

Treetops AND Ocean Breeze

PRIVATE RESIDENCES



Autumn 2008

Summer is drawing to a close and as islanders heave a collective sigh of relief, we here at Treetops Ocean Breeze look forward to getting our property back to a semblance of normalcy. Let's review some of the things that have happened since our last newsletter, which was sent in late Spring.

ANNUAL MEETING

Our Annual Meeting was held in June and it was one of the best we've had in years. Not only did we have a quorum, the owners in attendance were, for the most part, very positive and pleased with how the property is being run.

We did have a couple of questions that need to be addressed publicly for those who could not attend. One Ocean Breeze owner asked why he has to remove the flag by his front door when it has been there for years. The main reason is that we cannot have selective enforcement of the rules and regulations and the bylaws. The bylaws state that you cannot affix anything to any part of the exterior of the building. Anything affixed to limited common or common property must be removed.

Another interesting suggestion was to see if owners who do not use the allotted two parking passes would be able to give their second pass to another owner who needs three. The board planned to discuss this in the meeting that followed the annual meeting, but unfortunately had to table it for a future meeting. The July board meeting ran very long because an owner asked to speak with the board. The board gladly complied, but it made the meeting run until nearly 7pm - more than three hours. By the time the parking passes discussion was broached, several members had to leave. The subject was readdressed in the August with more information provided by management and the board decided that the standing policy is sufficient.

The 2009 Annual Meeting is scheduled for June 20.

ELECTION

Although it was a close race, Peggy Edwards and Jeff Martyn were reelected to represent you on the board. Thank you to everyone who also ran for the seats and to all who voted.

INSURANCE REFUND - YES, REFUND!

Here is some GREAT news! Thanks to the efforts on our behalf by IMC we received a bit of a cash windfall from the insurance company. The board decided to present IMC with a finder's fee and is currently determining how best to use the \$20,573.25 refund. For now, that money is going to be in the insurance reserve.

The insurance premium has been paid in full for 2008/09. Provided there are no major delinquencies or other unforeseen issues, when the insurance comes due, there will be a little over \$300,000 in the insurance reserve. The premium last year was \$510,600. At this point, the renewal premium, and therefore the assessment amount, is not known.

By the way, some owners have mentioned that they would like to pre-pay part or all of the insurance shortfall assessment. You may do this at any time, and, of course, we welcome it! If it is easier for you to budget, please feel free to add it to your regime payment earmarking it to go toward insurance. Again, we do not know yet what the shortfall will be.

EXTENDED POOL HOURS

The pools will be open until October 30 and the decks are open all year. We are extending the pool hours from Memorial Day to Labor Day to 9:30 pm. We've also invested in some new pool furniture to replace several dilapidated chairs and new restroom soap dispensers.

OCEAN BREEZE 1-103 & TREETOPS 7001-7018 STEPS & DECKS

It is the responsibility of the owner to maintain the paint on the front steps and back decks in Ocean Breeze. You can get the paint color and type from Bryan at IMC. If, in the opinion of the regime, your steps or deck are not maintained to community standards, you will be notified to take care of them and given a deadline to do so. If you don't, the regime will and you will be charged for paint and labor.

GARBAGE DUMPSTERS

Some residents, perhaps summer guests, have not been putting their trash inside the dumpster containers. Now that summer traffic is gone and mostly full time folks are here, we hope this will no longer be a problem. Here's fair warning - if we find a trash bag that is not inside the dumpster, we will open it to determine to whom it belongs. We will contact Beaufort County, which has strict litter enforcement laws, and you will be fined \$500.

GRILLS

Speaking of laws, the fire inspector stopped by our property recently and let us know that we have 50 illegal grills. 50! That's 20% of the villas! One neighbor even saw someone with an open flame grill inside one of the screened porches! That's just stupid. Please see the enclosed letter from the Town of HHI Fire Department (which is not IMC or the board).

PETS & NOISE

Another Town of HHI law is a leash law. You must have your dog on a leash at all times when outside. You must also pick up after your pet. Not doing so is not only disgusting and unsanitary, it violates local laws and regime rules. You will be fined if you don't obey the leash and poop-scoop laws.

Your dog's bark may be music to your ears, but it disturbs your neighbors. In addition, The Town of HHI prohibits noise prior to 7am and after 10pm. That's pets, construction, parties, etc. Please help us make our community noise free.

TREE TRIMMING

Expect to hear some chain saws (but not before 7am or after 10pm, of course!) between September 22-27, because we contracted with All Care to trim the trees, including the palms, property wide.

POLICE CALLS

If you call the police to the property for any reason, like a noise disturbance, please get a copy of the written police report. We need that written report from the police department in order to levy fines. Without it, there is nothing we can do, so make sure you get it and pass a copy to Bryan at IMC. Police call out fines are \$500, no exceptions!

KEYS PLEASE

Please make sure IMC has a working key to your unit for pest control and in case of emergency. Also, make sure you update your mailing and email address if either changes. Thanks!

HOT WATER HEATERS

We cannot emphasize enough that damage from an old hot water heater is owner responsibility. Remember you can expect a useful life of a water heater to be approximately 10 years and after that you are on borrowed time. The damages are catastrophic and they DO NOT fall under the regime's insurance. For your peace of mind PLEASE check your water heater regularly, turn off the water to your villa when you are absent, and make sure to have your own HO6 policy up to date.

PLEASE CONSERVE WATER!!

While we're on the subject of water, hot or otherwise, our water bill is over \$100,000 a year! Please conserve as not doing so hurts the planet and adds to our financial burden.

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.

PARKING

Parking is by permit only and **all owners and renters** must have a parking decal. Remember to call IMC for **temporary guest** passes for short term visitors.

WELCOME NEW NEIGHBORS

22 OB Gary & Diane Downing
99 OB Alison & Anne Rankin

OWNER MAINTENANCE

Hilton Head island's environment is very harsh on wood and metal. Please report any common element maintenance issues you see. Try to keep up with items that are your responsibility to maintain and replace. If you need any assistance with 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 on where to get new screens or find replacement glass for your fogged windows.

Per your Master Deed and By Laws the following items exclusively servicing and/or are integral to your villa, regardless if it is 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 or color for your maintenance projects.

GO GREEN

To receive this newsletter by email, please give Melissa your email address at Melissa@IMCResortServices.com

YOUR INPUT

The board welcomes your suggestions and input. If you have an issue you would like the board to discuss, please put it in writing and give it to Bryan (or a board member) at least 10 days before the next meeting. Thanks!

DELINQUENTS

The following owners as of August 25, are delinquent and owe the regime in excess of:

Jolley	24 OB	\$3200.00
Hebrank	57 OB	1100.00
Blank	3902 TT	2100.00
Inman	4502 TT	3500.00
Johnson	4602 TT	4400.00
Patrick	4902 TT	3400.00
Maleh	4904 TT	3400.00
Hayes/Robird	5004 TT	5700.00
Keenan	5302 TT	6700.00
Keenan	5902 TT	3000.00
Reiman	6304 TT	3300.00
Kaufman	7108 TT	1015.00
Szymanski	7304 TT	12,000.00
Slade	7503 TT	3700.00
Martin	7704 TT	2500.00
Keenan	7706 TT	7200.00
Chism	7801 TT	8800.00
Kitty	7804 TT	10,400.00
Inman	7902 TT	3300.00

SHERIFF'S REPORT

If you see anyone damaging the property, please call the Sheriff's Office at 785-3618. Vandalism costs all of us money. Use 911 for Emergencies Only. Don't forget to get a written report and notify IMC of the date, type of incident, and if possible, 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, please call 843-785-4775 and listen for the Pager Number.

www.IMCResortServices.com

Bryan@IMCResortServices.com • Scott@IMCResortServices.com
843-785-4775

INTERIOR EXTERMINATION SCHEDULE

<u>34-103</u>	<u>3900-6100</u>	<u>1-33 & 6200-6900</u>	<u>7000-8000</u>
Oct 22	Oct 23	Sept 17	Sept 18
Dec 17	Dec 18	Nov 19	Nov 20
Feb 18	Feb 19	Jan 21	Jan 22
April 22	April 23	March 18	March 19
June 17	June 18	May 20	May 21

Generally the pest service falls out on the third Wednesday and Thursday of every other month. The exterior is done every month. A new pest schedule will be issued for through June 2009. Please make sure that the regime has a working key to your villa.