



PROPERTY OWNERS' ASSOCIATION, INC.

# THE EAGLE EYE 2013

www.eaglespointepoa.com

February

## President's Report



I'm not sure if it's my age or not but it seems that 2012 has passed by very quickly. For me the year has been good and I believe that by most accounts life in Eagle's Pointe has been good as well.

As is required by our covenants the annual home owner's meeting was held on Thursday, December 6, 2012. As we did last year we held our meeting here in Eagle's Pointe at the golf course club house. The attendance was good but certainly not from the standpoint of homes represented. I and the rest of the Board are willing to consider any suggestions on how to get more people to spend a little more than an hour of your time to participate in the once a year meeting.

As in past years the majority of the meeting focused on the past years activities. A review of what happened in the community was covered. First item covered was the addition of three new lamp posts in the community. The number added was based on resident input. Also new sod was laid around the pool area as well as new pine straw throughout most of the community. The children's playground equipment was power washed and looks pretty good. Community statistics were reviewed. Those included homes sold—9, foreclosures—8, liens—9 and 1 is in litigation. The number of rental homes is approximately 32.

A financial report was also presented. Status of the 2012 budget was reviewed and an overview of the 2013 budget was given. The reserve accounts were again identified and their balances presented. The purpose and reason for each account was also reviewed.

The golf course is still up for sale with several rumors surrounding the status of the sale. As of the annual meeting negotiations by one interested buyer had broken down and to date the course is still owned by Textron. One important issue about possible change in ownership is the front entrance and main road in the community. As most of you know the road is owned by the golf course owners. The question as to whether the POA should pursue ownership if the golf course is sold was discussed. Based on the discussion it was recommended that the POA pursue taking over ownership from any new golf course buyer. **A motion to have the POA pursue having the entrance and main road deeded to the POA and have the golf course pay quarterly fees to the POA was made, seconded and unanimously approved.**

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Eagle's Pointe  
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**Beautification**  
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**Good Neighbors**  
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**Recreation**  
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**Safety and Security**  
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**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)*

At the end of the business meeting a question and answer session was held. First the questions that were submitted by home owners that identified themselves were addressed. The questions and answers are printed at the end of this letter. Of all the questions submitted only one resident opted to not identify themselves. As is my policy these questions were not addressed. Some of these persons questions were answered only because another resident had the same or similar question. The sad thing about the questions submitted by the unidentified source was that some of them were pretty good and this person if they are a resident deserved an answer. I have answers for these questions if that person would like an answer all they need to do is contact me and I will be happy to address them.

Since our annual meeting we have had our first Board meeting for the calendar year. The balance of the meeting dates will be posted on the web site. At our meeting one of the items that came up was the overnight parking and how to better get a handle on this issue. One of the ideas discussed was to get parking decals for all residents. In addition to the decals each home owner would be issued two hanging tags that can be used for overnight guest parking. This will eliminate the need for calling in when guests are staying over or during holidays. This will allow our volunteers to know that the vehicle is being parked legally during restricted hours. **These are just discussion items at this time and if any changes are implemented you will be properly notified.**

Also, we are looking at making some changes to our method of notification when you are in violation of one of our rules. It seems that many folks get upset when they receive a citation. Therefore, we are considering implementing the following system. First offense, a friendly email to inform you of what needs to be done. Second offense will be the actual citation. Any offense after that will result in a violation notice which will include the appropriate fine. We have many emails on file, but we still need a significant number to complete our list. If an email is not on file than the regular citation will be sent.

Finally, in the future I will try to use the email system as a means to update the residents on what is going on in the community and elsewhere. Therefore in addition to asking full time residents to insure we have an email address we are also asking all renters to submit their email address to our Management Company so they can update and complete the directory. Currently the directory has been updated with the latest information available and can be found on our web site.

### **COMMENTS:**

1. I recommend having a gravel surface on the lake path. The old surface is very slippery when wet. I saw a jogger fall down. There is standing water on the old surface after a heavy rain. (Slippery = liability)
2. We need latches on the tennis court doors (fork latch), \$5.00 each at Grainger or Lowes.
3. Need new "Danger Alligator Signs."
4. No speed bumps.

### **Questions:**

**Q. Can you consider plastic bag dispensers along the lake path? We see these all the time in public parks. Would require volunteers to refill bags.**

A. We tried this once with a place to deposit the bags. However, nobody would volunteer to remove the used bags and instead all we ended up with was a terrible odor. In fact when the bins were full the filled bags were left on the ground. Based on our previous efforts and results we will at this time not entertain trying again.

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**Q. Can a notice go out to all home owners when a burglary, etc. is reported, by email?**

A. We have approximately 174 email addresses. We can work with our Management Company to see what it would take to send out an email blast to all the emails that are available. Please remember that neither the POA nor the Management Company gets a notification when something is reported to the police. Usually we will see it only if it gets printed in the newspaper.

**Q. Can we order one or two extra water pumps for the lake fountains to have on hand when one goes out? It seems it takes two to four weeks to get these fixed when they stop working since we have to order and wait for a new one. I'm concerned about the increase of mosquitos when they are out for more than a week. Thanks.**

A. It is my understanding that there are two sizes of water pumps that are used. In order to keep one of each unit on hand to avoid two to four weeks down time it would cost the POA \$5,088.60. This issue has never been brought to the attention of the Board prior to now, but my guess would be that unless there is much more support for this we will not vote to spend money on items to keep on hand just in case.

**Q. I did not see a dollar figure from our relationship with Hargray, what is the amount?**

A. The contract with Hargray called for a ten year agreement with an initial payment of \$25,000.00 received at contract signing. This was the minimum amount that we would receive. Each quarter since signing the agreement Hargray credits 3% of total sales from Eagle's Pointe towards the \$25,000.00 initial payment. Once we reach the \$25,000.00 and assuming we have not reached the ten years, we will receive additional quarterly payments until the ten years are up.

Through the third quarter of 2012 we have received \$18,058.38 towards the \$25,000.00. This leaves us a balance of \$6,941.62 still to be credited towards the \$25,000.00. At the end of the fourth quarter of 2012, we will still have six years left on the contract. If we stay on course and payments remain at the same rate then we should be at the \$25,000.00 initial payout by the first quarter of 2014. This would leave us 4 3/4 years of additional payouts.

**Q. Subject: Waste Water Facility and Surrounding Area—Poor Maintenance**

**1. Wax Myrtles have been allowed to grow wild. Why can't they be cut back and kept neatly trimmed like the ones at the facility on Glen Lake Avenue?**

**2. Why doesn't our landscaping company edge the mulched area behind the facility and spray weed killer on the encroaching patches of grass and briar vines.**

**3. Why are pine cones not picked up weekly? Often times it will be three to four weeks before they are picked up.**

**Comment: In my opinion this area should receive the same quality of maintenance as the common ground areas visible from the streets.**

A. The Board will get with the landscape company and review these specific areas and concerns to get more consistent workmanship.

**Q. Could the Board or a particular committee in charge of general maintenance become more proactive? It seems that necessary repairs, painting, fixing should be done on a scheduled maintenance basis or before complaints are lodged.**

A. If you can give us more specifics about what your are referring to we can better address this issue. Although we do not have a set schedule for painting and fixing things, we have always addressed maintenance needs as quickly as possible. However, because the community is starting to show its age the Board is becoming more aware of areas that will be needing maintenance.

**Q. Due to speeding down Muirfield to first stop sign at Muirfield and Eagle's Pointe Drives could we have another vote on speed bumps being installed?**

A. We can if we get enough residents to request one.

**Q. How much would a gate cost at the entrance to put up and maintain? No one has actually come up with a price?**

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A. About five years ago a study on adding a gate at the front entrance was looked at. First we would need the permission of the golf club, since they own the front entrance. Second the cost was somewhere in the vicinity of \$40,000.00+ with a significant amount for a maintenance contract which would be necessary in order to keep it up and properly running.

**Q. Budget: At the end of the fiscal year and after all bills are paid and losses written off, what happens to remaining monies?**

A. Any monies remaining after all obligations are met are put in to the Reserve fund.

**Q. How much is Bundy Management's annual fee? No line item shows this. Gross is sufficient.**

A. Bundy Management's fee is \$17,700.00. You can find this under the Administrative Section, line item referencing Management.

**Q. Does the Board as a matter of good practice interview other management companies at least every three or four years for comparison? Understand that the lowest bid is not always the best deal.**

A. Yes, the Board has made it a practice to solicit other quotes not only from our Management Company but for all services. At times if a company indicates it will give carryover pricing the Board might opt to go that route. As a practice the Board does not accept pricing increases without at least considering other options.

**Q. Does the person who prepares the newsletter use spell check or have someone proof read it?**

A. The person who prepares the newsletter does not do any proof reading of articles that are submitted. If we can get a volunteer to help with the newsletter it would be a great help to our other volunteer and an asset to our community newsletter.

**Q. Does the President of the Association get any perks for his service? I think he should—like membership fees to golf.**

A. I love your thinking, but **NO** the President does not receive any perks for his service. Everything he does as does the rest of the Board is done on a volunteer basis.

**Joe Pantano,  
President**

### **Notice:**

**We recently had another attempt at a car break in on Muirfield Drive. Nothing was stolen but the attempt to get into the vehicle caused damage to the vehicle which was locked but had two sets of golf clubs visible.**

**Please stay vigilant with your vehicles, keep them locked and take your valuables out of them at night. Also PLEASE report all incidents to the Police. It is important that they are aware of what is going on in the community.**

#### **SPACE AVAILABLE FOR ADVERTISEMENTS**

- ◆ BUSINESS SIZE - \$ 40.00 PER ISSUE
- ◆ DOUBLE BUSINESS - \$ 75.00 PER ISSUE
- ◆ HALF PAGE - \$ 140.00 PER ISSUE
- ◆ WHOLE PAGE - \$ 225.00 PER ISSUE

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

# 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.

# Beautification Committee

As you know, we have experienced a mild winter here in the low country. The azalea bushes around the pool have started to bloom. A sure sign that spring is just around the corner.

I feel that the work our committee has performed in the past is starting to pay off. Over the next few months, it is our intention to check all the plants, shrubs and trees we have planted to see how they are doing and, if necessary, replace any that are not thriving.

I would like to thank my committee members: Marilyn McGraw, Eviene Fulginiti and Margie Sollish for their continued help and support. I look forward to working with them again this year. Also, I cannot forget to mention Mike McGraw and Joe Cutshall for their help when we need "muscle power".

We are always interested in any suggestions/recommendations you may have. Your input is always welcome. So please contact me at 757.0012.

**Lynn Cutshall,  
Chairperson**

# Social Committee



**W**e closed 2012 with a great Christmas Party at The Pinecrest Club House, Chef Tom was really on his game and the pies were good too! Our golf cart parade is getting bigger and better every year. Thanks to all of you who came out to make this happen.

We are starting this year off with our annual Easter Egg Hunt. It will be at the playground on Saturday, March 30th at 9:00AM. Bring your baskets and enjoy all the fun with lots of treats. Thanks to Karla and Chris Katon for agreeing to do this again for us. I am sure Amanda and Sarah will be drafted to help.

He is a sneak peak at what's to come in 2013:

Saturday, April 13th from 8:00 until Noon—Spring Garage Sale

Saturday, May 25th at 1:00PM—Memorial Day Picnic at The Pavilion

Thursday, July 4th at 1:00PM—July 4th Picnic at The Pavilion

Sunday, September 1st at 1:00PM—Labor Day Picnic at The Pavilion

Saturday, September 14th from 8:00AM until Noon—Fall Garage Sale

Please mark your calendars and watch the bulletin board at the front entrance or check the website for any changes or new events. There should be no excuse for not attending. The attendance keeps growing, so come out and meet your neighbors, have some fun and enjoy the food.

**Carla Carte,  
Chairperson**

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## Golf Shop News



**W**e are very excited to announce that one of our fine Assistant Golf Professionals Chris Westone has been named Assistant Golf Professional of the Year by the Hilton Head Island Golf Professionals Association. Chris is very deserving of this award. He has been involved in junior golf in the past and has served this year as the Hilton Head Island Junior Golf Chairman. Please congratulate Chris the next time you see him.

Have you played in the scramble series yet? We have had record numbers come out for this fun event. If you missed out on the fun, we will be playing this event again this summer. There have been a lot of laughs, a few good shots, and a good time along the way.

I received a very sincere inquiry about dogs the other day and while they are welcome on the golf course. The golf course is private property so dogs simply are not welcome on the course. The golf course and property owners have a symbiotic relationship which must be maintained. We appreciate your consideration with regards to using the course for any reason besides being a registered golfer for the day.

Spring is coming and we look forward to enjoying the great weather with you!

**Brent Carlson. PGA**  
**General Manager**  
**Eagle's Pointe Golf Club**

Our condolences to the Ameer family on the loss of Al our friend and good neighbor, may he rest in peace. Please remember Diana and her family in your prayers as they adjust to their loss.

Also please remember those who continue to have medical problems.

MEN'S AND WOMEN'S HAIRCUTS

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# Golf News

## **EAGLE'S POINTE SPRING GOLF LEAGUE**

The golf league is open to all Eagle's Pointe residents. Nine holes weekly on Wednesday afternoons. Experience golfers and novice golfers welcome. There will be two flights, based on skill level and the time that each team can tee off.

Starting: Wednesday, March 20th: Flight 1 tee times will be from 4:00 to 4:30PM for nine weeks and Flight 11 tee times will be from 4:30 to 5:30PM for eleven weeks.

Two person teams (male, female or couples). Get your own partner or we will try to pair you up with someone. Substitutes will be needed, if you cannot commit to every week.

Handicaps, if not already established, will be calculated after the first week and adjusted weekly (90% of strokes over par, with a maximum of double par per hole).

\$15.00 entry fee per player which will go towards prizes at the end.

\$18.00 green/cart fee weekly.

Entry fee due May 16th.

## **2013 EAGLE'S POINTE OPEN**

**Saturday, May 11th**

Tee times starting late morning/early afternoon. You have the option to play nine or eighteen holes. This event is sponsored by the Eagle's Pointe Recreation Committee and the Eagle's Pointe Golf Course.

It is open to all Eagle's Pointe residents and guests. This event is an opportunity for all residents to participate in a golf tournament. Players of all abilities are invited to play, especially if you are new to Eagle's Pointe.

Eighteen hole division: Flights will be established based on handicaps. If you do not have an established handicap, one will be determined, based on your average scores.

Medalist Awards to the low gross score for resident Men's champion flight and Ladies flight (traveling trophy). Awards to low net score (men and women) and gift certificates awarded to the low gross and best net scores in each flight/division

The nine hole division will be individual stroke play. Sign up individually, as a couple, or as a foursome. This will be a fun format, perfect for those who don't want to play eighteen holes, and novices. Gift certificates awarded to the best Net Scores (men and women).

Entry Fee: \$15.00 for 18 hole division plus \$25.00 cart fee.

\$10.00 for 9 hole division plus \$12.50 cart fee.

Cart fee for golf course members depends on member status.

Entry fee due May 6th.

Any questions please contact the Pro Shop or Leo Kinsella at 757.4675.

**Leo Kinsella**