

# QUEENS GRANT V NEWS

EDITOR: THERESA PANKOW

MARCH 2018

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## MESSAGE FROM THE MANAGER:

### DAVE LEWELLEN, PROPERTY MANAGER, IMC RESORT SERVICES, INC.

Greetings to everyone from Hilton Head! We hope you all made it through a fairly cold and blustery winter, whether you were here in the Low Country or elsewhere. Spring is here and we hope you will be able to spend time on HHI during this great time of year.

We are gearing up to open the pool on April 1. The lower pool deck, grill and picnic table have been painted, the paver blocks eliminated around the edge of the upper pool deck and a new handicap accessible ramp and second gate have also been added. We are looking for another great pool season.

As of April 1, QGV will have a new landscaping firm performing the maintenance service contract. We are very excited to begin to work with Brandon Hampton and his staff at May River Landscapes. We hope you will notice an overall improvement of the care and appearance of your landscaping.

As for trees, several unhealthy palms have had to be removed for the safety of the residents and the buildings. The two new trees that were planted to mitigate the removal of the specimen live oak that was negatively affecting your pool are in the ground and healthy (one behind the pool and one behind unit 645).

Also, in February, the exterior siding of the 54 units, the fences, the decks and the sidewalks were pressure washed which really improved the appearance of the entire QGV complex.

Other improvements to the electrical and lighting around the pool have been approved and are pending completion. Quotes are being sought from May River Landscapes do some major landscaping renovations around the pool as well later this year.

We hope to see you over the spring and summer!

Dave Lewellen, PCAM IMC Resort Services, Inc.

# THE PRESIDENT'S CORNER

KIM ANDREW DAHLBERG, PRESIDENT OF QUEENS GRANT V REGIME

After an unusually cold winter, including a measurable snowfall, spring seems to have arrived on our island at last. With spring upon us, it's a good time to review rules and regulations for our regime and Palmetto Dunes. Within this newsletter, you will find information pertaining to Queens Grant V (QGV) and Palmetto Dunes Property Owners Association (PDPOA) rules and regulations.

As I had written in last year's spring newsletter, Queens Grant Regimes I – V were all issued a Non-Jury Complaint for a Declaratory Judgment by the PDPOA. The "Readers Digest" version of the document is basically requesting the court to declare the PDPOA's right to proceed with the construction, renovation and relocation of the bicycle path and removal and/or relocation of the entrance walls to Queens Grant. In February 2018, the court rendered a **favorable decision** to the PDPOA. This will allow the PDPOA to proceed with the removal of the existing Queens Grant entrance walls and construct new entrance signs along with appropriate landscaping. The project is projected to start this fall. Queens Grant and the PDPOA want to proceed at a pace that ensures the landscaping designs and signage are thoroughly reviewed.

As detailed later in the Board of Administrators (BOA) News, the BOA has started to function as a valuable board. Most members of the BOA agreed that a healthy common reserve fund will be required to fund future common-common projects like road, lagoon bulkhead, and pond maintenance without imposing a special assessment. Last year the QGV board approved increasing our common reserve fund to a minimum of \$30k. That amount was approximately the average of the other Queens Grant regime's common reserve fund in 2017. As of 02/28/2018, our common reserve fund is at \$36,222.00.

I wish to thank the 51 out of 54 villa owners who participated in voting on the Hargray cable and hi-speed internet proposal. The five-year proposal was overwhelmingly approved by 90.2% (47) of the owners and unanimously approved by the QGV board. Hargray is establishing the required permits and expects to have all QGV villas hooked up no later than May 25, 2018.

On behalf of the QGV Board, I would like to extend a warm welcome to our new neighbors who have purchased villas in QGV since the last annual meeting in October 2017.

Unit 640 – Emery & Deborah Loomis from New York

Unit 646 – Ray & Gohar Hovsepian from Massachusetts

Unit 649 – Craig & Larissa Wallace from Colorado

Unit 675 – Kevin & Renee Callahan from North Carolina

Unit 678 – Jane Arnold from Hilton Head

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

The QGV Board of Directors have scheduled the following board meetings:

- May 23, 2018 @ 10:00am
- August 29, 2018@10:00am
- October 17, 2018@10:00am
- October 20, 2018 Annual Meeting@10:00am
- November 7, 2018@10:00am

Additional board meetings may be convened as issues surface. All owners, keeping abreast of QGV and contributing during the Open Forum at board meetings is only good business. When you choose to attend the Board meetings, you are doing part of your duty as a member of QGV. Look forward to seeing more owners at board meetings.

The regular QGV Board of Directors meetings are convened at the IMC Hilton Head Island office located at 2 Corpus Christi Place. Come and hear how your Board is supporting your investment. See you at the Board meeting.

Additionally, as an owner in QGV, you also belong to the PDPOA. The PDPOA Board of Directors meets on the third Thursday of each month at 2:00 p.m. Meetings are open to Palmetto Dunes property owners and take place at the PDPOA Administrative Office located at 16 Queen's Folly Road. (*Meetings are generally not held in April, July, and December. Call 843-785-1109 to confirm.*)

## **BOARD OF ADMINISTRATION NEWS**

**KIM ANDREW DAHLBERG, PRESIDENT OF QUEENS GRANT V REGIME**

Great News! The Board of Administrators (BOA) comprised of all Queens Grant I-V board members have been meeting each month since November 2017. We voted in November to rotate the presidency of the BOA between all five regimes. John Brooks, QGIV President, assumed the position of president of the BOA November 20, 2017. During the November BOA meeting, we authorized some main road repairs between QGI and II. The work was completed and paid for in December 2017.

The December 2017 BOA meeting was a meet and greet gathering. However, we did decide at least in the short term, to have monthly BOA meetings to get a better handle on the issues affecting all of Queens Grant.

During the January BOA meeting, we prioritized a project list compiled by each Queens Grant Board. One action from this meeting was to complete a total Queens Grant road pavement assessment report.

During the February 2018 meeting, we reviewed the road pavement assessment report. We agreed to develop a set of specs and break out “cafeteria style” the cost of road repairs, cost for sealing the road, etc. Also, we unanimously approved the pond and fountain maintenance contract with Lake Doctors. The cost for 2018 increased \$80.00 from the 2017 contract. Queens Grant has three ponds to maintain.

## LANDSCAPE REPORT

MARY AMONITTI, VICE PRESIDENT QUEENS GRANT V REGIME

As a chair of the landscape committee, I took a walk around the community to assess the condition of our landscape. We have had some changes in the landscape and also have future plans to enhance the look and feel of our community. We have planted trees that were damaged during the two storms that caused some of them to be removed and replaced. One in particular, you will notice is the huge oak by the pool. All the repairs to the pool have been completed and a tree has been planted farther away from the pool surface. We will be replacing some of the bushes around the pool where needed to give a more consistent appearance and privacy to the pool.

We will be having all of the bushes trimmed away from the building so to minimize any further damage from water intrusion. Remember the regime does not provide landscaping within the service yard areas. Please keep the plants and shrubs trimmed so they do not touch the villa or service yard walls. Our entrance ways will also have a different feel as we replant some of the plants at the stop sign and entrances to Foxhall and Georgetown. There will be plantings around the transformer box and manhole covers in the rear of Foxhall near the lift station.

Over the last couple of weeks, you may have noticed work being done by Hargray to install fiber lines to all units. Some of the holes are near the entrances of some of the units. Those that are open should be filled and landscaping replanted where needed.

A more detailed report will be available in early April. If you should have any questions or some suggestions you would like to share, please email me at [maryhirealtor@gmail.com](mailto:maryhirealtor@gmail.com) or call or text me at 843-540-4901.



## **WALKWAY LIGHTING**

JOAN EHRGOTT, TREASURER QUEENS GRANT V REGIME

The lighting is regularly checked each month in Georgetown and Foxhall to ensure our walking safety in QGV.

**January inspection** - Landscape lights were replaced in both areas. All other lights, flood, sign, and street lights are functioning.

**February inspection** - All lights are working in Foxhall. Georgetown had another electrical fault which opened the circuit breaker causing the front end of the complex to be without light. This issue has been intermittent over the past year, sometimes after a heavy rain. The cause of the electrical fault was found and has been repaired.

**March inspection** - All lights are working in Georgetown. Foxhall (one landscape light was replaced) all other lights are working.

Pool lighting -Electrical upgrades are being made in the pool house area.

In the event you notice any lights not operating within Queens Grant V, please contact Dave Lewellen, IMC Resort Services Inc. at (dave@imchhi.com)

## **TREASURER'S REPORT**

JOAN EHRGOTT, TREASURER QUEENS GRANT V REGIME

2018 is off to a good start. Our most recent financial report shows QGV income and expenses remain within budget. Bills come through the Lockbox to me for review several times during the month. They are always reviewed, approved and paid in a timely manner. Our common reserve funds are appreciating. It doesn't appear that we will need an insurance assessment this year. The only new addition to our regime fees will be a new line item for our Hargray provider. All in all, a healthy start for our first quarter.

## **STRUCTURES COMMITTEE**

DAVE CAMARA, DIRECTOR QUEENS GRANT V REGIME

Hello Queens Grant V Owners. If you had a chance to attend our annual meeting October 14, 2017, you've heard about our long term project of improving the exterior of our villas by keeping curb appeal that all owners will be proud of and visitors will admire. As months of planning have rolled by, we continue to review materials for the very large construction project. We have now fine tuned our requirements for exterior materials that will be used for appearance and longevity of our villas. The next step in this process is to turn our attention to

financial options to cover the expense of this project. Due to the size and scope of this project, we are reviewing a number of finance plans that could work for our community. Your board will keep you posted in this regard when our presentation will be forth coming.

## **PALMETTO DUNES PROPERTY OWNERS ASSOCIATION (PDPOA) NEWS**

**KIM ANDREW DAHLBERG, PRESIDENT QUEENS GRANT V REGIME**

One of the four main themes of PDPOA's Long-Term Strategic Plan is to "improve, proactively covenant compliance." The Community Standards Representative, a new position, was approved and funded via the 2018 operating budget approval process. Kartrena Harris-Carter is the Community Standards Representative and started a few weeks ago. The PDPOA will kick-off proactive covenant compliance later this year. If you would like to report any covenant compliance issues or share thoughts on PDPOA compliance procedures, please contact Kartrena Harris-Carter. To view the PDPOA compliance procedure, click on the below link on resort regulations to open the pdf; <http://pdpoa.org/owners/resources/governing-documents/>

The Queens Folly Road outbound bridge was open for traffic on February 20th. The project was completed on time and on budget.

The Palmetto Dunes Buggy provides courtesy transportation within Palmetto Dunes, Leamington and Shelter Cove. This courtesy transportation allows us to enjoy the beach, golf courses, restaurants, shops and tennis courts, as well as Shelter Cove Harbour, Shelter Cove Towne Centre and the Plaza at Shelter Cove. This is an on-demand service and vehicles will be dispatched on a first-come, first-served, basis as requests are received. The hours of operation for 2018 are March 25th – Sept 8th, 8:00AM – 9:00PM. The phone number for pickup is (843) 689-4222.

## **OTHER NEWS**

### **Fire Protection**

All smoke detectors **shall** be checked for the date of expiration. If the detector is older than 10 years it **shall** be replaced in accordance with the requirements of NFPA 72 as referenced in the International Fire Code which is adopted by the State of Carolina and the Town of Hilton Head Island.

Smoke detectors are required in all multi-family villas. If you are renting the villa, it is required by State Law that the owner of a dwelling is to be responsible for supplying and installing

smoke detectors in rental dwellings AND shall provide the tenant at the time the tenant takes possession of the dwelling written or verbal instructions, or both, for testing the detectors and replacing batteries in battery-powered detectors.

**Please inspect and replace detectors as required.**

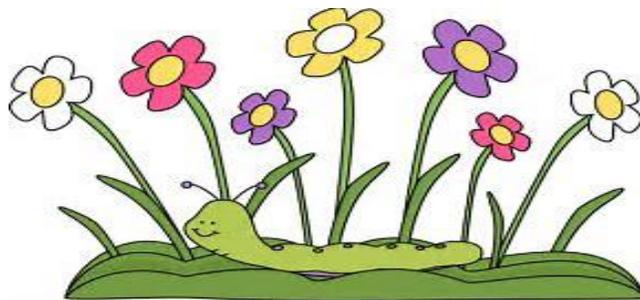
## **Dunes House Pet Policy**

Palmetto Dunes Resort would like to take this opportunity to inform you of their new Pet Policy. Due to an unfortunate incident, the Dunes House will **no longer** allow pets as of March 1, 2018. This includes comfort animals. Service animals that are specifically trained to aid a person with a disability are welcome. Palmetto Dunes Resort thanks you in advance for your cooperation.

## **Audubon International Certification**

On December 27, 2017, Audubon International certified the Town of Hilton Head Island as the first public Audubon Sustainable Community in South Carolina. This was a multi-year effort encompassing three program stages which demonstrate outstanding achievements and dedication to planning for a sustainable future. To become certified, Sustainable Communities Program members must develop and implement management practices and policies according to a community-driven long-term sustainability plan. The plan has measurable goals addressing 14 focus areas including pollution prevention, improving air quality, increasing access to local foods and transportation options. Receiving the Sustainable Community designation from Audubon International was contingent upon quality and completeness of the long-term sustainability plan and its implementation.

Hilton Head Island is the 7th community to receive this certification, joining Eufaula, Alabama; Williamston, North Carolina; Coconut Creek, Florida; Stowe Mountain Resort, Vermont; Rio Verde, Arizona; and Seabrook Island, South Carolina.



## QGV Rules Reminder

We're getting into the busy time of the year with rentals and guests, so the QGV Board wants to remind everyone of a few commonly overlooked rules:

- Towels, clothing and/or rugs may not be hung over chairs, railings, or fences to dry.
- Only items such as patio furniture, potted plants, and grills may be kept on your deck or patio.
- **Bicycles may not be chained to trees/bushes or left along walkways.** They should be stored inside of fenced service yards or inside of villas only.
- No pool or beach toys, floats, etc. may be left out on the grounds, especially the walkways. **Walkways must be kept clear at all times.**
- No motorcycles, campers, trailers, RV's, mopeds, or boats are permitted.
- All apartments shall be utilized for residential purposes only. No owner shall permit occupancy by more than two persons per bedroom based on the original design of the villa.

## Access to Palmetto Dunes & Queens Grant V

Property owners are able to use vehicle decals to access Palmetto Dunes and QGV. Remember to check your vehicle decals for their expiration dates. You will need to show your current vehicle registration to obtain your decal. The decal issued will need to be placed on the vehicle's front windshield, in the middle above the rearview mirror.

Guests will need passes to enter and park in Palmetto Dunes and QGV. Please contact the Pass Office at [pass-office@pdpoa.org](mailto:pass-office@pdpoa.org) or call (843) 785-1125 (Gate Pass Office) so they can assist you in obtaining your PIN.



## **IMC RESORT SERVICES CONTACT INFORMATION:**

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