



# THE EAGLE EYE

NEIGHBORHOOD NEWSLETTER

BLUFFTON, SOUTH CAROLINA

SUMMER 2016

A MESSAGE FROM THE PROPERTY OWNERS ASSOCIATION PRESIDENT

## Learning to live together



*Gary Bailey, President*

**With a little help and understanding from all owners, the community can work together to maintain the integrity of each individual's property.**

By Gary Bailey

We live in a common interest development. We've got our association's bylaws, covenant's rules and regulations to contend with. What do we do about it?

You may be surprised. Many association homeowners do really read through the documents and know what they are supposed to do or not do. Others merely go along with the flow, taking hints from their neighbor's actions (which is OK, if that neighbor is right!) until they get a notice of noncompliance.

Generally, an association within a common interest development is legally obligated to perform three basic functions: to collect assessments; to maintain the common areas; and to enforce the governing documents,

If you receive a letter indicating you may be in violation, it is the association's attempt to do their job as prescribed in the bylaws, and uphold the governing documents that you accepted when you purchased the property.

While you may perceive the letter as singling you out, it may really be the association's attempt to avoid becoming a police state. Board members cannot be on every corner watching for violations like Orwellian "Big Brothers." They should not have to be because you have a copy of the governing documents to read.

Associations, therefore, rely mainly on the concerns by members in the community to determine what violations exist.

What should the board do once you are told or become aware of a violation? The association is obligated to treat all like violations in a similar manner. This prevents misunderstandings and confusion and allows the board to perform its job as efficiently as possible.

The main thing to remember is that an association and its board of directors are not a police force. The association mainly serves the limited functions listed above. They typically rely on the honor system, with periodic walkthroughs.

With a little help and understanding from all owners, the community can work together to maintain the integrity of each individual's property and continuity of the community at large.

# Briefs from association board

It has been a busy first half of the year in Eagle's Pointe. Here are some highlights:

## January

- The lake path was renovated with cables and posts installed to strengthen the path bed. The path was rolled and dressed and some sod was replaced.

- The playscape at the pavilion playground was refurbished and cleaned and new mulch was put down all around the play area.

- Four-inch yellow stripes were painted on top of the speed bumps to make them more visible.

## February

- The leaks in the pool were detected and bids were put out for new tiles and deck repairs. Two new pumps were purchased and installed.

- Trees in the cul-du-sac areas were trimmed and, in some cases, removed. Bushes were pruned and thinned out.

## March

- The lake path project was completed.

- Extensive renovations were made to the pool



pump room and plans were made for re-plastering the child's pool, resurfacing the pool deck and replacing the broken tiles.

- It was decided that the POA would maintain three golf course lagoons where they back up to homes.

## April

- Although late, the pool work was completed and the pool opened.

- Plants were removed from the front of the pavilion and from the southwest side of the fence by the pool, and mulch was spread in those areas.

- The front entrance flower bed was enlarged,

raised and planted with summer plants, and the lights were raised to illuminate the front sign. Also, the irrigation system was repaired.

## WHAT'S IN PROGRESS

- Quotes are currently being received to reseal and re-stripe the streets. There will be more information coming.

- Palmetto Electric has been contacted to have the street light globes cleaned. If anyone has a street-light they think should be cleaned, please contact the Board or Management Company with the pole number.

- There is ongoing work

at the lake and a new pump has been ordered for the large fountain. The old one will be repaired to be used as a back-up.

## ONGOING CONCERNS

- As always, we ask that residents abide by the community parking rules. Overnight parking on the streets and parking across the sidewalks during daylight hours are prohibited. Our first concern is for the safety of our residents.

- In conclusion, thank you to our committee chairs and volunteers. Their hard work on behalf of the community is very much appreciated.

# Eagle's Pointe Golf Club

Chris Westine has come home!

For those he has not yet met, Westine is the new head golf professional at Eagle's Pointe Golf Club.

"I was fortunate to have worked here as an assistant for four years and know many of the residents already," he said. "It's great to be back and see so many familiar faces."

He said he is excited to see the greens make a full transition to our summertime grass. Gary Davis and his crew have worked extremely hard to have the course in great condition starting this summer season. They will be top dressing the greens throughout the summer, which makes them a little sandy. There is



one more aerification scheduled on Aug. 15. Westine said they appreciate golfers patience during this process.

He added that he wanted to remind all residents that the golf course is private property owned by Brown Golf. Any person on the

premises for any activity other than organized golf or club functions is considered trespassing. This is a liability issue for Brown Golf, so please report all incidents to the golf shop at 843-757-5900.

In the meantime, welcome home Chris.

## Eagle's Pointe Golf League

The Eagle's Pointe golf league has completed another successful season. For the first time since its inception 15 years ago, two teams tied for first place.

Congratulations to the team of Craig Onofry and

Susan Tymczyszyn, and the team of Tom Margotta and Barry Sollish.

Although participation was down from previous years, it didn't stop good golf, good competition and great times. A big thank you to all participants.

### FROM THE COMMITTEES

#### The Beautification Committee

- The Beautification Committee is trying to maintain the flowers in the barrels placed around community. They are changing the flowers/plants by the season and are considering a hardier plant/flower for easier maintenance.
- There are still problems with irrigation around the base of the crepe myrtles after the gate.
- The Eagle's Point community was pleased with the patriotic flags displayed for the national holidays.
- The committee always welcomes volunteers. Just stop by 19 Muirfield and speak to Dan Desmond to help.

#### The Welcome Committee

On June 25, Fran Desmond of the Welcome Committee delivered a welcome bag to the new neighbors at 61 Muirfield Drive, Nancy and Gary McCamon.



# how well do you know the **POOL RULES**

The pool facility at Eagle's Pointe is very special to the community. While we hope everyone has a good time, there are rules to ensure safety and accountability. Here is the list of rules:

- The pool is open from 9 a.m. until sunset.
- **There should be no solo swimming.**
- There should be no running, boisterous or rough play.
- **No person under the influence of alcohol or drugs should use the pool.**
- **There should be no spitting or blowing nose in the pool.**
- Persons with diarrheal illness or nausea should enter the pool.
- **Persons with skin, eye, ear or respiratory infections should not enter the pool.**
- Persons with open lesions or wounds should not enter the pool.
- No animals or pets allowed in the pool enclosure.
- **No glass allowed in the pool or on the deck.**
- No children should be in the pool without supervision.
- **You should take a shower before entering the pool.**

## **BOARD MEMBERS**

- President: Gary Baily
- Vice President: Terry Gaither
- Treasurer: Jack Thompson
- Secretary: Pam Kinsella
- At Large: Craig Onofry

## **Eagle's Point POA**

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