

# The Anchorage at Shelter Cove

## SUMMER 2020 COMMUNITY UPDATE



### TO ALL OWNERS

IMC will be sending all owners a survey on your preference for potentially limiting renting units. Please be sure to respond to this survey so that your Board is better prepared to respond and discuss these results at the October Annual Meeting.

We appreciate your attention and feedback to this matter. ☹



### FROM THE PRESIDENT

John Byrne, #7418

As we mentioned back in the March edition, your Board is trying our best to keep current with all the necessary repairs, improvements and other issues that arise at the Anchorage with the tremendous help from IMC. *However, none of us could have anticipated the damage, disruption and challenges that awaited us from COVID-19.*

Your Board did meet (virtually) in June, later than we, of course, anticipated. We did finalize the spa renovation project, which we now expect to be completed by July 23<sup>rd</sup>, 2020. We also received updates on some water and termite damage situations and authorized the Pest Control visits to start again this month.

Returning to the many issues related to COVID-19, it is important to stay attuned to all policy and rule changes by both the Town of Hilton Head and the state of South Carolina. Here is the most recent link to the mask requirements on the Island:

<https://www.islandpacket.com/news/coronavirus/article243934747.html>

Not speaking on behalf on the Board, but when I was at the Anchorage for a bit in June, it was very frustrating to witness the lack of social distancing and face covering by many residents and visitors to our great Island. Obviously, now we have seen a spike in infection rates. Please be considerate of your neighbors and stay safe for all of us. ☹

### ITEMS OF INTEREST

PRESIDENT REPORT

VICE PRESIDENT REPORT

NEW OWNERS

ISLAND ACTIVITIES & USEFUL LINKS

REAL ESTATE REPORT

FINANCIAL REPORT

CONTACT US

### ASSOCIATION PAYMENTS

To be sure you get proper credit for your on-time payments, please update your payment service with the mailing address for all payments:

**The Anchorage**  
**C/O IMC Resort Services, Inc.**  
**P.O. Box 95187**  
**Las Vegas, Nevada, 89193-5187**  
☹

### IF YOUR ADDRESS CHANGES

It is important that IMC has your correct mailing address. Remember, it is your responsibility as a member of the Association to provide a current mailing address to IMC Resort Services, Inc. ☹

## VICE PRESIDENT REPORT

Ray Carrigan, #7416

I hope you are all well and not impacted by the Coronavirus. I also hope you are all enjoying your summer!

We had some issues with the chillers, but AJ Bucko has had them repaired and they are working, set at 82 degrees.

You may have noticed the pool hours signs and update to hours. We had some issues with people drinking at the pool very late, and being quite loud. We think 10pm is a fair closing time, which will be in effect throughout the summer. We are happy to address it again at the October annual meeting.

We have had several irrigation breaks to our old system, and the age of the system is the reason along with tree roots damaging the pipes. The Greenery monitors the system pretty well, but if you are noticing a section out, please notify myself or AJ Bucko. The Greenery has also replaced some of the new sod that did not grow well.

If you need any shrubs trimmed that that we may have missed, please let us know.

I believe the grounds are looking pretty good now.

Be careful, stay well! ☹

## WELCOME NEW OWNERS

As of July 14, 2020

7435 William & Claire McNally, HHI, SC

7482 Brett & May Bowden, Dublin, GA

Welcome



## WATER HEATERS

Be aware that damage from an old water heater is an *owner responsibility*. 10 years is the approximate life expectancy for a water heater. After 10 years, you are on borrowed time. The damage can be catastrophic and they DO NOT fall under the Association's insurance. For your peace of mind PLEASE check your water heater regularly, turn off the water to your villa when you are away, and make sure you have an H06 policy to protect you. ☹

## ISLAND ACTIVITIES AND USEFUL LINKS



We want to remind everyone again that there are many ways to stay in touch with activities on the Island and specifically in Shelter Cove. This becomes especially important as we all address COVID-19.

For those of you on Facebook, Shelter Cove Harbour and Marina is a great resource and for runners, check out Palmetto Running Company on the site as well. Of course the paper of record, The Island Packet is on Facebook as well. ☹

Also, look at [www.hiltonheadisland.org](http://www.hiltonheadisland.org)



## REAL ESTATE UPDATE

Dot Holly, #7462 | GRI, SFR, Associate Broker, Dunes Real Estate  
843.298.4111 | [dot@dotholly.com](mailto:dot@dotholly.com)

The Real Estate market is very active in spite of the current pandemic. Many people living in the city are now looking for second homes or vacation homes in less crowded areas. There is a pent up demand, inventory is low and interest rates are historically low.

Here at Anchorage, there are 88 total units but only one is on the market. It's one of the only 2 three-bedroom units in the complex and it is listed at \$419,000. There is also one two-bedroom unit under contract, which is scheduled to close by 8/27/20. It was listed at \$315,000 and went under contract in two days.

There have been 4 Anchorage villas that have sold and closed this year. The most recent sale closed on 6/16/20 at \$317,000.

If any of you are thinking about selling this would be a good time to contact your real estate agent. Here at Dunes we do virtual tours and many of our customers purchase without physically visiting the property.

*Stay safe and call me if I may be of help.☹*



## FINANCIAL REPORT – SECRETARY / TREASURER

*Brian Huxtable, #7448*

Four months remain in the 2019/2020 fiscal year and the budget is doing fine.

There have been a number of significant repairs on buildings 3, 9, and 10 and other challenges that have added up. We do have sufficient reserves to cover these repairs should we exceed our general maintenance and replacement funding.

Spa repair and renovation is the high priority project for this fiscal year. As of this writing, the rebuild of the drains and mechanicals is near completion. All indications are that the final cost of the project will be around \$40k. The cost is within the amount approved by the board for this project.

Earlier this year the board passed resolutions setting minimum reserve levels. This is guidance to the current and future boards regarding level of funds to maintain in both the insurance and replacement reserves. Board approval will be needed to fall below these minimum reserve levels. More information regarding our reserves will be provided at the annual meeting.

Thank you to all owners for timely payment of monthly regime fees and insurance assessments. Outstanding regime fees, assessments, and other charges have increased in recent months; however, they remain lower than recent years. ☹

## INSURE YOUR PERSONAL POSSESSIONS & UPGRADES

Let's talk about your coverage for the inside of your villa. If you haven't already, owners should purchase a Condominium Owner's (HO-6) Policy to cover improvements and upgrades to the unit, *also* personal contents within the unit. When considering this policy, think about any improvements you or a previous owner made... hardwood floors, new carpet, new cabinets, fixtures, appliances, etc. It's easy to see how it adds up! Also think about the contents of your unit (furnishings, personal possessions and other valuables). Our Association's policy **does not** cover that for you! Our Anchorage policy does not cover any contents belonging to residents or any upgrades made to units. If the building is destroyed, the building will be rebuilt as the developer built it--no upgrades. Owners need to be certain their own policies cover the upgrades that have been done to their unit. Residents who lease and Residents who own need to insure their contents. This could happen to you: Your personal possessions are ruined due to a roof leak. Our Anchorage property policy covers rebuilding and repair of the building **not a resident's personal possessions**.

We can't stress the importance of this enough -- residents whether leasing or owning often think the Association is responsible if their possessions are damaged--that is not the case. You can also obtain coverage for "Loss of Use" to your unit (if it cannot be occupied or rented due to a loss caused by a covered "peril" this coverage may provide reimbursement for additional living expenses or loss of rents.) There are many insurance options to choose from.... Call your Insurance Agent today to discuss which plans and levels of coverage are right for you.☹

# 2020 PEST CONTROL SCHEDULE

Anchorage Dates of Service

3<sup>rd</sup> Friday

7/17/20 **INSIDE**  
8/21/20 **INSIDE**  
9/18/20 **INSIDE**  
10/16/20 **INSIDE**



Please make sure that management has a working key and/or access code to your villa and that all pets are crated to ensure you receive service. In addition, if you rent your villa, provide this schedule to your rental agent/tenants.

THE VENDOR WILL NOT ENTER A VILLA THAT THEY SUSPECT HAS A DOG RUNNING LOOSE IN IT.

*Thank you for your cooperation. ☼*

A current pest schedule is posted online at:  
<https://www.imchhi.com/anchorage>



## THE BOARD OF DIRECTORS

**JOHN BYRNE, PRESIDENT**

VILLA: #7418

CELL: 703.282.4954

EMAIL: [John.Byrne90@yahoo.com](mailto:John.Byrne90@yahoo.com)

**RAYMOND CARRIGAN, VICE PRESIDENT**

VILLA: #7416

CELL: 908.616.2622

EMAIL: [rcarrigan53@hotmail.com](mailto:rcarrigan53@hotmail.com)

**BRIAN HUXTABLE, SECRETARY/TREASURER**

VILLA: #7448

HOME: 651.399.0832

EMAIL: [bahuxtable@gmail.com](mailto:bahuxtable@gmail.com)

**WILLIAM STENACK, DIRECTOR**

VILLA: #7485

CELL: 912.596.9716

EMAIL: [stenackw@aol.com](mailto:stenackw@aol.com)

**TODD ZINKE, DIRECTOR**

VILLA: #7483

CELL: 404-405-2303

EMAIL: [twzinke@gmail.com](mailto:twzinke@gmail.com)

### SIGN UP FOR RECURRING E-CHECK

Are you interested in automatic payment of your monthly regime fee? For step-by-step instructions, visit <https://www.imchhi.com/payment-options>.

If you have any additional questions, please contact Lisa Martin at 843-785-4775 ext. 117 or [ARDept@IMCHHI.com](mailto:ARDept@IMCHHI.com).

### IMC RESORT SERVICES, INC.

2 Corpus Christi, Suite #302

Hilton Head Island, SC 29928

**Local:** (843) 785-4775

**Fax:** (843) 785-3901

**Toll Free:** (877) 785-4775

[www.IMCHHI.com](http://www.IMCHHI.com)

**AJ Bucko, CMCA®, AMS®, Association Manager**

Extension 107 | [AJB@IMCHHI.com](mailto:AJB@IMCHHI.com)

### EMAIL TO IMC...

IMC employees do not open email from unknown sources. To avoid having your email deleted, please include your villa number and complex in the subject field, i.e. "7412 Anchorage".

*Thank you for your cooperation. ☼*

All owners who have supplied IMC with an email address receive electronic versions of newsletters and other community updates. If you are receiving a mailed copy and would like to switch to electronic, please contact Lyndsey Dorshimer via email [Lyndsey@IMCHHI.com](mailto:Lyndsey@IMCHHI.com). Make sure you list **Anchorage Newsletter** in the subject field.

By receiving the newsletter electronically, you help to reduce the costs of production and postage borne by our association. Thank you for your participation.

*Be sure to add the domains @IMCHHI.com and @IMCResortServices.com to your safe senders list so you don't miss ANY updates from us. ☼*

