

Fernlakes, HOA

2020 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 9:00am or after 4:00pm, 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 Spring 2020!

A lot has happened this year and it's been a while since our last newsletter. IMC announced Stacie Jacobs as the newly assigned association manager for Fernlakes. Stacie came on board with IMC in December 2019.

During this time the Board has held two meetings to date and below are the remaining meeting dates for 2020:

- Wednesday, January 29th at 6:30pm (Board Meeting)
- Wednesday, March 25th at 6:30pm (Board Meeting)
- Thursday, June 25th at 6:30pm (Board Meeting)
- Wednesday, October 14th at 6:30pm (Open Budget Meeting)
- Wednesday, December 2nd at 6:30pm (Annual Homeowners' Meeting) at the Holiday Inn Express

Except as otherwise noted, the Board meetings are held at the IMC Bluffton office at 181 Bluffton Road, C #103 in Downtown Bluffton. The familiar meeting sign makes an appearance in the community the week before, and the minutes are emailed out to all owners once approved. See you then!

Board of Directors Information.

Martha Hartley, President – Martha.Hartley@cpa.com

Matt Conn, Vice President – Matt@hiltonheadluxuryrentals.com

David Brown, Secretary – Davidbrowndesigns@gmail.com

Bill Fischer, Treasurer – Billfischer@gmail.com

Aaron Welliver, Director – Aaron@elevatorlift.com

Alex Nightingale, Director – Alenight3@gmail.com

2020 HOA Fees & Road Reserve Assessment

In the annual meeting packet, you received the 2020 budget detailing the changes and why the dues increased (to contribute to your reserves for important future projects). Be sure to adjust your auto-pay (if you have it) by either logging back into www.imchhi.com payment portal or by adjusting the amount with your bank – whichever is applicable. The dues are now \$273 per quarter, still due the 1st of January, April, July, and October and late by the last day of that respective month. The second coupon payment for the Road Reserve assessment was mailed out to all homeowners in the amount of \$200. The assessment will continue to be billed annually through 2023 to fund the repairs of the roadways throughout Fernlakes.

Storage Yard

There is currently one open space in the storage yard. Please contact IMC if you would like to lease the space. Your account must be current to enjoy this amenity. The annual fee is \$300 and will be prorated based on the time of occupancy. The yard is used to house trailers, boats, RV's and campers to enjoy easy access.

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Welcome Committee Volunteer(s) Needed

The Fernlakes Welcome Committee was created in 2018 to ensure all members purchasing within Fernlakes association is 'welcomed' home! The committee, while greeting new owner to our wonderful community, also answer questions they may have while providing them with important governing documents and other regulations. Sadly, Georgene Stewart has sold her home and has relocated to the Upcountry of South Carolina and wish the best for Chuck and Georgene as they will be greatly missed. If you would like to head the committee and continue this great service for our neighborhood, please contact IMC.

Speaking of New Owners please "WELCOME" two new members to Fernlakes neighborhood.

1 Bracken Fern – Paul & Jennifer Duffey (previous owner Steve Manley)

7 Bracken Fern – Walter Torres (previous owner Charles & Georgene Stewart)

Accessing Rules and Regulations and Other Important Documents

www.imchhi.com/fern-lakes

IMC provides a page on the company website for owners to easily access important association documents. Please visit the above weblink for the recorded governing documents, bylaws, rules and regulations and meeting dates for the association.

IMC's mass communications are from vms@imchhi.com and you'll want to add it to your email list to stay updated! This will prevent these important communications from going to **Junk** or **Spam**.

COVID-19 in South Carolina

Compassionate leniency will be exercised by the Board when possible. They must review the association's collections from a compassionate place during this unprecedented time in history. Any member of the association who is struggling to meet their HOA dues should contact IMC to request a payment plan be implemented. The Board will review the possibility of waiving late fees incurred during the period the Governor's Stay at *Home order is in place*. Please stay safe, healthy, and continue to practice social distancing.

Concerning the swimming pool, Community Association pools are considered commercial "*class B*" pools which fall under the current order in place for public pools.

Below is a recent publication from DHEC:

"The Department did want to take this opportunity to keep everyone informed as it concerns public swimming pool closures in SC. The Governor's Office did extend the State of Emergency on April 27, 2020 by issuing Executive Order 2020-29, in effect extending all other previous Executive Orders still in effect at that time to include Executive Order 2020-18 closing public swimming pools and spas in the state of SC.

The Department does still require public swimming pools and spas in the state to remain closed under those orders until either the State of Emergency is lifted by the Governor or the Governor's Office states public swimming pools may again reopen to patron access. The Department does still maintain that all public swimming pools and spas must be closed a sign posted stating "No Swimming" or "Pool Closed" on the affected pool or pool enclosure, and that the pool area must be locked to patron access. The Department does not have an end date on when the State of Emergency will be lifted. "

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Chartwell Mews Development

The Board was recently notified of the drainage work that Chartwell Mews would be performing for the new development which borders the Fernlakes property. Chartwell Mews is utilizing the existing pipe to remove surface water accumulated during the recent heavy rains. Final plans for the proposed permanent drainage will be provided to Fernlakes when available. Chartwell Mews' contractor has removed undergrowth and debris on the outfall side of the pipe, between the pipe and the Fernlakes lagoon to accommodate a rip-rap detention bowl/spillway. Installation of a filter fabric and rip-rap on the outfall's banks and floor, forming a detention bowl/spillway to slow flow toward the lake is completed. After the rip-rap was installed and before removing the concrete plug, the contractor cut slots on the pipe upstream of the plug to release impounded ditch water slowly, avoiding the "flush" that occurred when the pipe was first installed. The contractor will also clear the upstream in-flow end of the pipe of debris that is also clogging the pipe.

Once the area dried out, they cut the pipe end, remove the concrete plug, install an 18" HDPE flared end-section, and adjust/add to the rip-rap as necessary to protect the outfall banks and floor and form a detention bowl/spillway.

During the heavy rains last week, it was noted that there was a rapid force of water draining into our lagoon. Estate Management will be investigating the area of the pipe and documenting any issues and/or sediment that has accumulated into our lagoon. The Board will contact our legal counsel if needed.

Also, the Board retained a surveying company to survey and document the location of the silt fence on Chartwell Muse property as to where it is located vs. Fernlakes property line to ensure that it is a minimum of 10' buffer and that no vegetation is disturbed.

Chartwell Mews will be subject to the county's storm water regulations. Once developed they will be required to install retention ponds on their property eliminating the need to further drain into Fernlakes.

In the meantime, please remember to stay off the Chartwell Mews property, and report any trespassers Beaufort County Sheriff's Department at **(843) 524-2777**.

Also, if you see any trespassers into Fernlakes property or lagoon waterways please contact the police immediately.

Architectural Enhancements or Improvements

Planning on renovating the exterior of your home?

Be sure to submit your architectural (ARB) application for approval **before** beginning your new project! The application is conveniently available online at www.imchhi.com/fern-lakes or at an IMC office. *Contact Nancy Zabala for more information or for a copy of the application at Nancy@imchhi.com or (843) 785-4775 ext. 211*

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