



# VILLAGE AT OLDE TOWN

## COMMUNITY UPDATES

### 2016 1<sup>st</sup> Quarter Newsletter

#### March 2016

Dear Neighbors,

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 [Kathleen@IMCHHI.com](mailto:Kathleen@IMCHHI.com) today!

### **2015 ANNUAL MEETING**

Our annual meeting was held December 8<sup>th</sup>, 2015. 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 2015:**

1. All roadways were repaired and rejuvenated. This was a MAJOR project that will prolong the life of the roads greatly!
2. All major sidewalk repairs were completed with just a few minor repairs left to be completed in 2016.
3. Large tree lifting sidewalk near 24 Leacybridge was removed and 50' of overhanging branches at rear alleyway of Leacybridge were pruned. All common area trees along the sidewalks were pruned away from the homes and limbed up along the roadway.
4. Two major storm water pipes under Leacybridge, which move storm water from the wetland behind the playground to the secondary wetland, was cleared of all obstructions.
5. Both inlet collars in the alleyway between Covington & Paddington were repaired.

#### **Several Projects Being Looked at for 2016:**

1. Front entrance enhancements
2. Replacing the signage at the 1<sup>st</sup> entrance to mirror the signage at the 2<sup>nd</sup> entrance
3. Irrigation repairs within the community and at entrances
4. Lighting at both entrances
5. Landscape enhancements at both entrances
6. The addition of a street light at end of Leacybridge for added security

### **BOARD OF DIRECTORS LISTING**

*Andrew Sutton – President*

*Brian O'Donnell – Vice President*

*Bill Devine – Secretary*

*Bob Flick – Director*

*Vacant Seat – Director*

## 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. 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!**

As many of you are aware, Punxsutawney Phil did not see his shadow on Groundhog's Day which hopefully means an early Spring for us! Remember! Spring cleaning and repairing the outside of your home is also 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!

The National Gardening Association offers numerous free online newsletters to homeowners covering urban and small-space gardening, vegetable and fruit gardening, craft and cooking projects and specific gardening information by geographical region. Newsletters include feature articles, tips and resources. To sign up, go to [www.garden.org/subscriptions](http://www.garden.org/subscriptions)



## **DO YOU KNOW WHERE YOUR ASSOCIATION DOCUMENTS ARE??**

When you bought your home, you should have received copies of all governing documents prior to or at closing. Sometimes these documents get lost among all the other papers you received at closing. And many homebuyers are so involved moving into their new homes, they don't take the time to read all the fine print.

As a homeowner, you have a right to these documents; so, if you don't have copies for any reason, visit <http://imchhi.com/properties/villageatoldetown.html> to obtain them.

It's very important to have copies of the governing documents because you'll be expected to know and comply with all rules and regulations of the community. You'll also want to stay informed by reading all materials provided by the association.

It's our responsibility to make these documents as understandable as possible, so if there's anything you don't understand, please let us know. We'll be glad to clarify any confusing language or give you other materials that answer your questions.

## **A MESSAGE FROM YOUR BOARD OF DIRECTORS**

As most of you are aware, Hilton Head National (the golf course directly across Malphrus Road from our community) is attempting to rezone their parcel of land so that it can be developed. There are many positives and negatives about the potential redevelopment and we as a Board urge you to be familiar with what is going on. Your Board has attended a couple of the meetings and voiced a number of concerns. There are many steps involved and we are just one of the interested parties being affected by this change.

Please review the attached map that was provided at one of the recent meetings. More information will be given by the County and by the owners of the golf course to keep us all informed.

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

Village at Olde Town Board of Directors  
March 2016

**IMC Resort Services, Inc.**  
(Management Company)

2 Corpus Christi, Suite 302, Hilton Head Island, SC 29928  
181 Bluffton Road, Suite C104, Bluffton, SC 29910  
[www.imchhi.com](http://www.imchhi.com)

Trista DiNovo, Association Manager  
Kathleen Smith, Assistant Association Manager

843-785-4775 Ext. 200  
843-785-4775 Ext. 206

trista@imchhi.com  
kathleen@imchhi.com