

The Farm at Buckwalter, HOA

2020 Newsletter – 1st Edition



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 information through email blasts to the entire community – be sure you're included!

Updates to your contact information can be emailed directly to Nancy@imchhi.com.

After Hours Emergencies

IMC Resort Services, Inc. provides for a manager to be on call after business hours for emergencies. If you have an after-hours emergency related to the HOA common space (Monday through Friday before 8:30am or after 4:30pm, during a holiday or on a weekend) please call (843) 785-4775 and follow the instructions on the outgoing message.

*Please be aware, if your call is **not** of an emergency nature, you will be billed for the service.*

Welcome to 2020! The Farm announces Stacie Jacobs, CMCA, AMS as our new Association Manager. Stacie brings with her over 25 years of association management experience and began working with IMC in December 2019. Another new addition is James Watford, who was elected to the Board at your recently held HOA annual meeting - Congratulations Jim! Another big announcement to be aware of: the HOA dues incurred a minor increase of \$2.39/month per home. Please be sure to adjust any automatic payments with your bank to the correct fee amount. For 2020, your semi-annual dues will be in the amount of \$448.40. The first payment was due January 1st and the second will be due on July 1st and late after the the last day of that respective month.



Did you miss the annual meeting? Don't fret! The 2020 meeting schedule is on the back of this newsletter so you can plan accordingly. See you there!

Special Projects

There are a handful of projects already approved by the Board that will be implemented this year. These projects are in the final stages of fine-tuning and you will soon be able to see some aesthetic changes to both entries off Buckwalter. Other projects may not be as noticeable but can assure you, are well needed. Also, the board is entertaining new permanent vehicle decals for all residents.

The Board continues to make strides to improve the safety and appeal of the community!

Spring Cleaning: 2020

We have all heard the term “**Spring Cleaning**” and associate it with warm weather, outdoor activities as well as the increased need for yard and home maintenance. The Farm has many full-time working families which decreases the amount of time you have available to dedicate to home maintenance. And let's face it, not everyone is as energetic about yard and home maintenance as their neighbors. However, in order to maintain the appearance of The Farm and keep home values as high as possible within your association, curb appeal has a large impact to homebuyers. Some of the top items in which violations are issued are due to power washing, mailbox maintenance, trash containers, mowing and weeding of flower beds. Be sure to stay on top of your maintenance as it can quickly get out of hand. Also, store toys and other miscellaneous personal items out of sight.

Semi-annual HOA fees are due on the first day of January and July.

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Leaf Removal Tips

Fall foliage may be beautiful to look at, but think twice before you allow it to accumulate on your lawn. If you don't keep up with leaf removal, a blanket of leaves can suffocate your grass and block it from getting the sunlight, water and nutrients it needs. A good rule of thumb is that if you can't see your lawn through the leaves, it can't grow.

Proper leaf cleanup will give your grass enough room to breathe and help it come back healthier in the spring. Remove thick layers of leaves - especially those that are heavy and matted from rainfall - before they damage your lawn.

- Leaves and grass/branch clippings should be picked up regularly, bagged and properly disposed of at the Town disposal center on Simonsville Road.

2020 Board Meeting Schedule

Held in the Farmer's Rest Clubhouse on scheduled Tuesdays at 7:00pm.

All owners are welcome to attend!

- Feb 18 - Community Concerns Meeting
- May 19 - Community Concerns Meeting
- Sept 22 - Open Budget Meeting
- Oct 20 - Community Concerns Meeting
- Nov 10 - Annual Homeowners' Meeting

Architectural Enhancements or Improvements

While the Board reviews updated Architectural Guidelines, be sure to know when you need to apply for exterior changes. Are you repainting your mailbox post to keep it maintained? No application needed. Are you renovating a window, planning an exterior paint project (doors, shutters, etc.), or installing a fence? These and other common projects do require approval before being conducted.

Common projects within your community include playset installation, exterior repainting, patio screen enclosure, fence installation, driveway extension, tree removal, and solar panel installation.

The application is available online at www.imchhi.com/the-farm-at-buckwalter and should be submitted to the IMC Bluffton office.

Our Clubhouse

Residents have a unique opportunity to reserve the clubhouse for personal events!

Just contact IMC at (843) 785-4775 x2 for availability. The application can also be found at www.imchhi.com/the-farm-at-buckwalter

Clubhouse rentals require a \$150 refundable deposit as well as a \$150 fee.

Rental of the Farmer's Rest does not include the pool. This perk is subject to blackout dates and is available only to Residents current on their HOA accounts.

Did You Know?

IMC Resort Services, Inc. maintains a webpage specifically for YOU!

www.imchhi.com/the-farm-at-buckwalter hosts a wealth of information regarding the community including community standards, ARC guidelines, pool schedule, Board meeting date schedule, community concerns form and so much more! Visit the website and stay updated.

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



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Administrative Support: Nancy Zabala, ext. 211 or Nancy@IMCHHI.com