Property, therefore you cannot alter it in any way. The bylaws state that you cannot affix anything to any part of the exterior of the building. **As of January 1, 2008, anything affixed to limited common or common property must be removed.** Curtains inside your unit must have white or light cream color facing the outside. Also, the stucco (boardwalk) section cannot have outdoor HVAC systems.

WELCOME NEW NEIGHBORS

103 OB Kent & Sara Lankshear
7904 TT William Hagedon & Tanya Andrews

SHERIFF'S REPORT

Use 911 for Emergencies Only. If you see anyone damaging the property, please call the Sheriff's Office at 785-3618. Vandalism costs all of us. Ask the Sheriff for a written report and notify IMC of the date, type of incident, and the name of the responding officer. It is imperative that you contact IMC any time the police have been called to the property.

IMC EMERGENCY NUMBER

For Police or Medical Emergency always dial 911.

For Regime emergencies after regular business hours, call 843-785-4775 and listen for the Pager Number.

2009 INTERIOR EXTERMINATION SCHEDULE

<u>34-103</u>	<u>3900-6100</u>	<u>1-33 & 6200-6900</u>	<u>7000-8000</u>
Aug 19	Aug 20	July 22	July 23
Oct 21	Oct 22	Sept 16	Sept 17
Dec 16	Dec 17	Nov 18	Nov 19

The regime must be provided a working key to your villa.

Pest control will NOT enter units with an unattended dog. Pets must be contained in a separate room. If you have a pet, leave a note indicating in which room your pet is contained.

To allow for a thorough treatment, remove loose items (clothes, shoes, pet dishes, toy, etc.) from the floor prior to interior service. Keep all garbage in tight fitting containers to avoid rodent infestation inside and out.