

Fernlakes, HOA

2022 Year End Newsletter



Update Us!

Did you recently change your phone number, mailing or email address?
Let us know!

Hargray has cancelled their email domain. Please send updated OCI (Owner Contact Information), it can be found on our website www.imchhi.com

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 Cathy@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 9:00am or after 4:00pm, 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.*

Happy Holidays!

We want to thank all the neighbors for their donation at the past Bluffton Self Help Food Drive and also thank you for everyone's cooperation on the lagoon bank trimming, it went well. Don & Son's Landscaping was retained at the beginning of this year and has made a vast improvement in the overall appearance of the common areas. Reminder, golf carts may be driven on the streets of Fernlakes by a licensed driver, must be insured and stored in the property owner's garage. The Fernlakes **pool closed on Sunday, October 30th for the season.**

Board of Directors Information.

Martha Hartley, President – Martha.Hartley@cpa.com
Matt Conn, Vice President – Matt@hiltonheadluxuryrentals.com
Peter Palladino, Treasurer – pap502022@gmail.com
Rebecca Rittle, Secretary – reh95@aol.com
David Brown, Director – Davidbrowndesigns@gmail.com
Aaron Welliver, Director – Aaron@elevatorlift.com
Alex Nightingale, Director – Alenight3@gmail.com

2022 Annual Meeting

The Fernlakes annual meeting will be held on Wednesday, December 7th, 2022 at 6:00 p.m. at the Holiday Inn in Bluffton. There are three (3) seats available each for a 3-year term and one (1) vacant seat with 2 years remaining on a 3-year term.

The 2023 association budget was approved with a 5% increase in the HOA fee. The new HOA fee beginning January 2023 will be \$316 per home, per quarter. Coupons will be ordered and mailed soon via USPS.

Storage Lot

The storage yard fence was replaced and cameras were added. Please remember to be considerate of other vessels allowing the proper space for parking. The storage fee will remain at \$300 per year and there will be a reminder sent to the current lease holders for renewal.

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Volunteer(s) Needed!!

Welcome Committee, while greeting new owners to our wonderful community, also answer questions they may have while providing them with important governing documents and other regulations. We are also accepting newsletter content and ideas.

If you would like to head the welcome committee and continue this great service for our neighborhood, please contact IMC.

Speaking of New Owners please “WELCOME” these new members to the Fernlakes neighborhood.

Jana Filippone – 18 Fernlakes Dr.

(Previous owner(s): Christina Galbreath).

Leah M. & Scott A. Geerts – 36 Fernlakes Dr.

(Previous owner(s): Vera Rogers).

Accessing Rules and Regulations and Other Important Documents

www.imchhi.com/fernakes

IMC provides a page on the company website for owners to easily access important association documents. Please visit the above weblink for the recorded governing documents, bylaws, rules and regulations and meeting dates for the association.

IMC's mass communications are emailed from yms@imchhi.com so you'll want to add it to your email list to stay updated! This will prevent these important communications from going to **Junk** or **Spam**.

Completed Common Property Upgrades

- ✚ The storage yard fencing was replaced and there is a new gate installed.
- ✚ Oleanders cut back and additional plants installed along the pool side of the storage fence.
- ✚ Common area – Tree trimming performed.
- ✚ Drainage pipes jetted and drain canals cleaned and dug out for proper flow.
- ✚ Brick pillar planting – Project completed which included removing the Boards and installing live plants material between the pillars along Fernlakes entrance and cross sheets.

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Architectural Enhancements or Property Improvements

Planning on renovating the exterior of your home or performing exterior upgrades to your property?

One of the main reasons people decide to purchase and live in a property administered by an Association is the concept of "uniform appearance." The interests of the individual owners in Common Interest Communities in maintaining uniformity is apparent, as it pertains both to his or her home and to the surrounding homes.

The role of the ARC is to ensure that the community's property values are preserved. Without an ARC your neighbor could easily paint his or her home bright blue with pink shutters that would be visible from space.

Many Fernlakes owners have resided in the neighborhood for many years, we don't expect the extreme as mentioned above. However, you are still required to submit an ARC application regardless. The application must be received by management and approved by the ARC committee **BEFORE** any work begins.

The application is conveniently available online at www.imchhi.com/fern-lakes or at an IMC office.

Contact Nancy Zabala for more information or for a copy of the application at Nancy@imchhi.com or (843) 785-4775 ext. 211.

Please be sure to park your vehicle(s) in your garage or driveway. Street and/or grass parking is not allowed. Also, be sure to notify IMC if you plan to have your boat in your driveway for the day for cleaning or loading up for a fun day on the water. Have a great Holiday Season Everyone!

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

Local Office: 181 Bluffton Road, Ste. C-103 Bluffton, SC 29910

Contact IMC: (843) 785-4775 **Visit our Website:** www.IMCHHI.com

Association Manager: Stacie Jacobs, ext. 202 or Sjacobs@IMCHHI.com

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