

QUEENS GRANT V NEWS

EDITOR: THERESA PANKOW

DECEMBER 2018

MESSAGE FROM THE MANAGER:

BRAD SMITH, PROPERTY MANAGER, IMC RESORT SERVICES, INC.

Greetings to everyone from Hilton Head Island. The cold weather is here and looks like it is going to stay for a few months and us here on Hilton Head Island cannot wait for the weather to warm back up.

Queens Grant V has been working with the May River Landscaping to come up with a landscaping plan to make Queens Grant V the top property in Queens Grant.

Also, in 2018, the Board started working with an engineering firm as well as a contractor to look at the buildings siding to see what wood rot is left as well as how much wood is left compared to hardie plank.

Other improvements to the electrical and lighting around the pool have been completed. Also, the new landscaping has been completed but the deer have been hitting the new plants pretty hard, so the landscaper is looking in to changing them out for something that the deer are not attracted to.

We hope to see you over the spring and summer!

Brad Smith



THE PRESIDENTS CORNER

JOAN EHRGOTT, PRESIDENT QUEENS GRANT V

The 2018 year is winding down. On behalf of the Queens Grant V (QGV) Board of Directors, I would like to extend a thank you to all who sent in their proxies and especially to those homeowners who attended the annual QGV homeowner association meeting.

At our annual meeting, incumbent's, Theresa Pankow and Joan Ehrgott, were elected to three year terms. David Scott Wilson was elected to the Board for a two-year term.

Kim Dahlberg, has stepped down from his position as President on the board, as he has sold his unit in Georgetown. On behalf of the QGV Board we wish to thank Kim Dahlberg for all his years of dedicated service on the QGV Board.

In addition, I wish to thank Andrew Schumacher and the PDPOA for allowing QGV to hold our annual meeting in the PDPOA conference room.

After the annual meeting, the QGV Board of Directors convened an organizational meeting and elected the following officers:

President: Joan Ehrgott

Vice President: Mary Amonitti

Secretary/Treasurer: Theresa Pankow

The next QGV council/board meeting is [Wednesday, February 13th, 2019 at 9:00am](#), in the IMC Conference Room.

It is an honor and privilege to serve. Thanks to all.
God Bless and wishing everyone a Happy Holiday Season.



LANDSCAPE REPORT

MARY AMONITTI, VICE PRESIDENT QUEENS GRANT V

The Landscape committee scheduled a walk around on Wednesday, November 28, 2018 with May River Landscape to discuss current and future landscape issues. In attendance from Fox Hall and Georgetown were Joan Ehrgott, President QGV, Mary Amonitti, VP QGV, Susanne Bibb, owner in Foxhall and Kathy Sanders, owner in Georgetown. Susanne Bibb has been asked to head up the Landscape Committee and has come up with an idea to have a garden club within QGV's Regime. More information to follow and we are looking for more volunteers who would like to participate.

It was brought to May River's attention that some areas were not being addressed during the weekly maintenance and they have agreed to follow-up and make sure the crew members complete the work each week provided in our contract with them.

The following items were discussed: These items were taken directly from May River's written report to the committee:

- **A regenerative pruning (hard prune) will be proposed to occur this winter. We will cut most of the shrubs to approximately 50% of the size they are currently at. The reason for this is to improve the overall health of the shrubs and give the property a less overgrown appearance. Now we will not do all the shrubs as some cannot handle this type of hard prune and could possibly jeopardize the health of the plant. Also note we will not perform this pruning to Azaleas as this will remove the flower buds that have already developed for the spring. This work will start January/February once most plants are in their dormant state. NOTE: The appearance of these shrubs will look bad for a while as we will be removing a lot of the material.**
- **The ornamental grass plants will be cut back to about 18"-24" in February this will make them look better going into the next growing season. We will also be pruning the rose bushes down to about half the size in January.**
- **We will be providing the Board with proposals and suggestions for improvements around the community to give the community landscaping a more updated appearance. These proposals will be reviewed by the board for their approval to determine which projects will be completed.**
- **We also discussed what to do about the pine straw. Many ideas were passed around, but we feel that the best option would be to use hardwood mulch around the exterior of the complex and in the corridors use a river rock. This will give the community a cleaner neater appearance.**

We are looking to the future to make our regime look inviting to all who live and visit here. It is very important to maintain contact with our owners and that the owners who rent inform their renters of the guidelines we have set forth.

Have a Merry Christmas, Happy Holiday Season and a Happy New Year.

Mary Amonitti, Vice President Queens Grant V

Susanne Bibb, Chair Landscape Committee

WALKWAY LIGHTING

SCOTT WILSON, QUEENS GRANT V PRESIDENT

Hello all! I am the newest member of the board and I am very honored to serve you all. I participated in my first board meeting in November and I am impressed with both the members and IMC. Everyone is truly dedicated to the welfare of our properties and to our future needs.

In November I inspected the property's lighting as needed and reported more than a few issues. My impression is that most of the damage is coming from occupants and service workers. In December I will look at the possible relocation of certain lights as this will ensure that they are out of the travel paths, but still able to provide a safe and lit path. I will also coordinate with Mary Amonitti to determine if some of the landscaping needs to be trimmed back as some lights have succumbed to bushes essentially rendering them ineffective. Again, thank you for the opportunity to serve and let us have a safe and happy holiday season!

TREASURERS REPORT

THERESA PANKOW, TREASURER QUEENS GRANT V

As mentioned earlier in this newsletter, I have obtained a new position as Queens Grant V Treasurer. Please bear with me until I learn this new position. The bill paying process is as follows:

I receive an email with outstanding invoices to be paid. Invoices are pre-approved by Brad Smith, from IMC Resort Services.

I review invoices and approve or reject if I feel I need more clarification on invoice.

Time is of the essence in getting our outstanding invoices paid and I aim for no more than a 48 hour turn around for approval.

I would like to this opportunity to wish Kim Dalhberg and his family, the very best in their future endeavors. I would also like to welcome our newest board director David Wilson and new property manager, Brad Smith. I look forward to working with you. I would like to wish everyone a bright and safe holiday season!

STRUCTURES COMMITTEE

DAVID CAMARA, DIRECTOR QUEENS GRANT V

Upping Our Curb Appeal Continues:

In my last newsletter, we told you all how far we have progressed in the remodel program plans for Queens Grant V.

Due to the elections, which have taken place recently at our yearly meeting in October, we have rebooted your members of the board into new assignments. Also, we have a new board member and this month IMC has assigned us a new representative.

Therefore, my first task in the new year is to get the new board up to speed in regards to our Curb Appeal Program.

This has already begun by means of establishing two new ad hoc committees involving board members and villa owners.

Upping Our Curb Appeal how has an ad hoc committee for Landscaping and a second ad hoc committee for Structures.

The Structures ad hoc committee has already had our first meeting in November. Assignments have been handed out and shortly we can discuss a number of new projects which we are excited about presenting to the board.

That's it for now. I would like to wish all our owners at Queens Grant V a Happy & Healthy Holiday.



OTHER NEWS

Reminder:

Access to Palmetto Dunes & Queens Grant V

Property owners are able to use vehicle decals to access Palmetto Dunes and QGV. Remember to check your vehicle decals for their expiration dates. You will need to show your vehicle registration to obtain your decal. The decal issued will need to be placed on the vehicle's front windshield, in the middle above the rearview mirror. Guests will need passes to enter and park in Palmetto Dunes and QGV. Please contact the Pass Office at pass-office@pdpoa.org or call (843) 785-1125 (Gate Pass Office) so they can assist you in obtaining your PIN.



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