

The Farm at Buckwalter, HOA

2019 Newsletter – 3rd 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 JPowell@imchhi.com.

2019 Meeting Schedule

Farmer's Rest Clubhouse

Mon, Aug 26, 6:30pm
Drainage Information

Tues, Sept 10, 7pm
Open Budget

Tues, Oct 8, 7pm
Community Concerns

Tues, Nov 12, 7pm
Annual Homeowners'

All owners are welcome to attend!

Drainage Updates

While your Board and Association Manager continue to work diligently to maintain the affairs of The Farm, they want to ensure residents are up to date regarding important topics such as drainage. In order to do this, **The Farm is hosting an informational meeting for all owners to attend!**



The informational drainage meeting will be held Monday, August 26th at 6:30pm in the Farmer's Rest Clubhouse (196 Old Bridge Drive) and all owners are invited to attend! Special guests include Thomas and Hutton Engineering as well as the Town of Bluffton. Presentations will be shown describing The Farm's drainage system design and what work has been done in the community to promote healthy water flow. Questions will be answered during the meeting – so block your calendars now!

Speaking of Drainage...

The drainage cleanup has been conducted by R&R Stormwater, with a follow up review by Thomas and Hutton Engineering to ensure the BMP Report items were correctly addressed. Anything still outstanding will be handled by R&R. This important work is part of what the Association has undergone to ensure the waterways are fully operational. In addition, the lagoon dredging completed successfully thanks to Estate Management!

By Popular Demand – Community Concerns!

Of the five meetings scheduled each year (one of which is your annual homeowners meeting), three meetings are dubbed "Community Concern Meetings." These meetings review the normal agenda items in addition to a section for community concerns brought up and submitted by owners just like you prior to the meeting. Popular topics tend to rise up more than once. Below are just a few of the more frequent concerns owners have:

- **Volunteer Committees:** Volunteerism is encouraged within the community, but sometimes difficult to find. Volunteers are needed for the upcoming Holiday season in the form of a Holiday Committee. This group would assist with the physical installation of lights and decorations in order to keep the cost down for the association. Contact IMC or Trista today to volunteer your time!
- **Trash Cans (Townhome Specific):** Trash cans must be stored behind the home they belong to. Remember: trash cans are to be put at the curb the night before and stored the night of the collection.

Semi-annual HOA fees are due on the first day of January and July with a 30 day period to pay.

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Don't Forget: Hargray is offering reduced rates on internet and cable services for all Farm residents!

Give their Special Projects team a call today at (843) 815-2226 to take advantage of these community specific data rates!

200mbps for \$60.00 monthly

300mbps for \$70.00 monthly

500mbps for \$80.00 monthly

Please do not use the main Hargray number to ensure you get the special rate!

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 your patio, 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, paint color changes, 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.

By Popular Demand – Community Concerns

Continued from the front page: frequently addressed community concerns by topic:

- **Street Parking:** Street parking is prohibited at any time. Vehicles witnessed parked on the street are subject to citations, fines and/or towing.
- **Overflow Parking:** Don't forget there are overflow parking lots available for residents' use. Be sure you have a decal on the vehicle (obtained at IMC's Bluffton office) before moving it to these lots.
- **Roads Registered / Speeding:** While you have security within the community, don't forget that the police are able to enter the community and issue state tickets! Give them a call to report speeders at (843) 524-2777.
- **Fines – Who is Responsible?** Owners are legally responsible for the home and the upkeep thereof. Fines levied are against the owners account. If a renter is present, it is between the owner and renter to resolve based on their contract with one another.
- **Noise Concerns:** Loud music? Rambunctious neighbors? The local ordinance is 10:00pm as a cutoff time for such disruptive noise – if there's a home in violation, be sure to reach out to the Bluffton Police at (843) 524-2777 at the time of the incident. You can also report it to IMC for follow up!

Our Clubhouse

Residents have a unique opportunity to reserve the clubhouse for personal events!

Just contact IMC at (843) 785-4775 x2 for availability. The application can also be found at www.imchhi.com/the-farm-at-buckwalter

Clubhouse rentals require a \$150 refundable deposit as well as a \$150 fee.

*Rental of the Farmer's Rest **does not** include the pool. This perk is subject to blackout dates and is available only to residents current on their HOA accounts.*

New Security Company!

Don't forget about **Securitas** – your security patrol company. If you ever need to contact the patrolling officer, you can call their vehicle directly at (843)605-3339. If they're within the community at the time of the call, they will be able to respond.

Remember: items of an emergency nature or crimes in progress should still be reported to 9-1-1 first!

Newsletter created for your enjoyment and information by the management team at IMC Resort Services, Inc.



Local Office: 181 Bluffton Road, Ste. C103 Bluffton, SC 29910
Contact IMC: (843) 785-4775 **Visit our Website:** www.IMCHHI.com
Association Manager: Trista Di Novo, ext. 200 or Trista@IMCHHI.com