

Brighton Oaks, HOA

1st Quarter 2018 Newsletter



Update Us!

Did you recently change your phone number, mailing or email address?

Let us know!

We're glad to be able to quickly and efficiently transmit new information through email blasts to the entire community – be sure you're included by keeping us up to date!

Psst! You can have multiple emails on file to keep multiple owners updated all at once!

Updates to your contact information can be emailed directly to Jessica Powell at JPowell@imchhi.com.

Welcome to the New Year! Thank you to all the homeowners who attended the association's annual meeting in November, it was great to see both new and familiar faces.

After reviewing the 2018 budget, the final figures cumulated in an increase of the association dues to the quarterly amount of \$168 (or \$672/year). This increase will allow funding of the association reserves!

Don't Forget! *If you have automatic payments set up with your bank, please make sure to adjust them accordingly for the new year.*

Two seats were up for election on the Board of Directors. Incumbents Brianna Capasso and Judy Hatfield were re-elected to the Board!

Congratulations Brianna and Judy!

Hot Topics

Roadways & Parking

The association is looking into assigning the private road to the County, which would place repairs under the County's jurisdiction.

Please remember that, when parking on the road, to park responsibly so as not to block driveways or mailboxes.

In the event another vehicle is parked on the street, park in a manner that does not block the roadway access for other residents. On street parking requires a decal. Visit our Bluffton office to obtain one!

Drainage & Lagoons

The Board is working with the engineering firm that developed the association in order to obtain the proper and current depths for each lagoon. At this time, the fountain at the front lagoon is off to prevent damage.

The sinkhole which occurred (between 26 and 28) due to a damaged drainage pipe is in the process of being repaired; SCE&G claimed responsibility and will cover the repair cost.

Please remember fishing is only permitted for residents. If you see anyone else trespassing, please don't hesitate to contact the local authorities.

New Build Construction

As we're sure many of you have noticed, the remaining empty lots that sat in the development for so many years are finally under construction.

The noise and construction are not the most pleasant experiences, but shortly it will all be complete.

Thank you for bearing with these builders while they work to expand your community!

Quarterly HOA fees are due the 1st day of January, April, July and October.

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Projects Completed in 2017

In 2017, the Board focused on drainage concerns which will continue to be addressed in 2018.

Other projects include:

- The pothole located at the entrance to the neighborhood was repaired with a guarantee on the repair work.
- A new fountain with light features was purchased and installed in the small lagoon.
- In an effort to deter vandalism and crime, the pathway off Shad Ave has been blocked off, no trespassing signs have been erected and cameras installed in the area.
- The repair work on the sinkhole between 26 and 28 River Tree Circle is almost complete.

Main Focus for 2018

The Board expects 2018 to be a great year for Brighton Oaks!

The association is working with an engineering firm and Beaufort County regarding the storm drainage system in the HOA. Review of the system will be done and recommendations to assist in better drainage and prevent future flooding will be provided.

Community Review

Community reviews are conducted on a regular basis where each home is reviewed to ensure all Covenants are adhered to.

So, what sort of items do we look for? Items that would detract from the beauty of your home and the association, such as:

- Miscellaneous items which may create clutter at the sides of the home.
- Mildew stains on siding.
- Unapproved architectural enhancements.
- Parking concerns.
- Mailboxes or fences in disrepair.
- Discarded garbage.
- Damaged garage doors, windows, doors, etc.

Important Numbers

IMC Resort Services, Inc.

(843) 785-4775

ext 2 for Bluffton

Police Department

Non-Emergency

(843) 706-4550

Home Improvements

Planning on renovating the outside of your home? Items such as repainting the exterior, changing the door or shutters, installing a fence, and more are all covered under architectural enhancements.

Be sure to submit your architectural (ARC) application for approval **before** beginning your new project! The application is available online at

www.imchhi.com/brighton-oaks.

Contact Jessica Powell for more information at JPowell@imchhi.com or (843) 785-4775 ext. 201.

Newsletter created for your enjoyment and information by the management team at IMC Resort Services, Inc.



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