

Fernlakes, HOA

2020 Newsletter – 2nd 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

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 Fall Ya'll!

A lot has happened this year due to COVID - 19. Many rules had to be put in place limiting the use of our amenities. Board meetings were held via Zoom which was a challenge but we made it happen in order to continue our duty to our homeowners. Although we are now able to hold in person meetings, limitations still apply. Masks must be worn and social distancing of 6' at times are required. The annual meeting is fast approaching and luckily the Holiday Inn Express is able to accommodate our association. However, there are space limitations of no more than 30 attendees to assist with available seating, we ask that only one member of each household attend.

The annual Homeowner's meeting is scheduled for

Wednesday, December 2nd at 6:30pm at the Holiday Inn Express.

Remember that all Board meeting minutes are available on the owner's web portal once approved at the following quarterly meeting. Be sure to sign up at www.imchhi.com under the "Owner" tab on the menu or by selecting the quick tab "**Owner Portal Login**" located at the top of the home page.

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

Paul Duffey, Director – paul@southerndrawloutfitters.com

2021 HOA Fees & Road Reserve Assessment

The annual meeting packet will be coming to you in the mail very soon with the 2021 budget detailing necessary changes. The 2021 HOA fees will be increased to \$286.65 per quarter, still due the 1st of January, April, July, and October and late by the last day of that respective month. Be sure to sign up for auto-pay by logging back into www.imchhi.com payment portal. The third payment for the Road Reserve assessment will be mailed out to all homeowners in March 2021 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

The storage yard is leased out at full capacity so far this year. Please remember there is no video surveillance in the area and leases are Hold Harmless which means the HOA is not responsible for your personal items being stored. Owners should insure their property.

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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 are 'welcomed' home! The committee, while greeting new owners to our wonderful community, also answer questions they may have while providing them with important governing documents and other regulations. 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"** three new members to the Fernlakes neighborhood.

Heidi & Scottie Daniel - 21 Brittle Fern

(Previous owner(s): Patrick & Patricia McGowan)

Ryan & Amanda Morgan - 27 Fernlakes Dr

(Previous owner(s): Roger & Jodi Grubb)

Marc & Sara Ricciardi – 50 Fernlakes Dr

(Previous owner(s): Thomas & Katrina Carter)

Accessing Rules and Regulations and Other Important Documents

www.imchhi.com/fernakes

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 emailed from vms@imchhi.com so 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**.

Amenity Center Upgrades

If you haven't visited our amenity center this summer you should take a stroll and see the recent upgrades. The pool house received a new metal roof, new shower pergola, new siding and exterior paint. In addition, the original playground structure and swings had outlived their useful life. The Board approved to replace the old wooden structure with a new commercial grade play structure accompanied by a 2-bay swing set housing 4 swings, 2 coated benches, and rubber mulch groundcover within the play area. Additional estimates are being obtained to install wood mulch in the exposed ground areas.

The neighborhood children are having a blast on the new playground and moms, I'm sure, are appreciating the bench seating.

Pool Closing November 2nd

Be on the lookout for even more upgrades coming this Fall to the amenity center which will include new aluminum fencing. The Board has approved installing new 6' aluminum black spindle fencing around the playground and pool area which will be expanded to include an additional grassed area for more room when sun bathing. Also, regrading and gravel costs are being reviewed to upgrade the storage area.

All of these wonderful upgrades were able to be completed and paid for using the association's reserve fund.

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Fernlakes Halloween Trick or Treat & Costume Parade

A group of moms in the neighborhood are planning for **Halloween**. In an effort to keep our neighbor of all ages safe, they have decided to coordinate a Halloween Parade and goodie bag pick up. From now until the week of Halloween, **Melissa Allison at 54 Fernlakes Drive** will be collecting any pre-wrapped candy, trinkets, snacks, etc. to pre-stuff goodie bags for the kids. So far, they have about 30 neighborhood kids who will be participating in the event, but there are a lot more kids in the neighborhood. If you live in Fernlakes and you would like for your children to participate please let Melissa know by a simple phone call or text to (843)422-1675 so she can make sure that we have a goodie bag for them as well. If you would like to contribute candy, trinkets, snacks, etc. to put in the goodie bags, you can drop it off on her front porch, 54 Fernlakes Drive, or in her mailbox. The kids are planning to meet in the pool parking lot at **4 PM on 10/31/2020** to pick up their goodie bags and the parade will follow. They are hoping for the kids to walk or ride around the whole neighborhood on decorated golf carts, bikes, etc. while wearing their costumes for everyone to see! Take lots of pictures and share on the Fernlakes Facebook page.

It's going to be a **SPOOKTACULAR EVENT!**

Thank you in advance to all of those who participate!



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