



PROPERTY OWNERS' ASSOCIATION, INC.

THE EAGLE EYE 2014

www.eaglespointepoa.com

February

President's Report



The Board would like to give a special “Thanks” to Joe Pantano for serving as President for the past five years. During his tenure, stop signs and speed bumps were added to control traffic flow. Needed repairs were begun on the lake path and repairs were made to the lake bridges. Repairs to the pool and the children play area were made amongst many other things. His pet project was to have uniform mail boxes which he will continue to oversee into the new year.

The Board would also like to thank Celia Beauchamp for serving the community as Treasurer for the past nine years.

Gary Bailey, President

As is required by our covenants the annual home owner’s meeting was held on Thursday, December 12, 2013. Again this year’s meeting was held at the Eagle’s Pointe Golf Course Club House. From the overflow crowd I believe it would be safe to say that we had our best attendance at an annual meeting. However there were still many residents missing.

Again as in the past the majority of the meeting focused on the past years activities. The following items were covered:

1. An updated status of vandalism to all the traffic signs was given. The cost to replace all signs, with an anti-graffiti coating with posts and borders fixed and repainted where necessary was \$4,913.20. Using the insurance payment received for \$2,500.00 amounted to a net total cost of \$2,413.20 for the community.
2. With the completion of Hwy 278 construction we urge everyone to be more alert and cautious when entering and exiting the community. New lines have been painted to indicate how to cross going East and West. It is believed that the purpose of the positioning of the lines was twofold. First to allow cars going East to make a “U-Turn” while cars going West cannot. Second it is possible that cars going straight across to overlap into the third lane (i.e. school buses).
3. SCDOT has told us twice that signs identifying that you are approaching Eagle’s Pointe will be put up before the end of the calendar year.
4. The playground equipment had new swings replaced where necessary as well as all loose bolts tightened and replaced where required.

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Eagle’s Pointe Property Owners Association Board of Directors

- Gary Bailey, President
- Terry Gaither, Vice Pres.
- Jack Thompson, Treasurer
- Lynn Salazar, Secretary
- Dan Wilbert, At Large
- Joe Pantano, Past Pres.

Committees *Architectural Control*

Good Neighbors

Recreation

Leo Kinsella

Safety and Security

Don Dodd

Social

Carla Carte

Communications

Holly DiGesu

Eagle’s Pointe POA
c/o Bundy Management
PO Box 1225
Beaufort, SC 29901

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5. The new lounge chairs for the pool area were well received and thus far have held up very well.
6. New Ownership for golf course and how it affects the community.
 - A. How it affects the community:
 - a. Road reserve monies and efforts to amend the covenants with Brown Golf were discussed.

Brown Golf has agreed to the following:

 1. The POA will receive credit for the monies previously paid to Textron if and when the entrance road needs to be resurfaced.
 2. The POA will no longer have to pay Brown Golf any monies for the road reserve. The POA will now combine all road reserve monies into one fund.
 3. The amendment for the covenants has been written, signed and notarized. Bundy Management will now proceed to have this recorded in the county records.
 - B. Lagoons:

Mr. Brown does not believe in using chemicals. He will address the lagoon situation by stocking the lagoons with carp. The POA uses the same process in the community lakes.
7. Citations were down a bit during the year. I believe that the power washing program with ample notification turned out pretty successfully. Many home owners power washed within the time limits established.

However, we still have owners that need to be notified before they will take action.
Regarding citations: going forward we are looking at sending citations via email. If an email is not available then it will be mailed as in the past. This program is still in the developmental stages.
8. The trim and haul project which was suggested by one of our homeowners proved to be a big success. We had thirty homes sign up for the program.
9. The community is coming up on sixteen years of age with some areas showing the affects of those years. Therefore, based on its age, deterioration and its importance in presenting a well run/kept community the following projects have been budgeted for repair during the 2014 calendar year:
 1. Resurfacing the tennis courts.
 2. Removal and rebuilding of the pergola at the pool site.
 3. Front entrance columns and light posts power washed, repaired and painted.
 4. Guard shack repaired of rotted out wood and repainted.
 5. Power wash pool area surface as well as walkway around pavilion.
10. Negotiated new rate for trash pick-up: The trash rate for 2014 will be \$15.00 per month or \$45.00 per quarter.

Community Stats:

Homes Sold:	13 in 2013 vs 9 in 2012
Homes with Liens:	8 in 2013 vs 9 in 2012
Homes in Foreclosure:	12 in 2013 vs 8 in 2012
Rental Properties:	29 in 2013 vs ? In 2012
	1 on Berkshire
	21 on Muirfield
	2 on Mulligan Circle
	2 on Stockton Lane
	3 on Stratford Drive

Reserve Fund Update:

Regular reserve fund: \$447,955.58 (covers any emergency funding such as sink holes, hurricane damages and clean-up (FEMA does not cover this expense)

Road reserve fund: \$207,346.46 (this amount now includes the 52K(?) that the Board was holding aside and not giving to the golf course)

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Being held by Brown Golf: \$52,692.23 (This amount will be credited to POA and has been changed in the covenants so that no additional funds have to be paid to the golf course)

Treasurer's report covering the status of the 2013 financials from January 1, 2013 thru November 30, 2013. In addition a review of the reserve fund status was presented showing the how we started out in 2004 with approximately \$63,000.00 and showing the current status. Finally, a review of the 2014 budget with the reasoning for the \$5.00 per month increase.

Newly elected Board members were announced. The newly elected members are Gary Bailey, Terry Gaither and Jack Thompson.

At the end of the business meeting a question and answer session was held. As in the past questions that were submitted by homeowners who identified themselves were answered.

2013 Questions & Answers from Annual Home Owners Meeting

Comment:

Love the new pool chairs.

Question:

Can we make the pool area non smoking? I believe it's a safety issue when adults are smoking while in the pool.

Answer:

Even though there are no "No Smoking" signs in the pool area I have been under the impression that the rule has been that it is a non smoking area. I will ask the Board to consider having "No Smoking" signs placed at the pool.

Question:

Are the new golf course owners going to maintain the lagoons? They have not touched the one by the 10th green. We did not buy this lot to look at weeds and bushes that should not be there.

Answer:

The Board will approach the new owners and course Superintendent to inquire about the situation.

Comment:

Often when at the playground I notice that work is needed. There are products on the market that can be installed to help with drainage and mud. A poured rubberized base would add to safety, stability and general appearance of the area and attract more use.

Question:

Can a quote be looked into?

Follow up Comment:

I think this would be a good investment for the future of the community. Also, more equipment for younger children. The present equipment is to "adult" for children under five years of age. Also, benches for parents.

Question:

What is the pool security line item in the budget?

Answer:

The telephone which is a requirement because of the pool.

Comment:

We really need at least one or two security cameras to monitor cars coming and going from our community. Then we can better determine who is committing crimes and vandalism in our community. Wireless solar powered cameras should be put at locations near speed bumps where the car speeds are low and better pictures can be taken

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Question:

Proposed 2014 budget is way too conservative in many areas, about 25K too much. We could eliminate any perceived need for dues increase.

Answer:

Based on the way the question is worded I believe the person asking the question believes that there is no need for the dues increase. However, the reason for the increase which is quite small is due to the many things that need to be addressed. The community is approaching sixteen years old and many areas are in need of work.

Question:

Why did the Board take it upon themselves to authorize speed bumps when previous surveys overwhelmingly showed homeowners are against it?

Answer:

I can recall only one survey asking for input regarding speed bumps and that survey did favor no speed bumps. However, it was not that overwhelming. Sometimes it is necessary for the overall good of a community for the Board to make decisions that are not always the most popular. The increase in the number of children in the community, along with the increase in golf course traffic and the continued speeding of the residents led to a number of residents to request speed bumps. Once the speed bumps were installed the Board received more favorable comments than negative as well as a call for additional speed bumps. Realizing that we cannot satisfy everyone the Board had to make a decision and that decision was to do what we felt was best for the overall welfare of the community.

Comment:

We agree there should be a gate at the front entrance and speed bumps should be installed by the first stop sign.

Question:

The overall appearance of the waste water facility looks shabby and different doors should be installed to improve the sight?

Answer:

The doors are the property of the water company. The POA added the screening to cover what was inside. I do not believe the water company would be willing to install a different type of door.

**Joe Pantano,
Past President**

As was noted at the Annual Homeowners Meeting volunteers are needed for the Communications (publish the newsletter) and the Good Neighbor Committees in order for them to continue to be part of the community activities. Due to lack of interest the Beautification Committee will be disbanded.

If anyone is interested in volunteering their time to be on one of these committees please contact the Board.

Architecture Control Committee

The Architectural Control Committee reviews and suggests for the Board of Directors approval/disapproval of all homeowner's submittals regarding work that you would like to have done on the outside of your home. The committee members also check the neighborhood to determine if any maintenance work needs to be done to the outside of your home. We believe it is in everyone's best interest to do all we can to help maintain our property values in this current economic and real estate climate.

Overall the neighborhood looks very good. The following areas, which have been emphasized in the past, should continue to receive your attention.

TREES AND SHRUBS: Keep bushes and trees trimmed and pruned for best growth and shape. Also, remove excess leaves, pine straw, pine cones and other debris to prevent unsightly buildup.

POWER WASHING, MOLD AND MILDEW: Always check the outside walls for buildup of mold and mildew. The accumulation of mold and mildew is unsightly and, if left on the siding, can damage it. Clean well maintained homes are the best way to exhibit pride in ownership. The siding facing north, northeast or northwest are usually the first to show mold or mildew.

YARD MAINTENANCE: Please properly maintain yard, planting beds, trees and shrubs. Owners who rent their homes are still responsible for maintenance and upkeep of their property. Plantings that are overgrown lessen the value of your property. Untrimmed plants can also provide easy hiding places for prowlers.

HOMEOWNER NEW PROJECTS: If you anticipate any new projects for the outside of your home or in your yard be sure to submit it to the ACC for approval via Bundy Management. All submittals should be into Bundy Management by the first of the month for the ACC to consider at our monthly meetings that are usually held on the 2nd Monday of the month. This allows time for the ACC Members to request additional information, if needed, so we can promptly consider your application.

Good Neighbor Committee

Welcome our new neighbors by stopping by and introducing yourselves.

Richard & Maryann Patti @ 149 Muirfield Drive

Michael & Francine Ciavolino @ 127 Muirfield Drive

Joanna Baeren @ 8 Berkshire Circle

Cards are sent to neighbors who are having health problems and those who have lost loved ones. If you or your neighbor fall into this group, please inform one of the committee members.

Good Neighbor Committee

SPACE AVAILABLE FOR ADVERTISEMENTS

- ◆ BUSINESS SIZE - \$ 40.00 PER ISSUE
- ◆ DOUBLE BUSINESS - \$ 75.00 PER ISSUE
- ◆ HALF PAGE - \$ 140.00 PER ISSUE
- ◆ WHOLE PAGE - \$ 225.0 PER ISSUE

OWNERS AND RESIDENTS WILL RECEIVE A DISCOUNTED RATE

Contact **Holly DiGesù** 757-7857 for further information

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Social Committee



We are starting a new year. Our Christmas Party at Pinecrest was a huge success. Thanks to Chef Tom's food and Bobby Ryder's excellent entertaining. Our Golf Cart Parade was the biggest one we have had so far and we hope next year we can get even more carts to participate.

Here are some dates to mark on your calendars for the upcoming events:

April 5 (Saturday) Spring Community Garage Sale 8:00AM until noon

April 19 (Saturday) Easter Egg Hunt at the Pavilion 9:00AM

May 17 (Saturday) Kickoff to Summer DJ at the Pavilion 7:00PM BYOB

May 24 (Saturday) Memorial Day Picnic at the Pavilion 1:00PM

July 4 (Friday) Fourth of July Picnic at the Pavilion 1:00PM

August 30 (Saturday) Labor Day Picnic at the Pavilion 1:00PM

September 13 (Saturday) Fall Garage Sale 8:00AM until Noon

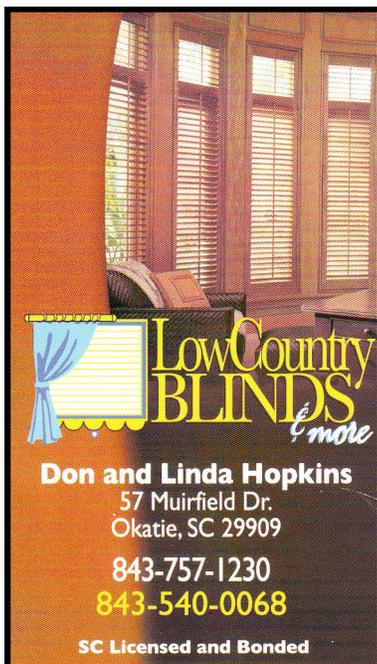
December 6 (Saturday) Community Christmas Party

December 20 (Saturday) Golf Cart Parade

Don't forget our Happy Hour the first Thursday of every month at the Club House.

Please mark your calendars and continue to watch the board at the front entrance so you don't miss out on all the fun.

**Carla Carte,
Chairperson**



**LowCountry
BLINDS
& more**

Don and Linda Hopkins
57 Muirfield Dr.
Okatie, SC 29909

843-757-1230
843-540-0068

SC Licensed and Bonded

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365 Red Cedar St.
Suite 302
Bluffton

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Day!

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NEW Curves Circuit with Jillian Michaels to
KICK START your weight loss in just
30 minutes.

SUNDAY BRUNCH BUFFET

AT THE CLUB HOUSE

FEBRUARY 23, 2014

10:00 A.M. UNTIL 2:00 P.M.

EGGS - BACON - SAUSAGE - BISCUITS - GRAVY

WAFFLES - BAGELS - TOAST - DANISH - JUICE AND COFFEE

\$8.95 PER PERSON

BECAUSE OUR HAPPY HOURS ARE SUCH A SUCCESS

WE WOULD LIKE TO GET THIS STARTED ONCE A MONTH

MAYBE EVERY 4TH SUNDAY

PLEASE HELP US MAKE THIS POSSIBLE BY ATTENDING

THANKS YOUR SOCIAL COMMITTEE

Eagle's Pointe POA
c/o Bundy Management
PO Box 1225
Beaufort, SC 29901