



PROPERTY OWNERS' ASSOCIATION, INC.

THE EAGLE EYE 2011

www.eaglespointe.info

July

President's Report



A few weeks ago I was trying to figure out what I was going to write about in this newsletter. Recent events have made that decision easy. I will break my comments up into categories so that I can pass on the most thorough news.

ALERT:

Recently we had a home burglarized. The home owner is a part time resident and did not have an activated alarm system. The thieves broke into the home through the back, took all the televisions, a laptop and a car. The car a tan Toyota was found abandoned on Muirfield and Mulligan with a dead battery. If anyone knows anything about this vehicle they should notify the police.

As a result of this incident it is strongly recommended that all home owners, especially those who reside on a part time basis consider getting some type of alarm system. I am also asking all residence to become more aware of activity around your part of the neighborhood. If you see anything suspicious you should consider notifying the police.

ALERT:

Another of our residents reported that two people were in the area soliciting some type of book program for children. This home owner had two very legitimate concerns. First and foremost, the solicitors were asking questions about children, such as how many and how old. The second was the fact that solicitation is not allowed in our community. We have a sign that specifically addresses that but at times the person soliciting will disregard the warning. I asked the home owner to inform the police just so they have it on file. Also, I am sure that no parent needs me to remind them that it is wise to know at all times where their children are. I just ask everyone to be a little more aware, especially during these summer months. Finally, if solicitors come to your door you should inform them that they are breaking the law and that the authorities will be notified. Even flyer's placed in the paper boxes by outside groups is not permitted. Whenever I receive one I have Management notify them that they are trespassing.

Thank you for your awareness to both of these items.

HOUSEKEEPING ITEMS:

Last year the community overwhelmingly voted against the POA taking over the maintenance of mailboxes. The argument was that you the individual home owner could do it better and cheaper. While some of you have done a good job of maintaining your mailbox many have elected to do nothing. One of the first

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Eagle's Pointe Property Owners Association Board of Directors

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- Gary Bailey, Vice Pres.
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- Joe Pantano, Secretary
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- Dan Wilbert, At Large
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Beautification

Lynn Cutshall

Good Neighbors

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Recreation

Leo Kinsella

Safety and Security

Joe Cutshall

Social

Carla Carte

Communications

Holly DiGesú

Woody Mead

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

President's Report (continued)

(Continued from page 1)

things prospective home buyers see when looking around the community is the condition of the mailboxes. Some of ours will leave a very unfavorable impression for these visitors. Therefore, I, the Board and the ACC are requesting that you take another look at your mailbox, post, etc. and if it needs to be replaced, repaired or repainted then please do so. In an effort to save on some mailing costs we will suspend with issuing mailbox citations for July and August with the hope that all mailboxes needing some type of repair will have it addressed. Failure to address your mailbox needs by the end of the grace period will result in a fine per our Design Standards.

- Mailboxes are available from the POA for \$15.00.
- The formula for the green paint is as follows: (taken from a can of the paint)

Behr, Hi Gloss Enamel for EP Mailbox

CLRNT	C	D	KX	L
02	0	1	0	1
384th	147	121	81	34

- Wooden cut outs for the paper box sections are also available for use.

It has been reported that young children have been observed at the pool without adult supervision. According to our insurance carrier, children 13 and under are considered to be of the age that requires adult supervision while at the pool. Adult supervision is considered to be someone 16 years of age or older.

Recently some home owners inquired about receiving the quarterly assessment letters earlier than what the current schedule calls for. The quarterly assessment is a known expense that has always been due on the 1st of January, April, July and Oct. The invoices are normally sent out the 3rd week of the month prior to the due date. This allows at least two weeks notice of a known expense that is due on the same dates each year and should be sufficient for all to adequately plan. As always if something unexpected arises a simple call to the Management Company can possibly help alleviate any hardships. All are thanked for their timely payment of our fee schedule.

Another question that has been recently asked has to do with late fees. Late fees were established when the Associations by-laws were developed and are applied to all past due accounts. A past due account is one that payment is received on the 16th or after in the month the fees are due.

Past due fees and interest are applied to past due accounts as follows:

- 1.** If any assessment or installment of the assessment is not paid within 15 days after the due date, the Association will impose a late fee in the amount of 10% of the amount of the assessment or installment of the assessment that has not been paid.
- 2.** If any assessment or installment of the assessment or any late charge connected therewith is not paid within 30 days after the due date, the Association will:
 - a.** Charge interest on the delinquent amount at the rate of 1½% of the unpaid balance,
 - b.** Declare any remaining balance of the assessment at once due and payable,
 - c.** May suspend the owner's membership privileges (the privilege to vote, and the privilege to use any recreational facilities within the common property).
- 3.** If the total amount in item 2 is not fully paid within 60 days after the date due, the amount due becomes a personal obligation of the owner and a lien will be placed on the owner's home site.

Again, please be aware that the reason for the above items is due primarily to answer some of the questions recently received from some of our home owners. Also, it is good idea to periodically review some of the rules and regulations that govern our community.

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President's Report (continued)

Continued from page 2)

A thank you is in order for Lynn Cutshall, Marilyn McGraw, Margie Sollish and Eviene Fulginiti of the beautification committee for the plantings around the pool and the colorful flowers planted as you go over the bridge on Stratford.

Another thank you to Gary Bailey, Leo Kinsella, Tom Margarta, Craig Beam, Bill Sergeant and George Kliminski for their considerable help in repairing the slats on the bridge that crosses the lake. Their time and effort saved the POA from having to have it done by an outside contractor.

A final thank you to the Social Committee and all those who helped with the July 4th cook out. We had our largest turnout and the food which was provided by the Golf Course Club House was all gone by clean up time. Based on those two facts I guess we can consider this one of our best events in recent years. Also, we had many new faces in attendance.

Volunteers:

As you know a community such as ours runs primarily on the help from our volunteers. Once again we are in need of some help. At this time we can use help in two areas.

If you are computer savvy and are interested in helping Woody Mead with the web site please contact me at 815-6208, and I will get you in touch with Woody to see how you can help with the possibility of taking over the updating of the web site. Woody has been a very integral part of our web site since its inception and it is time for some new blood to eventually oversee the web site.

Also, I am looking for some volunteers to clean the stop signs in the neighborhood. We have several that have some bird droppings that should be cleaned. Maybe we can get several that will just clean one of the signs nearest them. This would be a great help and keep our signs looking good.

As always thanks to those of you who make a conscientious effort to keep up on the maintenance of your homes and for your continued support in keeping up our community. Remember also, that I am always willing to listen and will always try to handle any problem areas that you bring to my attention.

Joe Pantano
President

Beautification Committee

Since my last report not much has been happening in our neighborhood. Because it has been so hot and dry, the committee has spent most of their time just trying to keep all the plants and shrubs watered.

As you may have noticed, the pavilion/pool areas are looking good. Most of the plants are doing well and make for a colorful display.

The Stratford bridge area has recently been planted and the committee will keep a close watch to see how they survive.

I am happy to report that the live oak tree planted last year on Eagle's Pointe Drive is doing well and we will continue to monitor its progress.

We welcome any comments and suggestions. Please contact me at: 757-0012.

Lynn Cutshall,
Chairperson,

Architecture Control Committee



Who We Are and What We Do!

The ACC members include Janet Wurtz, Chairperson, Chad Grayson, Theresa McGoldrick, Ron and Ruth Schmiedeker. We meet on the second Monday of the month to review and suggest for Board of Directors approval/disapproval all owner's submittals regarding additional work that you want done outside of your home.

The ACC members also check the properties of Eagle's Pointe to determine if maintenance work needs to be done so that our property values remain firm. All owners and renters should take pride in their homes and take a few minutes every day making sure our home sites are at their best.

Mailboxes

Check your mailbox, underbox and post to determine if there are screws or nails that are missing and make sure your house number is visible on the mailbox door and on your home above the garage. **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. You must provide the following information as written since they need the formula.

COLOR - Behr, Base 8300 High Glass [CM] Custom Match.
Quart

CLRNT	C	D	KX	L
02	0	1	0	1
384th	147	121	81	34

Homeowner New Projects

If you want to change any aspect of the outside of your house or property it must be submitted to the ACC. We ask that all submittals arrive at Bundy Management by the 1st 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.

Safety Notes

Now that Summer is here and our children are out of school, please be extra careful in our streets and on the sidewalks. Watch your speed - 25 mph - please! Parents, please remind your children to watch where they are going and to ride their bike, scooters, roller blades, etc. near the edge of the road not in the middle. Also remember that bikes and golf carts should not be on the lake path, the path is for walkers only.

Parents please remind your children of the danger around alligators. Residents have seen children playing at the lake edge. We have seen the alligators in the water at the lake edge just under the surface. We have also observed one of the lake alligators out of the water and against the fences in two different locations.

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Good Neighbor Committee

NEW OWNERS

Welcome to our new neighbors. Stop by and introduce yourself.

Carrie and Jeff Cooper	149 Murfield
Joan Clear	59 Murfield
Vincent & Stephanie DiLeo	8 Glenn Lake

The real estate sales appears to be on the rise in Eagle's Pointe.

TANGER OUTLET 1

The Tanger Outlet 1 is up and running with many new stores for this area. Several of the stores were previously in The Mall on Hilton Head such as Saks Fifth Avenue Off 5th, White House and Black Market, Talbots. Some of the new ones are Theory, Worth, BCBGMAXAZRIA, Chico's, Hugo Boss, Lane Bryant Outlet, Under Armour and of course 2 new restaurants - Longhorn Steak and Panera Bread. Michael Kors is due to open in July. The sign is up for the Olive Garden but no date at present.

Opening July 1. a new Wine and Spirits Store on Bluffton Parkway next to Enmark and Neighbor's.

Our sympathy to Tish and Bill Sargent on the passing of Tish's mother on July 3, 2011.

Wishing you a joy filled summer.

Norma Schurgot
Good Neighbor Chair

Architecture Report (continued)

(Continued from page 4)

Yard Maintenance

Fortunately we have had lots of rain the the last two weeks so our lawns are green and growing. 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. Be sure that you trim back shrubs and trees so your home is visible. Plantings that are overgrown lessen the value of your property and make your home an easy target - if you can't see your windows from the outside, that makes an easy, hidden spot for a break-in.

So many owners/residents take great pride and really care for their homes and yards - to those we say THANK YOU!

Power-Washing and Mold and Mildew

Now that we are officially in Summer, your home should have been recently powerwashed to remove mold and mildew. Even before 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. The ACC is still sending out notes to some homeowners because their siding needs attention.

Janet Wurtz
ACC Chairperson



Easter Eggs Display

Golf Shop News



We try as hard as we can to do things the right way. Sometimes it works out for the best and sometimes we make bogey. I know we got one right the other day. We hosted our first ever Rally for a Cure event last month. It was great to have the opportunity to host this type of event. We were able to raise proceeds for a good cause and it worked out to be a great day. Thanks to those that played and those who helped us put this together. We would definitely like to do another of these events next year so if you have an interest in helping, please let me know.

Did you know the golf shop staff volunteers their time with Hilton Head Island Junior Golf? This summer we will be helping the young people of the area try to get a little better at golf and show them what a great game golf is. Hats off to Chris Westine, who along with myself serve on the Hilton Head Island Junior Golf committee. Chris serves as the ProPal Chairman. He orchestrates the placement and coordination of ProPal which is weekly instruction provided by many of the area courses. If you have a youngster interested in golf, feel free to contact Chris, myself, or you can learn more at www.hhjga.com.

If you are new to the community, ask your neighbor or the golf shop about getting our Low Country Players Club card. With this card you are able to play Eagle's Pointe for the local rate. You also get a free round every seventh 18 hole round. Come out and play!

May your summer include more birdies than bogeys.

Brent Carlson
Eagle's Pointe Golf Club

2011 Eagle's Pointe Real Estate Stats

COMPLIMENTS OF Pat Rucker, Realtor®

RES	MLS No.	Status	Street Address	Bed	Bath	HB	Model	HSF	List Price
1	309511	Active	25 Muirfield Drive	3	2	1	Delaware	2306	\$269,000
2	264512	Active	12 Glen Lake Avenue	4	3	1	Parkway	2750	\$262,500
3	308853	Active	15 Mulligan Circle	3	2		York	1801	\$239,900
4	307508	Active	53 Stratford Drive	3	2		Belmont	1740	\$239,900
5	303485	Active	51 Muirfield Drive	3	2		Maryland	1807	\$229,900
6	309483	Active	16 Muirfield Drive	3	2		York	1801	\$225,000
7	307565	Active	34 Muirfield Drive	3	2		York	1606	\$224,900
1	304793	Pending	21 Mulligan Circle	4	3	1	Parkway	2887	\$269,900
2	305339	Pending	49 Stratford Drive	3	2			1911	\$248,900
1	302317	Closed	59 Muirfield Drive	3	2		Deleware	2294	\$259,900
2	365125	Closed	24 Muirfield Drie	3	2		Deleware	2502	\$264,000
3	304857	Closed	12 Stockton Lane	3	2		York	1813	\$234,000
4	305870	Closed	8 Glen Lake Ave	3	2		Belmont	1935	\$234,000
5	308285	Closed	133 Muirfield Drive				York	1801	\$232,900
6	304790	Closed	149 Muirfield Drive	3	2		Belmont	1740	\$199,000
7	302615	Closed	40 Stratford Drive	3	2		Maryland	2022	\$199,000
8	301925	Closed	47 Muirfield Drive	3	2		York	1703	\$169,000
9	302931	Closed	16 Muirfield Drive	3	2		York	1801	\$169,000

MLS Information Believed Accurate but Not Guaranteed

BANANA NUT BREAD

	Instructions
½ cup shortening	• Cream shortening and sugar.
2 eggs	• In separate bowl, beat eggs until light then add to sugar shortening mix.
1 tsp lemon juice	• Add mashed banana and lemon juice.
3 tsp baking powder	• Blend well.
1 cup sugar	• Sift flour, baking powder, and salt together.
1 cup mashed banana	• Quickly add to banana mixture.
2 cups sifted flour	• Add nuts.
½ tsp salt 1 cup chopped nuts	• Bake in greased loaf pan at 375 degrees for approximately 1hour 15 minutes.

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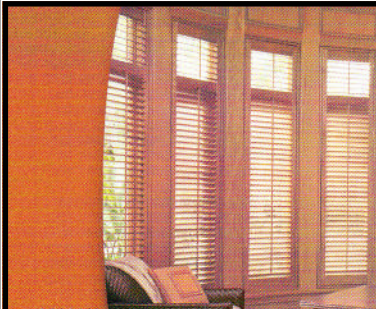
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