



PROPERTY OWNERS' ASSOCIATION, INC.

THE EAGLE EYE 2012

www.eaglespointepoa.com

October

President's Report



Dear Neighbors & Friends,

For the last approximately seven years I have offered my services to the Eagle's Pointe community. First I served on the ACC and then on the Board of Directors, with the last two years as Secretary and President. The job over the last two years has taken up much more time than I thought it would. But in my efforts to do a good job and to always put the welfare of our community first I realized that more time and energy would be required. I accepted that and have done exactly that. I have never turned my back on any problem nor any concern brought by any resident. I have tried to answer and/or address every question and/or concern regardless of the nature. Along with other members of the Board I have spent time investigating solutions to problems that arise within the community. Along with our Treasurer and other Board members a budget is prepared and a good deal of diligence is invested to insure the monies, your monies, are spent properly and only when needed. Overall, I feel that your current Board has done a good job in this regard.

However, I feel it is time to lay a few things on the line. Before I do that I want to personally thank those of you that have supported myself and the rest of the Board in our endeavors to make this a neat and people friendly community. The kind words of encouragement are greatly appreciated and quite honestly are what keep us going as a Board, and you know who you are, are very much appreciated. We could not do some of the things we do without you.

Now to the rest of my comments, which I will address to no one in particular, but to everyone as a whole. There are many residents who just take for granted the running of Eagle's Pointe. They must think that if you sit on the Board you must want to take care of things. Well part of that is true, but part of it is the simple fact that we cannot get enough people to want to sit on the Board. They just don't want to be involved. Let someone else do it and if I don't like it I'll complain. Well if you have a complaint make sure it is a legitimate one. Complaining about citations for violating the rules is not legitimate. Complaining about services not being handled that we pay for, now that is legitimate. However, those complaints are usually few and far between because the vendors we use are generally pretty attuned to our needs and requests and have always responded quickly when notified.

Let's go over some of the things that are irritating to not only me but to many others that live here. For instance, most of the drivers in this community are over eighteen and I assume have at least a high school diploma. That being said, why is it the word "STOP" is so unrecognizable to them. We have more

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Eagle's Pointe
Property Owners
Association
Board of Directors

- Joe Pantano, President
- Gary Bailey, Vice Pres.
- Celia Beauchamp, Treasurer
- Joe Pantano, Secretary
- Lynn Salazar, At Large
- Dan Wilbert, At Large
- Ray Schurgot, Past Pres.

Committees
Architectural Control

Beautification
Lynn Cutshall

Good Neighbors
Norma Schurgot

Recreation
Leo Kinsella

Safety and Security
Don Dodd

Social
Carla Carte

Communications
Holly DiGesú

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

President's Report (continued)

(Continued from page 1)

children than ever before living in this community. Do we have to injure one of them before we STOP at the stop signs? And please don't use the excuse, "well there was no one coming in the other direction." Folks, that is just bogus. The same thing applies to the speeding. What if one of your children or grandchildren was hit by one of these inconsiderate drivers. We have enough of a problem with the visiting golfers. I would hope and expect that you as residents have more common sense about your driving habits. Many of you voted for no speed bumps and we complied with that wish. However, it is becoming more and more difficult to live with that decision.

Continuing on with items to think about. For instance, power washing, why should we have to inform you when your house needs to be power washed. You can see that it does simply by looking at your home. If you see green mold and black residue on the siding, guess what, it needs to be power washed. Same goes for overgrown bushes and hedges. Take care of your home. It is an investment for most people and how you treat your investment affects your neighbors investment. The Board has enough problems trying to deal with homes in foreclosure or in some cases abandoned.

Overnight parking on the street, overnight parking of boats, maintenance of mailboxes, pets running off leash and owners not picking up after themselves. These items are addressed in the design standards. Life can be very simple in Eagle's Pointe. Read the rules, follow the rules and in the end almost everyone will be happy. If you live out of town but maintain a home here in Eagle's Pointe then you should have an emergency number on file with our Management company. We have had a few instances of trouble at a particular property but we had no clue as who should be notified. Having a number on file is primarily for your benefit. It will help us to notify the proper person if there is something wrong with your home.

We the Board have tried very hard to work with all the residents in this community. Sometimes this does not seem to come across that way. We have tried to show some flexibility in all our dealings with you the resident in regards to citations and fines. For some reason that has not worked very well. On a few occasions some of you think you are being singled out or being picked on. This is most certainly not the case. If you are hearing from us frequently it simply means you are not obeying the rules. We are just trying to enforce the rules as they are written without going overboard. We have, due to the economic conditions overlooked some of our rules just to make it a little easier for some folks to survive. If you don't see things the same way then you have options. One good option is to get involved. Voting for a few openings on the Board will be coming up at our annual home owners meeting. Please feel free to submit your name for one of these positions. Quite frankly, even though I am not up for re-election anyone who would like to step in as President is more than welcome to do so.

Info:

Mark your calendars The Annual Homeowners meeting will be held on Thursday, December 6th @ 6:30PM at the Eagle's Pointe Golf Club-Club House.

The Annual Christmas Party is tentatively scheduled for Saturday, December 8th at the Pinecrest Club House. More details to follow.

After considerable discussion and unsuccessful attempts to have mailboxes repaired, replaced, etc. by the homeowner the board has made the decision that effective 1/1/13 the POA will takeover responsibility for all mailbox maintenance. A plan will be put in place and will be implemented during the 2013 calendar year.

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Notice

The board has recently been notified about two incidents of dogs attacking and biting a resident or guest as well as two dogs running loose in the community. This is a serious situation and must be addressed by all dog owners. The state of South Carolina has a leash law and in some cases this law is obviously not being followed. The Board takes this as a serious problem and will take steps in its attempt to get this situation under control. Progressive fines starting at \$100.00 will be assessed to the dog owner whose dog is involved. Also, it is highly recommended that these situations be reported to the police. I believe medical personnel treating the wound must report the incident as well. If you do not file a report to the proper authorities than you for all practical purposes cannot be helped and the dog will just go on attacking people. Remember we were fortunate this time in that children playing outdoors were not the ones attacked. The decision is yours. Please act responsibility when it comes to your pets. Finally, in line with this subject the golf course has again officially notified the Board that the golf course property is "PRIVATE PROPERTY" and off limits to all dogs at all times.

Notice

The board also has been notified about a few recent car robberies. Again, the Board is even more limited in what it can do to help you the resident. First of all you should report the incident to the police. However, this still might not result in a happy solution. The only thing it might do is encourage the police to patrol our community more frequently. Unfortunately, one of the robberies was made easy for the thief because the resident forgot to lock his car. For those of you that must park your vehicles in your driveway I encourage you to double check your car before you retire to your home for the evening.

**Joe Pantano,
President**

From the Treasurer

The Board recently met to discuss the budget for 2013. As with all associations, careful consideration has to be given to expected and unexpected expenses in the coming year. The Board tries hard to be good stewards of the association's assessments while also assuring there are adequate funds for upkeep and maintenance of the streets and common areas.

After reviewing the 2012 expenses and trying to anticipate the needs for 2012, the board decided to keep the 2012 assessments at \$1200.00 per year. Over the last two years we have had a number of homes in foreclosure and/or owners in bankruptcy which have led to unpaid assessments. Our inability to collect 100% of the assessments have caused a strain on the association's resources along with the added cost of pursuing the monies owed. Several of these properties have been taken over by the bank or have been sold allowing us to begin collecting assessments again. This has given us the confidence that the assessment will not need to be raised in 2013.

As always, if you are having difficulty with your assessment payments, please contact Bundy Management to arrange for a payment plan. We are willing work to with homeowners who need some additional time, but only if you communicate with us.

A 2013 proposed budget will be included in the annual meeting materials sent to all homeowners in November. Thanks to all who pay their assessments on time so we can continue to provide services and maintenance to Eagle's Pointe property owners.

**Celia Beauchamp,
Treasurer**

Social Committee



Hi Neighbors!

Here comes the Fall. We had three great picnics this summer and it seems like the word is finally getting around because our attendance is getting better and better. It really makes it worth the effort when we get to meet all of our neighbors. Thanks to all who have made the parties better. Also thanks to all who came to work. This is never a one man show. We always appreciate the help.

We are planning on having the Christmas Party on Saturday, December 8th at Pinecrest again. Chef Tom is planning another fabulous menu. If we have a bigger turnout than last year (more than 70 neighbors) than we will make other arrangements to make sure everyone is comfortable. We will be putting out more information as the date gets closer.

We would also like to have another golf cart parade. I have it on very good authority that Santa will be in town on Sunday, December 16th.

Mark your calendars for all of our end of the year festivities and watch the board out front for more information.

**Carla Carte,
Chairperson**

I would like to thank our friends here in Eagle's Pointe for contributing towards Larry Baker's dedication and mission to raise awareness of a nasty disease my husband, Al Ameer was diagnosed with this past December (CNS Primary Lymphoma). Al was given six weeks to live, but with the expertise of MUSC in Charleston, he's on the mend and hopefully will be back on the golf course soon.

Larry has been training since this past February for a 25K RNR fund raiser for the Leukemia/Lymphoma Society marathon being held this November and hopes that through our generosity will be able to meet his goals. Larry's been an amazing friend and we treasure his friendship. Thank you, again for supporting Larry and caring about the people who live in our neighborhood.

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Architecture Control Committee

The Architectural Control Committee meets on the second Monday of every month. We review and suggest 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.

MAILBOXES: Check your mailboxes, under box and post to determine if repairs are needed. Please be sure your house number is visible on the door. If you need to paint your box or post please be sure to use the correct color available from Home Depot.

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 AND 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.

Beautification Committee

During the Spring, the committee members spent most of their time working around the pool, pavilion, common areas, and specifically on Stratford Drive.

It was unfortunate that some of the work was hampered because the community was unable to provide much needed pine straw to help keep the plants/shrubs protected. And this resulted in less than acceptable curb appeal.

With the extremely hot summer we had, it was also difficult to maintain some of the plants/shrubs throughout the community.

Our thanks to Bob and Toni McPherson for planting Lantana at the bridge on Stratford Drive and helping to keep the flower beds weeded.

We have four woman on our committee who work very hard and take pride in keeping the pool and pavilion areas looking nice. We would like to remind everyone who uses the pool and pavilion to help by cleaning up after themselves. There are trash cans and cigarette receptacles for your convenience.

Volunteers, comments and suggestions are always welcome. Please contact Lynn Cutshall at 757.0012.

Lynn Cutshall
Beautification Committe

Good Neighbor Committee

Welcome our new neighbors by stopping by and introducing yourself.
John and Amy Amos from Wyoming, MI at 117 Muirfield.
Michael and Amy Pratt Mefford at 37 Muirfield. Amy is from Rochester, NY and Michael is from Lexington, SC.
Joan Clear at 59 Muirfield.
Roger and Cynthia Deters from Kirkwood, MD at 133 Muirfield.
Hudson Homestead from Kingston, NY at 16 Muirfield.

Dicks Sporting Goods has opened next to Staples in the Target Shopping Center.
Edamame Asian Market has opened in Sheridan Park at 70 Pennington Dr., Suite 5.
Puma has opened at Tanger Outlet Center 2.
Fossil has opened at Tanger Outlet Center 1.

Norma Schurgot
Good Neighbor Chairperson

Golf Shop News



Have you played in the Scramble Series? I think we have seen a good portion of the community participate in this fun event. It gets going again this November. It is for all skill levels and ages. The format is a scramble which takes the pressure off. Although it is a competition, the major emphasis is on having

Come join us!

The staff recently challenged our members to a match play competition but I seem to have misplaced the results. The new fall merchandise has arrived and looks fantastic. Come on down and pick something new that you can wear around town. We are running a buy two get one free promotion in some departments during the month of October.

Over seeding is complete and should make the course nice and lush for the next few months.

Come out and play!

Brent Carlson
Eagle's Pointe Golf Club

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INFORMATION NOTICE

On Sunday, 9/23/2012, an article appeared in the "Bluffton Today" newspaper. The article was titled

"Prepare now for new state golf cart laws". Although this article only pertains to a few of our residents it is important that the information if you have not seen it be presented to you for your review. If you want to read the article in its entirety you can reference the date and newspaper mentioned above. However, I did call the number listed in the article to get clarification and I will just try to paraphrase what was stated by the Town Hall representative.

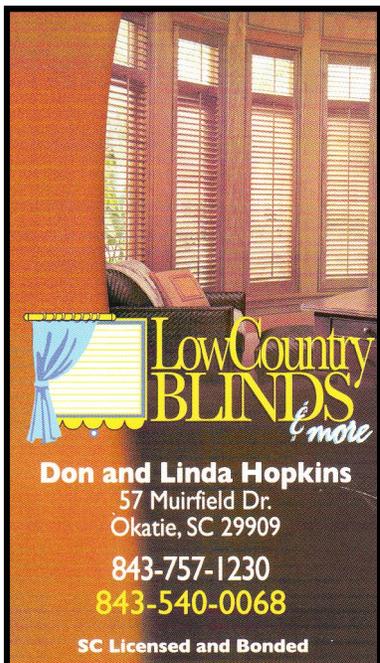
When you first read the article you can get the impression that the law pertains only to gated communities. However, this is not entirely accurate. The law pertains to anyone who drives a golf cart within a community or intends to drive on thoroughfares with a speed limit up to 35 miles per hour. The gated community reference is because the majority of golf cart drivers live within the confines of a gated community.

The gist of the law:

Carts must be registered with the DMV.

- A. The fee is \$5.00 for a permit decal.
- B. Proof of ownership and liability insurance must be presented.
- C. Operator must be at least 16 years old and have a valid drivers license.
- D. Permits must be replaced every five years.
- E. Owners holding permits on or before 10/1/12 will have until 9/13/15 to obtain a new one.

If you require additional information regarding the law you can call the Town Hall at 706-4500 or email Lisa Sulka at Isulka@townofbluffton.com.



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