



# VILLAGE AT OLDE TOWN

## COMMUNITY UPDATES

### 2017 1<sup>st</sup> Quarter Newsletter

### February 2017

We hope you have enjoyed the community updates. We adopted the e-newsletter format in an effort to save money for the association on the printing costs associated with producing the community updates, since we hope to make them frequent. With so much of our daily lives now being spent online, it is hard to justify spending the dollars on the printed copy. We encourage you to utilize the IMC Resort Services, Inc. website ([www.imchhi.com](http://www.imchhi.com)) which contains lots of useful information in regards to Village at Olde Town! Please remember: it is your responsibility to provide the Association with your current address and phone number (particularly nonresident owners). This enables us to meet our obligation to provide all owners with information from the Association. Please be sure your email address is also on file. This will aid in keeping you updated on any important information sent by eblast to the entire community. If you need to update your contact information or add an email address, please contact [Tasha@IMCHHI.com](mailto:Tasha@IMCHHI.com) today!

#### **2016 ANNUAL MEETING**

Our annual meeting was held December 6<sup>th</sup>, 2016. We would like to thank everyone who came out to the meeting or sent in a proxy to ensure we were able to achieve a quorum and conduct the meeting! Below are some brief highlights of that meeting for those that were unable to attend:

#### **Projects Completed in 2016:**

- A light pole was added towards the end of Leacybridge to give more light to the area and add security.
- Entrance signs at Essex Court were installed.
- Irrigation repairs were completed at the Leacybridge entrance.
- Electric repaired at Leacybridge entrance for spotlights
- Re-implemented Coastal Security to patrol the community for heightened security as well as control of parking issues
- Installed a new sign at Leacybridge entrance to match Essex Ct signage

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#### **Several Projects Being Looked at for 2017:**

- Repairing irrigation at Essex Ct in hopes of enhancing plantings at both entrances
- Playground- Adding mulch
- Researching possibility of additional parking spaces
- Researching water drainage issues on Essex with engineer
- Refurbishing of gazebos
- Addition of gravel to alleyways
- Cleaning of storm drains in the community to help with drainage

#### **ANNUAL MEETING ELECTION**

Bob Flick (incumbent) was re-elected to serve another 2-year term. Aubrie Giroux was elected to fill the vacant seat and serve a 2-year term. Congratulations Bob and Aubrie & thank you for your service to our community!

## **BOARD OF DIRECTORS LISTING**

Andrew Sutton – President

Brian O'Donnell – Vice President

Bill Devine – Secretary

Bob Flick – Director

Aubrie Giroux – Director

### **HURRICANE UPDATE**

1. A total of 9 e-blasts were sent out to Village at Olde Town concerning the hurricane to ensure owners were updated on every possible piece of information we were given from Beaufort County and informing owners of our efforts at IMC.
2. Thank you to all homeowners who stayed back and weathered the storm and their efforts to update other residents through emails, pictures, social media, etc.
3. There was a power line down at the Essex Ct entrance that caused power outages for a few days along Malphrus Road.
4. Because there was minimal damage (compared to other communities) FEMA did not come through Village at Olde Town – removal of storm debris was placed on the owner and HOA.
5. There were a few trees down in the community on common areas that were removed and cleaned up. We were advised that some residents helped remove some trees that were down in the middle of roads so THANK YOU to those that assisted in the cleanup of the community!

### **NIXLE**

There is a new program offered by Beaufort County called **Nixle**, where the sheriff's office can text or email you community alerts of things going on. This is also the same system the officers use to notify the newspapers. It will update people on events such as missing persons, burglary etc. Log into [www.nixle.com](http://www.nixle.com).

### **RULES AND REGULATIONS**

#### ➤ **PETS**

- Pets shall be leashed at all times
- Owners must dispose of pets' droppings in trash receptacle immediately
- Do not feed stray cats within the community. If you observe any stray cats, please contact animal control at #843-255-5010 and press 1.
- Animals (except house pets), livestock, birds, or poultry of any kind shall not be raised, bred or kept by any owner upon property.
- Domestic pets may be kept but shall not be maintained for commercial purposes.
- Pets shall not make an unreasonable amount of noise or become a nuisance.
- Owners in violation will be fined for violation of these pet rules.

#### ➤ **PARKING**

- Parking is only permitted in marked spots. Violators are subject to tow at the owner's expense. Parking on the grass is not permitted at **ANYTIME**.

## **PROPERTY CHECKS**

Items that the Association Manager looks for when conducting the drive through of the community are listed below. These would be considered covenant violations and will result in a letter being sent to that household. There is a formal process in place with the Association for restriction covenant enforcement that the management company fully adheres to. Please remember that non-compliance with violations can result in fines to owners' accounts.

### **Just Some of the Things They Look for:**

- Lawn in need of mowing.
- Dead trees or fallen trees or branches.
- Flowerbeds in need of weeding.
- Edging that needs to be addressed on the curbs and driveway.
- Power washing of home and/or driveway
- Storing of the garbage can in public view.
- Boats, trailers, RV's and commercial vehicles parked in driveway overnight.
- Parking on the grass which is not permitted **at any time** in Village at Olde Town.
- Misc. items being stored in and around the property that is in public view.



## **EXTERIOR MODIFICATIONS/IMPROVEMENTS**

If you would like to make any exterior improvements/modifications to your home's aesthetics, please note you must submit an Architectural Review Committee (ARC) application to the management company for Board review and approval prior to any work commencing. If you need to obtain a copy of the ARC application, please go to <http://imchhi.com/properties/villageatoldetown.html> to find the document.

## **SPRING IS NEAR!**

Spring cleaning and repairing the outside of your home is important! Pressure washing your home & driveway, cleaning and repairing broken or damaged screens, cleaning gutters, and keeping your lawn & garden maintained are important tasks that should be kept up with all year long!



## **STORING ITEMS**

Please remember storing trash cans or other miscellaneous items on the side or front of your home is not permitted. As always, trash cans may only be put out the evening before collection and must be brought back in that same evening.

## **MAILBOXES**

Many mailboxes and posts in the community are in need of attention. The condition of your mailbox has a huge impact on curb appeal and must be maintained. Please take a look at your mailbox! If it needs repair, we ask that you do so immediately.



## **HOA FEES**

Your HOA fees are due quarterly (January, April, July & October) in the amount of \$244.00. Your next HOA payment will be due April 1, 2017.

## **YOUR COMMITMENT AS A HOMEOWNER**

This is the time the association likes to remind all homeowners that common-interest communities like ours create some unique obligations to the community and to other residents within it:

\* Read and comply with the community's governing documents. You should have received a package of documents from Management when you closed on your home. If you didn't, check the association's website or ask the manager for copies. Make sure you understand what's included in them, particularly the rules about pets, parking, your home's exterior maintenance, architectural guidelines and when you must pay association assessments.

\*Provide current contact information to your association manager. Make sure they know how to reach you in case of an emergency, and ask them to notify you of association meetings and other important events. If you rent out your home, provide contact information for your tenants also for use in an emergency – leases are required for all rentals.

\*Maintain your property according to established standards. The community's appearance can add value to all the homes within it—including yours—so it's important to keep landscaping neatly groomed and your home's exterior well-maintained.

\*Treat association leaders honestly and respectfully. Board members are homeowners—just like you—who have volunteered to give their time and energy freely to govern the community. While you should share your concerns about the community with them, do so in a way that's constructive, informative and helpful.

\*Pay association assessments and other obligations on time. Your regular assessments pay for common-area maintenance, amenities and other shared expenses. If you don't pay on time, the burden for paying your portion of the association's bills, like water, electricity and common area landscaping, falls on your neighbors. Contact IMC Resort Services, if you're having problems, to discuss alternative payment arrangements.

\*Ensure that tenants, visiting relatives, and friends adhere to all rules and regulations. If you are leasing your home, you're liable for maintaining the condition of the home and for the behavior of those who live in it. Make sure to screen tenants thoroughly, and familiarize them with the community's rules.

**Thanks to everyone at Village at Olde Town for making this community a wonderful place to live!**

**IMC Resort Services, Inc.** 2 Corpus Christi, Suite 302, Hilton Head Island, SC 29928  
(Management Company) 181 Bluffton Road, Suite C104, Bluffton, SC 29910  
[www.imchhi.com](http://www.imchhi.com)

Trista DiNovo, Association Manager 843-785-4775 Ext. 200 trista@imchhi.com  
Tasha Ard, Asst Assoc Manager 843-785-4775 Ext 204 tasha@imchhi.com