



PROPERTY OWNERS' ASSOCIATION, INC.

THE EAGLE EYE 2011

www.eaglespointe.info

January

President's Report



The year 2010 is now in the books and the Board would like to wish all our residents a very Happy New Year. This past December we had our Annual Home Owners Meeting and once again the turn out left very much to be desired. As a member of the Board and an 8 year resident I search for ways to get more people involved in what goes on in the community. We on the Board have asked this question just about every time we meet. To date we have had very little success in achieving this goal. It amazes me that most of you prefer to leave many of the major financial decisions in the hands of the same people year after year. Several Board members have served for a number of years and would like to step down from their positions. Problem is we just can't seem to get any new blood to step in. So if you have any interest what so ever in serving please let us know. Your help would be very much appreciated.

As a matter of information and since many of you were not in attendance for the Home Owners Meeting I feel it is necessary to give you a brief overview of the three major projects that will be addressed this coming year.

Number 1: Lake path: measures approximately 4400 feet around the entire lake/pond.

Path retention wall is caving in, in many spots. The wood is rotting or rotted and is in essence not doing the job that it was originally designed to do which is to hold back the dirt from the walkway. Since the lake is considered a retention/storm water pond by the County there are regulations that guide the maintenance of such ponds.

Storm water ponds are constructed during the development process to safeguard water quality by collecting and treating storm water runoff and to protect against flooding. Both state and local authorities require developments to manage storm water runoff..

HOMEOWNERS ASSOCIATIONS MAINTENANCE RESPONSIBILITIES:

All storm water ponds require maintenance. The HOA at Eagle's Pointe is the party responsible for maintaining the storm water pond. Regular maintenance, annual inspections, and periodic dredging are all necessary for proper pond management and to ensure a long storm water life. If not properly maintained these ponds can become an eyesore, breed mosquitoes and create undesirable odors.

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Association
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Janet Wurtz

Beautification

Lynn Cutshall

Good Neighbors

Norma Schurgot

Recreation

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Safety and Security

Joe Cutshall

Social

Carla Carte

Communications

Holly DiGesù

Woody Mead

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

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President's Report (continued)

(Continued from page 1)

The reason I am sharing this information is because this is a very costly project and will require tapping into the reserve fund. The other option was to have a special assessment which the Board elected not to do at this time. Also this refurbishment will only cover 345 of the 4400 feet around the Lake. This first section of retaining wall that will be done is considered to be in the worst shape. Based on the size of the lake this will be a very long term project before we can get the wall back to doing what it is supposed to do and that is to prevent/eliminate the erosion of the slope into the lake. Also, we will not be able to continue using the reserve fund to accomplish getting the entire project done. This means that at some point we will have to have a special assessment.

Number 2: Refurbish the front entrance:

The sign will be removed and refurbished to include paint, gluing of cracks and sealing of holes. The sign will be painted back to its original colors. Also, the fence will be power washed, wire brushed, painted. The sign will then be replaced and will be raised approximately five inches. Hopefully this will allow better visibility. Also, will request the three bushes in front of the sign (as you face entrance from the road) be removed

Number 3: Replace filter pump for the pool as well as refurbish and paint the baby pool.

Item number three I believe is self explanatory but another project that the Board will have to address during 2011 is, how do we get into compliance with the new Federal Disabilities Act governing public pools. Our project is to make the pool disability friendly by adding a lift or a ramp. More on this will be forthcoming in our quarterly newsletter. This project will be studied during this calendar year and will be completed by the opening of the pool in 2012.

These projects (not including the ramp or lift) will amount to an estimated \$60K. I believe that updating everyone on what we have planned for 2011 is necessary due to the cost involved .

Finally I want to address a situation of a resident mailbox being run down and the responsible party not stepping up to the plate and getting with the home owner to discuss repairing the mailbox. Well the incident was witnessed by another resident who was able to identify the vehicle that struck the mailbox as a white Ford pickup with a license plate that is white with a blue background. You know who you are so it would be nice to contact the home owner and offer to pay for the repairs.

As was done last year after the close of the business portion of the HO meeting the floor was opened to questions and answers. This year we received twelve questions or comments via the mail. Those questions and the responses are listed for your information.

Q = Question; A = Answer; C = Comment

Q: With more crime happening what would be the cost of having automatic gates that was run by a code to get in like they have at Island West and Old Carolina?

A: The ACC and the Board did some investigating on this option about three years ago. The initial cost was over \$30,000 for installation plus a yearly maintenance fee. The overall opinion of the community was "Not in Favor." Also, the golf course ownership would have to agree to this and have input.

Q: The playground is always water logged and the equipment is soaked every morning. Would it be possible to stop or cut back on watering?

(continued on page 3?)

President's Report (continued)

(Continued from page 2)

A: Total Lawn Care will address this problem when the irrigation system is turned back on. Due to the area being very shady the grass etc. does not dry out and the grass remains soggy and wet. A plan to change the watering times and a look at the overall area to see if a drainage problem exists will be done in the spring.

Q: After a good rain, the walking path around the lake is muddy and very slippery for several days. Could you have someone work in some sand and shell pieces in the top six inches or so of the surface to improve drainage.?

C: Also, please remind dog owners who live around the lake not to let their big dogs roam free. They reassure me that their dogs won't hurt me but when they charge at me with teeth bared and a loud bark I do get scared. Those dogs are intimidating.

A: To my knowledge the Board has never looked at having additional sand and shell placed on the walking path. Seeing that the path is 4600 feet around and approximately 5 feet wide I believe we would be looking at a major expense. What with the expense of the caving retention wall redoing the walk at this time does not seem feasible.

A: Regarding dogs not on leashes and not under control of the owners. Dog owners are aware of the laws and are also aware that they must abide by them. The Board is limited in what options it has available to them. I believe that the Design Standards might have a rule whereby dogs must be on a leash. If someone is willing to report a violation and stand behind it then the Board can issue a fine.

C: Trucks and trailers that park on curves create blind spots.

A: The Board will ask our Newsletter Editor to put a safety item in the next newsletter.

C: Too many cars parked on Mulligan Circle at night.

A: We no longer have a safety volunteer to help address this issue. The Board will seek someone to help with this issue.

C: I think that the Board is doing a great job in trying to keep our property values up. We do need them to make sure that our houses, yards, mailboxes and garbage are kept up. This helps everybody. Thank you all for a job well done. Kudos!!

Q: What happens to the Social Committee's money if not spent?

C: We used to have great Social activities including yes some alcohol! I have only attended one event this year and I was so disheartened to see such a low attendance and such sad food and drink available.

A: Monies from any committee that is not spent during the course of the calendar year is automatically transferred into the reserve fund.

A: As for your disappointment regarding the Social activities. This year the committee had two holiday cook-outs One had barbecue, cole slaw, baked beans deserts, etc. The other had hot dogs, beans, deserts, etc. Both were attended by the same old, same old 40 to 50 residents. Those in attendance indicated that they enjoyed the food, etc. A third cookout was sponsored by Hargray. The barbecue and other foods were in abundance since we planned for 125 people showing up. We had approximately 85. Most of those were the same old 40 to 50. As for the young couples in the community, we would love to have them as participating residents. We just can't seem to get them out for these events. As has been the custom the Social committee once again had a Christmas party. We had a total of, you guessed it, 42 people attend. The food was outstanding and those that attended were extremely happy with the outcome. I hope this addresses your concerns and/or issues. Finally, we are always looking for new blood to run things. It would be refreshing to have some new ideas and an infusion of young blood involved in the community.

(Continued on page 4)

President's Report (continued)

(Continued from page 3)

Q: Can we install video surveillance cameras at every intersection within Eagle's Pointe?

This would help discourage thefts and other crimes after they occur and make our neighborhood safer. If nothing is reported in a week the files would be deleted.

A: The Board has looked into having surveillance cameras at the front entrance but found it to be a bit costly for the area it would have under surveillance. To have cameras at every intersection would probably be very cost ineffective and the maintenance of such would also be extremely high.

Q: Could we consider changing the name of the Architectural Control Committee to the Architectural Review Committee? It sounds so much more friendly.

A: The Board can look into this at its next meeting.

Q: What about "Slow Children at Play" signs below speed limit signs?

A: The Board can take a look at this at its next meeting and request Management to look into the cost to do.

Q: In the Killarney Circle common area and maybe others: why are these areas being watered (irrigation) when the grass is now dormant? Watered 3 times during week of 11/17).

A: This was asked of Total Lawn Care and the answer was that due to the cold weather coming in, it was decided to keep it on since it is believed that the grass will be damaged if it doesn't have enough moisture. This issue will also be addressed in the spring but everything I believe has been turned off for now.

Other items of discussion:

Speeding is still a major issue in the community, what can be done?

Will the Board consider looking at speed bumps?

Can we make the intersection of Muirfield Drive and Eagle's Pointe Drive a 3 way stop?

None of these issues were resolved but further discussion will be taken up by the Board during the next year.

Joe Pantano
President

GOLF **Kinsella**

SPRING GOLF LEAGUE

The Spring Golf League, open to all Eagle's Pointe residents, will begin on Wed., March 23rd. There will be two divisions: Flight I will tee off between 4:00 & 4:45 p.m., and Flight II between 5 & 5:45 p.m. You may sign up as a two person team or as an individual and we will attempt to pair you up with a partner.

Formal entries will be available at the Eagle's Pointe Pro Shop in late February, and will be E-mailed to all previous League members.

SUPER BOWL SKINS GAME

Eagle's Pointe Golf Club Sunday, Feb. 6, 2011. 11:00 am Shotgun Start

More Information & Entry Forms available at Eagle's Pointe Pro Shop or call Tom Burden (843) 784- 9924

Architecture Control Committee



Greetings from the Architectural Control Committee!

Is Spring Really Coming?

I am not sure! We had snow for Christmas weekend and as I write this it is cold and rainy. We all look forward to the warmth of Spring. Please take the time in the next few weeks to check your yard and home for things that need attention. The ACC members are concerned about the long term effect of pine straw on our lawns. Please take the time to rake up the pine straw now before it harms your grass.

Yard Maintenance

We ask all homeowners to properly maintain their lawns, planting beds, trees and shrubs. Owners who rent out their homes are still responsible for the maintenance and upkeep of their property. Some owners and renters do not spend much time taking care of their property and this hurts the value of all of our homes. Other residents take great pride and really care for their homes and yards - to those we say THANK YOU!

Mold and Mildew

By early March please check the outside walls of your home for mold and mildew. When you begin to see green mold/mildew, schedule the power washing your home will need. The siding facing north, northeast or northwest are usually the first to show mold or mildew.

Trees and Shrubs

Trim dead sections of shrubs, trees, palms and tall grasses and prune them for best growth and shape. Be sure to pick up and dispose of all leaves, branches, pine cones, extra pine straw and other plant material. The recycling center at Bluffton Parkway and Simmonsville Road is open 7:00 am to 7:00 pm, 7 days a week.

Mailboxes

Check your mailbox, underbox and post to determine if there are screws, nails that are missing and make sure your house number is visible on the door. Numbers on your home and mailbox aid fire/rescue personnel if they need to find your home quickly. If you need to paint your boxes or post be sure to use the correct color available from Home Depot.

Homeowner New Projects

If you anticipate any new projects for the outside of your home or in your yard be sure to submit to the ACC for approval via Bundy Mgmt. All submittals should be in to Bundy 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 enables the ACC members to review your request and ask for additional information if needed so we can consider your application without delay. If more information is needed we will postpone our vote until the following month or the month after we receive the needed information.

Janet Wurtz

ACC Chairperson

Good Neighbor Committee

There are few new owners; however, I believe we have some new renters.

I have not received any information as to where they are located from management. When a home is rented, management is to be notified by the owner or realtor. Management then notifies us so we can welcome them to our community and be of assistance in acquainting them to the area.

Health

Please remember those who have continuing health problems: Al Ameer, Gary Bailey, Chuck Carte, Nancy Margotta, Woody Mead, Cal Roberts, and Dan Wilbert

If you are aware of a neighbor who is in need of our assistance, please contact us - either personally, through a Board member, or management.

New Eagle's Pointe Owner

Please extend a warm, friendly Eagle's Pointe welcome to new homeowners **Bob and Jane Riccardi of 15 Glen Lake Ave.**

They come to South Carolina from suburban Pittsburgh. Jane is a middle school art teacher. Bob works for a steel fabrications business that specializes in miscellaneous structures. Jane and Bob have two sons. Reed graduated from Pittsburgh's Duquesne University and is employed by the Science Center in Pittsburgh. Evan is a senior at the University of Pittsburgh.

Currently their Eagle's Pointe residence is their second home. They intend to come here once a month during the school year and more often in the summer. In the meantime family and friends will be enjoying their home as they visit our community. Jane is interested in learning about our social activities, particularly a bridge club. She looks forward to learning what the Fun Bunch has to offer since that information is not currently in the Welcome Packet. Since they no longer have a dog of their own they enjoy their brother and sister-in-law's two dogs while visiting our community. **Greg and Pam Riccardi** live on **Eagle's Pointe Circle**.

Norma Schurgot
Good Neighbor Chair

Beautification Committee

I would like to introduce you to our 2011 Eagles Pointe Beautification Committee.

Our member includes Eviene Fulginiti, Sally Huffman, Joyce Katon, Jan Lance, Marilyn McGrew, Marge Sollish, and Lou and Pam Wozniak.

I am glad to report that during our Fall Quarter last year, we were able to replace several Loropetalum Ruby scrubs and plant a Loropetalum Ruby tree in the Glen Lake neighborhood. We planted a Live Oak on Eagle's Pointe Circle as well as planting a variety of pansies on the Stratford bridge.

In the coming year, we plan to continue our progress on the beautification of the pool area by adding colorful plants in the area.

I would like to extend our special thanks to the Eagles Pointe Board for the purchase and distribution of new pine straw throughout our community and in particular to Bob Jurinko for racking the straw around the lake and to Ron Rimko for the use of his truck whenever it is needed.

If anyone has any recommendations or suggestions on what they would like to see done in their neighborhood, please let us know and we will take them under consideration.

Lynn Cutshall,
Beautification Chair

Golf Shop News



BTTTTTTTT.

I hope you all had a Merry Christmas and a Happy New Year. A big thank you to our members for their kind gifts to our staff for the holiday. **THANK YOU!**

It has been cold but we the crew has managed to keep the course in very good condition. Come on over and play when it warms up. The offseason is a great time to work on projects that need attention. I am particularly excited to see the front left bunker on #9 getting a much-needed facelift. I'll still dread being in that bunker but at least it will look better. The bathrooms have been given a cleaner look as well this winter.

Our Scramble Series will be back by popular demand on Saturdays in February. This is open to all property owners in Eagle's Pointe. We hope you will come and join us for these 9 hole scrambles. There is a prize for the overall winner over the course of the four weeks as well. Call Brent if you would like more information about this low-pressure format – the idea is to get together and have a little fun!

I am excited about our instruction programs coming up this spring. Please call Justin at the shop to make sure you do not miss out on opportunities to improve your game. I am really looking forward to his "All in the Family" program – if you want a great idea for your family to do an activity together outside – this is the program for you!

Let's have a great 2011!

Brent Carlson
Eagle's Pointe Golf Club

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Eagle's Pointe Web Site

The Eagle's Pointe POA web site is located at <http://www.eaglespointe.info>
Members of the Eagle's Pointe POA need to register to gain access. Registration is required to ensure that only POA members can access the Member pages. Just go to the web site and click on the "New Members Register" link to register.

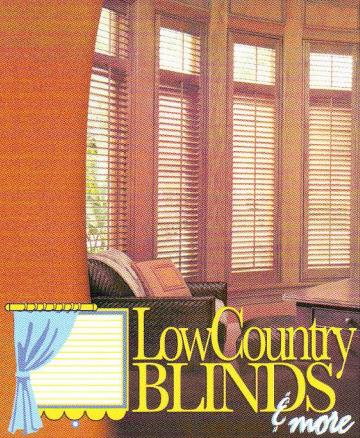
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RE S	MLS No.	Status	Street Address	Bed	Bath	Model	HSF	List Price
1	302931	Active	16 Muirfield Drive	3	2/0	York	1801	\$179,000
2	301925	Active	47 Muirfield Drive	3	2/0	York	1703	\$189,900
3	302645	Active	8 Muirfield Drive	3	2/0	York	1488	\$219,900
4	303485	Active	51 Muirfield Drive	3	2/0	Maryland	1807	\$239,500
5	305339	Active	49 Stratford Drive	3	2/0	Brewington	1911	\$248,900
6	302317	Active	59 Muirfield Drive	3	2/0	Delaware	294	\$259,900
7	300152	Active	8 Berkshire Circle	3	2/0	Belmont	1740	\$275,000
8	305870	Active	8 Glen Lake Drive	3	2/0	Belmont	1935	\$285,000
9	264512	Active	12 Glen Lake Drive	4	3.5	Parkway	2750	\$299,000
10	304695	Active	10 St. George Circle	3	2	Brewington	2448	\$319,000
11	304793	Active	21 Mulligan Circle	4	3.5	Parkway	2887	\$324,500
12	302622	Active	4 Glen Lake Drive	4	3.5	Parkway	2734	\$334,900
1	302615	Contingent	40 Stratford Drive	3	2/0	Belmont	2022	\$199,000
2	256125	Pending	24 Muirfield Drive	3	2.5	Delaware	2502	\$264,000
3	304857	Pending	12 Stockton Lane	3	2/0	York	1813	\$234,000
4	304790	Pending	149 Muirfield Drive	3	2/0	Belmont	1740	\$199,000
1		Sold	9 Mulligan Circle	3	2/0	York	1727	\$189,000
2	300971	Sold	20 Glen Lake Ave	3	2.5	York	1606	\$234,000
3	265094	Sold	15 Glen Lake Ave	3	2/0	Delaware	2276	\$259,000
4	303072	Sold	145 Muirfield Drive	3	2/0	Belmont	1935	\$219,900
5	302798	Sold	28 Muirfield Drive	3	2/0	Maryland	1813	\$200,000
6	301976	Sold	46 Stratford Drive	3	2/0	Maryland	2022	\$238,900
7	265034	Sold	107 Muirfield Drive	3	2/0	Maryland	2018	\$249,900

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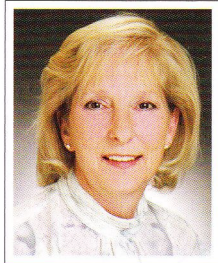
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