

Bluffton Park Newsletter

January 2021

President's Message Kevin Emery

Good day neighbors!

I hope that you and your families are doing well as we all tread through the pandemic. The last few months have been certainly solidified my love for our community! It was great to see neighbors helping neighbors through each challenge that was thrown at us! In regards, to the community we've seen some changes that have occurred and overall I feel our community looks better today than it looked just a couple months ago! There are a lot of projects that the board has been working which have been completed in 2020. There are more projects that are to be completed in 2021.

This past year's annual meeting was held November 10th since due to COVID19 were unable to hold our annual meeting at our same venue. The Town did not allow us to use their facility, so we had to get creative! We had a few options but some cost way too much and others required us to travel to the island. So, we decided to use the area outside the pool pavilion and due to rain we had to move under the pool pavilion roof. But the critical thing was we got it done! During my tenure on the board I've always tried to look at projects that ensure our safety and help to keep our property values up.

During this upcoming year we are taking a deep dive into our community's financial future. We do have funds available however if we were faced with a major event there would be some challenges. We certainly need to figure out how we can grow the reserves for large upcoming projects (our roads) and in case of emergencies. There are a lot of options and the board wants to put forward the best plan for you. I'm excited for 2021 and hope that you all have a Happy New Year and a safe and healthy 2021!

Thank you

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**A Note from IMC
Manager of Bluffton Park
Dave Lewellen**

Good Day Bluffton Park Residents,

We hope that all of you had a great summer and fall and made the best of these strange times. We appreciate everyone's cooperation in terms of the pool restrictions. The pool did remain open for the use of the Bluffton Park residents up until December 1. Hopefully next spring and summer we can go back to full use of the pool, the pool deck and the pool pavilion area. We plan to re-open the pool on March 12, 2021.

As for updates around the property, the fountain that failed in Lake Isabelle has been replaced with a new one. The Board continues to authorize tree work throughout Bluffton Park and is generally being done a street at a time depending where the street trees are overgrown the most. Several dying trees along 4th Avenue had to be removed. To help with the safety of Bluffton Park a radar sign has been installed on Red Cedar as well as two NO TRUCKS signs. The Board has also been contacting the Beaufort County Traffic Engineering Department to consider making the intersection of 8th Avenue and Pin Oak a 4-way stop.

Owners are encouraged to please go online and send a Citizen Gram to Beaufort County Traffic Engineering Department to encourage them to move forward to make that intersection a 4-way stop. The Board recently reviewed designs and quotes to add entry signage at four of the Bluffton Park's street entrances and these signs have been installed. In the townhome areas a project was completed to add some off-street parking on Sugar Maple Lane, as well as designate the curb along Sugar Maple Lane as a Fire Lane, at the request of the Bluffton Fire Department.

The addition of full-size recycling containers for all owners has created additional issues, especially for townhome owners. For now, residents must try and do their best to keep them out of sight during non-trash days. Also, a new landscaper has been hired to provide the



landscape services for the townhome neighborhoods and May River Landscape will begin January 1, 2021.

Due to social distancing requirements and other COVID-19 related restrictions, the Bluffton Park CA Annual Meeting of Owners was not be able to held at the Oscar Frazier facility and it was held at the pool pavilion on Tuesday, November 10. Thank you to those owners that attended.

Finally, if you are thinking about an exterior project on your home or lot, please contact IMC as you most likely need to complete an ARC application and get approval before beginning.

Also, in the near future all mailboxes will be inspected, and owners will be notified if their mail box and / or post must be replaced, re-painted or repaired. If the requests are ignored, the Association may hire a contractor to do the work and the owner will be billed for the time and materials.

Thank you!

Dave Lewellen, PCAM

Bluffton Park Ca, Manager

IMC Resort Services, Inc.

Reach out to the Architecture Committee

Joe DePauw

ARC Chairman

Making improvements to your home is exciting. Let the Architecture Review Committee (ARC) help you. If you are considering adding a fence, porch, garage, patio, or making exterior improvements this year, the Bluffton Park ARC is excited to see your proposals and home improvements.

Please be aware that prior to making any alterations (including paint color) plans and specifications must be submitted to the Architecture Review Committee and approval received before work can begin. Applications, and the design guidelines are available on the IMC website: <https://www.imchhi.com/bluffton-park>

Applications for any projects which require space on your property (patios, garages, fences, etc.) must be accompanied by a site plan showing all property lines and setbacks, the location of your home on the lot, and the location of any proposed improvements with dimensions.

The easiest way to provide a site plan is to draft the improvements over the "As-Built" survey that is often included in your closing documents. This survey is also available by contacting the Beaufort County Register of Deeds (<https://www.beaufortcountysc.gov/register-of-deeds/>). If an As-Built Survey is not readily available for your home, please contact IMC to see what documents will be required.

The ARC meets on the second and fourth Tuesdays of each month. Applicants wishing to have their project reviewed for a specific meeting, must have all required documents submitted one week prior to the meeting.

You should receive an email notification within 10 days after the review with the approval or declined letter attached. If you have any questions about your project, please contact IMC Resort Management.

Friendly Reminders

Resident
Contribution

Margaret Hughes

BOD

Crusade for safety

- ✚ Please join the Bluffton Park crusade to get a four-way stop sign and improved cross walks on Pin Oak St and 8th Ave to make it safer to access Frazier Park, for better visibility and to slow down speeders. Send a citizen gram to: <https://beaufortcountysc.gov/traffic-engineering/>

Dumping

- ✚ Did you know dumping grass clippings, leaves or other debris, petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage ditch, stream, pond, lake or elsewhere within the Residential Properties, except that fertilizers may be applied to landscaping on units, provided care is taken to minimize runoff and Declarant and Builders may dump and bury rocks removed from a building site on such a a building site.

Home Business

- ✚ If you're unsure ask IMC. If you're an owner you can do home business if it meets zoning requirements, does not involve door-to-door solicitation of residents, and does not disturb the peace and quiet of the community, among other things. It's always good to ask before you start a home business

Leasing

- ✚ Did you know that the all lease copies should be made available to the board when owners rent their units. These documents should reach the board within 10 days of the execution of the lease.

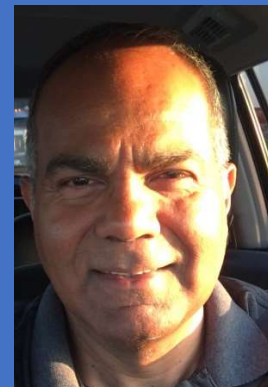
Garage sales

- ✚ We all love garage sales, moving sales, rummage sales. These activities may not be held in any one unit more than once in a three-month period and, when held, may not exceed three consecutive days in duration.

Market trends

Bluffton Real Estate Market

George Albert, VP, BOD



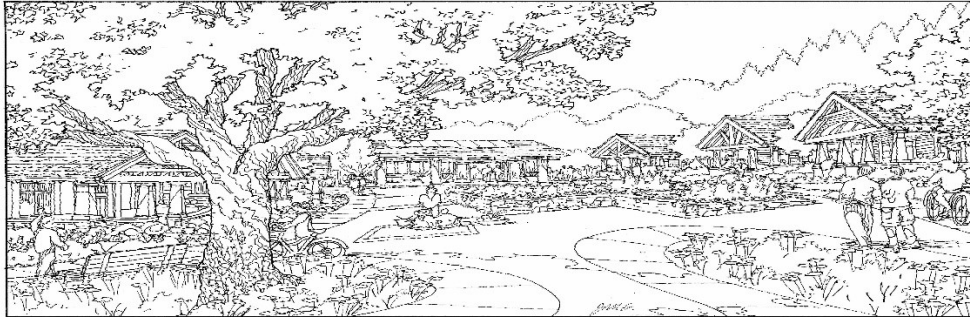
Low interest rates, mortgage companies eager to lend, and the migration from the snow belt states have been pushing up prices and sales of some residential properties in Bluffton area zip code of 29910. The fact that interest rates continue to stay low is a positive for real estate here.

The single-family home (SFH) market shows a different trend from the condo market. The prices in the SFH market have risen dramatically, but sales volume just marginally. The slow rise in sales volume is attributable to a lack of inventory.

Condo sales on the other hand have been tepid and so are the prices of two-bedroom condos. The average sale price of three-bedroom condos actually fell.

Here are the comparative numbers of 2019 versus 2020, sourced from Hilton Head MLS.

Single family homes sold in 2019				Single family homes sold in 2020			
2 bed	3 bed	4 bed	Total	2 bed	3 bed	4 bed	Total
79	685	545	1309	74	715	618	1407
Average sale price (\$) in 2019				Average sale price (\$) in 2020			
305,482	373,185	533,979	444,372	379,773	398,972	693,134	527,168
Villas/condos sold in 2019				Villas/condos sold in 2020			
2 bed	3 bed	4 bed	Total	2 bed	3 bed	4 bed	Total
108	28	0	136	112	33	0	145
Average sale price (\$) in 2019				Average sale price (\$) in 2020			
134,831	207,111	0	149,712	135,221	192,671	0	148,296



Welcome to the Neighborhood

Bluffton Park has seen several new neighbors join our community this year. We encourage everyone to give a big Bluffton Park welcome to the following members to our community!

Red Cedar	Jill and David Kroamer
Red Cedar	Antoinette and Joanna DeAngelo
Red Cedar	Anna Petitgout
Red Cedar	Clifton Bigwood
Red Cedar	Kellie Cooper
Red Cedar	Luke and Hannah Schultz
Honey Locust Ave	Benjamin Jaklin

Nineth Ave	Bryan Brickson and Melissa Leigh
Eighth Avenue	Kelly Riley
Eighth Avenue	Christopher and Lauren Annan
Eighth Avenue	Timothy and Maura Pierce
Seventh Avenue	Nathan Wood
Seventh Ave	Brianna Cerame Owens
Sixth Ave	Hunter William Carson
Fifth Ave	Fischbach Holdings LLC
Fifth Ave	Gina Marie See
Fifth Ave	Bradley and Nancy Suchecki
Fourth Ave	Scott Thrasher
Fourth Ave	Katherine Morrison
Fourth Ave	Daniel Mills
Third Ave	Brittany Ward
Third Ave	Kevin and Beverly Relitz
Third Ave	Cal DeWayne and Malinda Ann Cleveland
Sugar Maple St	Frank and Mary Bailey
Sugar Maple St	Alberto Perez Ibarra
Sugar Maple St	Melissa Roushar
Sugar Maple St	Douglas and Christy Daum
Sugar Maple St	Rikelmy Bayona
Sugar Maple St	Kevin and Mary Taaffe

Sugar Maple St	Anthony Barry Meda
Pin Oak St	Lucinda Abate
Pin Oak St	Jack and Madolyn Henderson
Pin Oak St	Brian Ramos Luciano Velez
Pin Oak St	Michael & Mary Ryan
Pin Oak St	Janet Carr
Pin Oak St	Christian and Katlyn Lehmann
Able St	Jay and Donna Doty
Able St	Tatiana Karina Cline
Able St	Malin Gordon
Able St	Ethan Williams
Water Tupelo	Gary and Patti Taylor