

# QUEEN'S GRANT News

## The President's Corner

By Joan Ehr Gott, President of Queens Grant V Regime

**Here we are again, summer has arrived.** The first 6 months of the year have flown by like the blink of an eye. The early part of the year was a bit cooler and wetter than usual. Even with the temperamental weather, we were able to accomplish many projects before the entry of the summer season.

- The parking lots in Foxhall and Georgetown were seal coated.
- The road way within the Queens Grant Complex has been repaved making driving throughout smoother with no more dips or pot holes.
- The completion of the new Queen Grant entry signs, the walking and bike paths and the landscape throughout our area has given us a fresh new look.
- The over growth in and around the banks of our small pond has been cleaned up. We have placed new **NO** fishing signs along with the **DO NOT** feed the alligators, at the large pond to make **ALL** aware and safe.
- The 114 Palm trees that are in Queens Grant V have been pruned.

### This season also brings with it the woes of our parking situation!

Vehicle parking here in QGV during tourist season can be a nightmare especially for those who are full time residents. We all need to be considerate and work with each other.

Travelers arrive in many cars in a variety of sizes. Foxhall, Georgetown and the overflow parking have limited spaces.

Homeowners who rent their villas need to inform renters & property managers to post in villas, **"Parking Courtesies Notice"** within the Queens Grant complex.

1. When parking put the vehicle in the center of the space, so everyone has room to access their vehicles.
2. For oversized vehicles, after unloading your bags, park in the overflow to help the congestion.
3. Place safety flags on extended racks to avoid damage or accidents.

**The 2019 Atlantic hurricane season officially commenced on June 1st.** If you haven't prepared yet, now is the time to do so. The Town of Hilton Head has provided an excellent guide in the **Citizen's Guide to Emergency Preparedness**, and Beaufort County has **prepared a video** on how to access the reliable and up-to-date information. You can also sign up for the Sheriff's Office **NXLE alert and advisory system**, which links to Facebook and Twitter. An alert link will also be available for those who have not subscribed at <http://www.bcsso.net/>.

## Making Changes - Don't Forget to Obtain Approval First!

Our governing documents require that the Queens Grant V (QGV) Board approve all proposed architectural changes before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction. Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of our villas is directly related to the condition, appearance and aesthetics of QGV as a whole. By regulating the kind and types of architectural changes that are allowed, our regimes then better able to maintain our property values. Getting QGV Board to approve all proposed architectural changes is not just a good idea to protect your investment, it is a requirement!

**If you have any questions, please do not hesitate to contact our Association Manager, Brad Smith - [brad@imcresortservices.com](mailto:brad@imcresortservices.com)**

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## Welcome to Our New Owners

The Board and IMC Management Company extends a warm welcome to our new neighbors who purchased villa in QGV since the last annual meeting in October 2018.

Unit 655 - Joshua D Spitzen from Hilton Head

Unit 666 - Donald George and Petra Babbit from Georgia

Unit 669 - Mark and Beth Anderson from Ohio

Unit 681 - Ralph D. Mobley and Doreen Lewis Minow from Georgia

We hope you will become active member of our community. Whether you are a full-time or part-time resident or own your villa as a rental property, we welcome your input on all topics pertaining to Queens Grant V.

We look forward to meeting you at the Annual Meeting, **Saturday, October 12th, 2019.**

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## Treasurer's Report

**By Joan Ehr Gott, President of Queens Grant V Regime**

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Our most recent financial report, May 31, 2019 shows that our income and expenses remain within budget. Our reserves are growing for future needs and improvements.

Our bills are reviewed monthly through our Strongroom program. They are always approved and paid in a timely manner.

## Message from the Manager

Brad Smith, Property Manager, IMC Resort Services, Inc.

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Summer has officially arrived with several 90 degree plus days in a row, plus the typical afternoon pop up thunderstorms. The Island is teeming with owners and guests which is great for the local economy.

Queens Grant V is looking good after the landscapers removed all the old debris from under the bushes as well as cutting back any bushes that were touching the buildings. The next step would be new ground cover around the property.

The pool has been looking great and is getting a lot of use.

The Board is still working on the hardie plank siding quotes as well as new service yard fencing.

The Board approved locking the electrical service yards that are located at each corner. These locks will be installed shortly so if you have anything stored in the electrical service yards, please remove these items or once the locks are installed, they will be thrown away.

Hope you are either already here or are planning a trip to HHI over the summer months. If not, hope to see you at the annual meeting in the fall!

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## What's Up With Curb Appeal At Queens Grant V

By David L. Camara, Director Queens Grant V

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Summer is here finally! As anyone can see home owners as well as visitors alike have arrived and are enjoying all that Palmetto Dunes Oceanfront Resort has to offer. Visually your board & IMC have been working on many projects through out the year to put Queens Grant V's best foot forward.

Appearance wise you can see changes being made structurally on our villa's and the grounds. Many of our projects are still in the planning stage.

For example we invited factory representatives to come see our present fencing used at each villa. They made their presentation to the board on the subjects of increasing our curb appeal, securing our privacy at each villa, showing us new hardware & building materials as well controlling our future costs on material and labor. After a recent review for all of Queens Grant V by the factory representatives we are waiting to receive their recommendations and project costs.

Previously we mention wanting to increase our curb appeal at each individual villa by upgrading our thresholds in size and appearance.

Other regimes have taken on this project with great success. From a number of planned meetings through out the winter. We now have our specifications in hand and our ready to receive quotes from local on island masonry contractors. The scope of a project in regards to working at every villa front door would not begin until the fall or early winter if approved. Again we are very excited about this project & will keep you informed.

Our on going master plan for the exterior of all villa's continues as well.

Your boards goal hasn't changed, visually you can see our upgrades but there are many more projects that continue in the planning stage to look forward too!

We know that curb appeal is important to our owners and so is maintaining the value of each villa owners' investment in their property.

## Lighting at Queens Grant V

By Scott Wilson, Director Queens Grant V

Hello everyone! Another beautiful summer season is here! I've been diligently inspecting, replacing, and reporting broken lights for months now. I have seen a decrease in burnt out lights as we transition to LED and that's good news! However, we still have lights being damaged via multiple reasons. I have provided

Brad an initial list of some lights that need moved so as to provide service workers a clear path to perform their jobs without damaging the lights. So, I ask that if you see one out or damaged, please say something!

*Enjoy your summer and be safe!*

## Landscape Committee Update

By Mary Amonitti, Vice President Queens Grant V

The landscape has seen several changes in the last couple of months. Foxhall and Georgetown are the gateways to the Queens Grant Villas from the main entrance off Queens Folly Road.

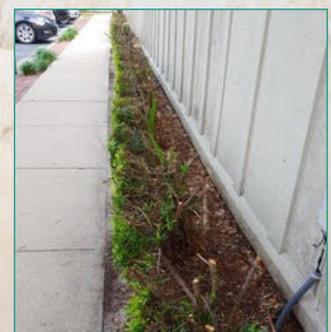
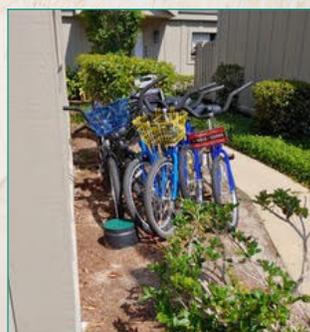
The drainage at the corner of Georgetown has seen improvement in helping to avoid flooding from debris getting in the drain and causing it to back up. The large white stones have captured most of the debris from grass cuttings and trimming of the bushes.

We have not had much luck with the plantings on the Foxhall side of the main entrance due to flooding from the harsh rainfall a month ago. Those plantings will be re-evaluated for a much hardier plant that will thrive during flooding.

The major trimming has been completed and mulch build-up debris has been removed in some areas. It will take a little while for some of the major cuttings to renew. The new sod across from the pool area where the trees were removed looks very nice and the new plantings around the pool are starting to fill in. We are going to monitor the bushes up against the buildings to avoid moisture and debris from further damaging the buildings. We will plan to have our major trimming done early winter or just before spring to avoid conflicting with our routine maintenance and spring plantings.

I have observed another potential problem with our landscape and possible irrigation system damage. **Renters are parking their bikes on the landscape and putting pressure in the irrigation system, see below. We need to have clear guidelines for owners of their responsibility.**

If you would like to participate in the landscaping committee or have some recommendations please contact Brad or me.



## IMC RESORT SERVICES CONTACT INFORMATION:

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