



## Brighton Oaks, HOA COMMUNITY UPDATES First Quarter Newsletter February 2017

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 Brighton Oaks, HOA! 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 November 15<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!

### **Projects and Updates:**

1. The pavement dipping at the front entrance was discussed at the annual meeting. Management was asked to obtain quotes for the repair and repaving of this pavement. The Board ultimately selected Southern Asphalt to make the repairs. This was completed at the beginning of February 2017.
2. The Board decided to contract with Lake Doctors to treat the lagoons from April – September in order to keep algae growth down. Some owners in the community purchased a couple more ducks to put in the ponds, which will aid in keeping pond growth to a minimum as well.
3. All of your fencing, arbors and benches were power washed last spring. Your landscaper also recently power washed again to keep everything looking fresh and clean.
4. A “No Trespassing” sign was placed near the pathway from Shad Ave, to deter unwanted guests from hanging around Brighton Oaks’ lagoon.

### **Post Hurricane Matthew:**

1. Multiple trees fell from common areas and damaged fencing and a transformer. Fencing has been repaired and debris has been cleared from common areas. The transformer was repaired. There were a few leaning trees and stumps that posed a hazard, and were also removed. We thank everyone in the community for your support and patience during these trying times, as this storm had a huge impact on all of Beaufort County.

### **BOARD OF DIRECTORS LISTING**

Brianna Capasso – President

Erik Hardy – Vice President

Norma VanAmberg – Secretary

Marcia Farmer – Treasurer

Judy Hatfield - Director

## **PROPERTY CHECKS**

Things 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 Brighton Oaks.
- Misc. items being stored in and around the property that is in public view.



## **EXTERIOR MODIFICATIONS/IMPROVEMENTS**

It has been noticed that many owners are not going through the proper channels before making changes to the outside of their homes. 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 [www.imchhi.com](http://www.imchhi.com) to find all the community documents.

## **SPRING IS NEAR!**

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!



## **SOUTH CAROLINA LEASH LAW**

South Carolina Leash Law requires pet owners to keep their pets on a leash when not contained to your property. The association will be sure both the covenants and South Carolina law are enforced. Please also remember to always pick up after your pet – this also is the LAW! Thank you for your cooperation. If you see a loose dog, you are encouraged to contact Animal Control.

## **MAILBOXES**

Many mailboxes, posts and newspaper holders 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.

## **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.

## **PARKING**

Per the Brighton Oaks By-Laws: **No boat, motorhome, trailer, recreational vehicle or trailer may be left upon any portion of Brighton Oaks, unless in a closed garage or not visible behind an approved fence. All vehicles shall be parked within the driveway of each Lot, unless enclosed by approved fencing. Access to these vehicles must be made in such a manner as to not disturb property or landscaping. One non-commercial vehicle per lot will be allowed to park in the street, with proper identification pass. Guest parking for non-commercial vehicles may be obtained in advance for temporary street parking. Parking for commercially registered vehicles shall be limited to the time a service is being provided by that vehicle. No commercially registered vehicles may be parked in the streets of Brighton Oaks at any other time. The Association shall have the right to remove any such vehicle(s) if not removed by the Owner within five (5) days of notice, and the costs of such removal shall be an assessment against such Owner. Please be advised that the above referenced regulation will be fully enforced.**

Always remember to be courteous to others when parking on the street. Blocking neighbors' driveways, mailboxes, etc. is not permitted at any time, for any reason. If a vehicle is parked on one side of the street, please do not park directly across from it, as this takes up space on the road and could prohibit other vehicles, *most importantly emergency vehicles*, from passing through. We recommend using your driveway to park, but understand certain circumstances arise from time to time.

If you need to obtain an identification pass, please stop by the IMC Bluffton office located at 181 Bluffton Road, Suite C-104 Bluffton, SC 29910. The office is open Monday – Friday from 9:00 am – 4:00 pm.

## **RESIDENTIAL YARD DEBRIS BURNING**



**State law requires** that you notify the Forestry Commission prior to burning outdoors. In most cases, the law applies to burning leaves, limbs and branches that you clean up from your yard. The notification law does not apply within town or city limits.

The toll-free number below allows you a quick, easy way to make your yard debris burning notification. Just dial the number below, listen to the message, and leave your name, address and phone number.

The law requires that you clear a firebreak around the burning site and have the right equipment available to keep the fire under control. Burning can only be performed between the hours of 9am and 3pm. You must also stay with the fire until it is completely put out.

In addition to state laws regulating outdoor burning, there may be other local ordinances. Be sure to check on this before burning by calling your local fire station or contacting Beaufort County 1-800-895-7062.

## **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) for more information.

*Thanks to everyone in Brighton Oaks for making this community a wonderful place to live!*

**- The Brighton Oaks Board of Directors  
February 2017**

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