

The Farm at Buckwalter, HOA

2021 Newsletter – 1st Edition



Update Us!

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

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

Nancy@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 8:30am or after 4:30pm, 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.

Welcome to 2021!

Spring has sprung and the Board is pleased to announce the pool will open on Monday, April 5th. The hours of usage will be 11 am – 7 pm daily and a pool monitor will be present. If you do not have a pool FOB you may contact IMC. Please know that only one FOB is available per household. There is no charge for the first issuance of a pool FOB for your home. In the event you lose your FOB you may purchase a replacement for \$30. Due to the COVID guidelines still in place you may enter the pool at your own risk. Please follow the guidelines for your continued safety. ***Did you miss the last meeting? Don't fret! The 2021 meeting schedule is posted in this newsletter and on the IMC website www.imchhi.com/the-farm-at-buckwalter so you can plan accordingly. Answers to submitted Community Concerns from the meeting are available in your owner's portal. Hope to see you at the next scheduled meeting!***

Special Projects

The Board continues to make strides to improve the safety and appeal of the community! Projects that are being reviewed this year are additional common area landscape upgrades and continued maintenance of drainage areas noted in the recent BMP report provided by Thomas & Hutton Engineers. Estimates are being collected for these projects. Additional estimates are being sought based on the recommendations of the association's replacement reserve study.

Spring Cleaning: 2021

We have all heard the term “**Spring Cleaning**” and associate it with warm weather, outdoor activities as well as the increased need for yard and home maintenance. The Farm has many full-time working families which decreases the amount of time you have available to dedicate to home maintenance. And let's face it, not everyone is as energetic about yard and home maintenance as their neighbors. However, in order to maintain the appearance of The Farm and keep home values as high as possible within your association, curb appeal has a large impact to homebuyers. Some of the top items in which violations are issued are due to power washing, mailbox maintenance, trash containers, mowing and weeding of flower beds. Be sure to stay on top of your maintenance as it can quickly get out of hand. Also, store toys and other miscellaneous personal items out of sight.

Semi-annual HOA fees are due on the first day of January and July.

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Security Services

The Board is reviewing alternate security services for the community which will be SLED certified. We want the best for our association and keeping our owner's safe is a high priority. SLED certified officers are able to issue state tickets for traffic violations. They also work closely with both the Bluffton and Beaufort County Police in the event of criminal behavior or disturbances. However, their presences will be limited so it is your responsibility to notify Bluffton PD to file a report, provide any security video or camera footage of suspicious activities, vandalism or any form of criminal activity. IMC is not able to file a report on your behalf but should be notified the next day of any police activity that may have occurred.

2021 Board/HOA Meeting Schedule

Held in the Farmer's Rest Clubhouse on scheduled Tuesdays at 7:00pm.

All owners are welcome to attend!

- May 18 – Board/HOA Meeting
- Sept 21 – Open Budget Meeting
- Oct 21 – Board/HOA Meeting
- Nov 9 – Annual Homeowners' Meeting

Architectural Enhancements or Improvements

Be sure to know when you need to apply for exterior changes. Are you repainting your mailbox post to keep it maintained? No application needed. Are you renovating a window, planning an exterior paint project (doors, shutters, etc.), or installing a fence? These and other common projects do require approval **before** being conducted.

Common projects within your community include playset installation, including trampolines, any exterior repainting, patio screen enclosure, fence installation, driveway extension, tree removal, and solar panel installation.

The application is available online at www.imchhi.com/the-farm-at-buckwalter and should be submitted to the IMC Bluffton office.

Our Clubhouse

Due to the social distancing restrictions that remain in place, there will be no rentals of the clubhouse for events until further notice.

Did You Know?

IMC Resort Services, Inc. maintains a webpage specifically for YOU!

www.imchhi.com/the-farm-at-buckwalter hosts a wealth of information regarding the community including community standards, ARC guidelines, pool schedule, Board meeting date schedule, community concerns form and so much more! Visit the website and stay updated.

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