



PROPERTY OWNERS' ASSOCIATION, INC.

THE EAGLE EYE 2011

www.eaglespointe.info

October

President's Report



We are now in the last quarter of our fiscal year and we are winding down on another what I feel for the most part has been a successful year.

Recently we closed the pool after another season of much use and little incident. I would like to thank those of you that followed the rules, especially the one requesting that you have your green and white ID bracelet available. Also, I believe that we had minimal use of the pool by non residences. This was due in part to you the residents being more vigilant about who was using the facility.

We had three successful holiday cook outs. Much thanks to the great volunteers that spear head these events. Also, a big thanks to those of you that join in each holiday to share a bit of food and some updating with neighbors.

Many of you have lived here for a considerable number of years and have commented on how nice the community still looks. That my friends is due to the many home owners that are conscientious about the upkeep of their property. The other factor is the diligent efforts of our ACC to report when violations of the rules occur. I realize that many of you hate the idea of the citation procedure but until we can come up with a better process to notify you the citation will have to serve as our tool to notify you when a violation occurs. Again I ask that you just look at this as a friendly notice that something needs to be done.

With that being said, I'm sure that the costs to maintain your homes are rising. Thus you must realize that the cost to maintain our common properties and facilities have also been slowly increasing as well. The Board has had to wrestle with the possibility of having an increase in our yearly fees. After two years of carryover fees, much discussion and review of the cost to maintain the Eagle's Pointe common property and facilities the Board has voted to impose a slight increase. You will get more detailed information on our 2012 budget with your packet outlining our annual meeting.

Another area that the board has had to reconsider it's position on, is mailboxes. The large majority of you have been diligent in maintaining your mailbox which as I have stated before can be a terrible eyesore to prospective buyers who are researching our community. However, after a good majority of you voted to maintain the upkeep on your own mailbox I am dismayed to report that after approximately 18 months many of those who voted that way have not stepped up and done so. Therefore, in the very near future the Board will take over mailbox renovation and will do so for the next fiscal year. The program will

(Continued on page 2)

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

Architectoral Control

Janet Wurtz

Beautification

Lynn Cutshall

Good Neighbors

Norma Schurgot

Recreation

Leo Kinsella

Safety and Security

Joe Cutshall

Social

Carla Carte

Communications

Holly DiGesu

Woody Mead

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

President's Report (continued)

(Continued from page 1)

work in the following manner.

- A simple paint job will be handled by volunteers, paint will be donated by the POA.
- A mailbox that needs to be replaced will again be done by volunteers but the home owner will be charged for the cost of the mailbox, \$15.00.
- A mailbox that needs the paper box replaced will again be done by volunteers but the home owner will be charged the cost of the wood.

Some of you may not like this approach but after several requests to please take care of your mailbox those of you who have mail boxes in need of some work have decided not to take any action. As I said above the Board will soon take over this activity for the next fiscal year so you still have time to take care of the situation on your own.

The last issue I have is one that bugs me personally. That is the proper storing of your trash cans. What is the big deal about putting your trash can back into your garage or storage area after your trash is picked up. It is a rule and like it or not you can be fined for repeated violations which is not something we like to do. So please, make the effort and put the trash can in its proper storage area after the trash is picked up.

All that being said I want to thank the many of you that do care about your homes and the upkeep of them. Our properties are an investment and should be handled as such. We have enough properties which the POA has had to pick up some of the upkeep. Your help in maintaining your own property is a very significant help and truly does make a difference in the pricing of the homes in our community.

Again thank you and hope to see you at the annual meeting in December.

**Joe Pantano,
President**

Social Committee

Hi Neighbors,

Well the end of the year is almost here and I have to say we had three great picnics at the Pavilion. It started with Memorial Day, the 4th of July, which was very special thanks to Frank (Club House) and Polly Bailey and we even had more people at the Labor Day Event. Thanks Ron for cooking the hot dogs.

I am hoping we can have a golf cart parade this year (weather permitting) and we are working on a Christmas Party. Just keep watching the board up front and Leo will let everyone know what is happening and when it will happen.

I just want to say I am glad we had some great turnouts this year. I know for myself I have met new people that I would never have met in our neighborhood. Also I would like to thank Jill (Heavenly Hog Catering 540.7346) from Muirfield for always bringing a dish to all the picnics. Always appreciated and always very tasty.

So stay tuned for more and I hope everyone has a great Halloween and a very Merry Christmas.

**Carla Carte,
Chairperson**

Good Neighbor Committee

The real estate sales in our community is picking up, THANK GOODNESS! Several more homes have sold, so welcome our new neighbors:

- Vincent & Stephanie DiLeo from Greensburg, PA @ 8 Glen Lake Ave
- Sherrylynn Wagner from Erie, PA @ 21 Mulligan Circle
- Robert Ducar @ 49 Stratford Dr
- Roger & Cynthia Deters from Kirkland, MD @ 133 Murfield Dr

Stop by and introduce yourself and make them feel welcome.

Please remember that we are here to help our neighbors, so please contact one of the committee members if you know a neighbor who needs a helping hand and we will try to help.

We are sorry that Margie Sollish has resigned from the committee due to a heavy schedule. Perhaps when things settle down she will again become a member. We thank her for her many years of assistance.

Committee members are: Norma Schurgot, Holly DiGesù, Anne Grayson, Clara Hancock, Carol Beck, Vickie Schmitt, Pat Rucker, and Pre Moore.

Our sympathy to Polly & Gary Bailey on the passing of Gary's father on October 10th.

Norma Schurgot
Good Neighbor Chair

Beautification Committee

With the end of summer and the beginning of the fall season, our Beautification Committee has been busy working on the following projects:

- Weeding and trimming of the pool area which is an on-going work-in-progress
- Planting of additional Mexican petunias at the pool
- Working on the common area on Eagles' Pointe Circle

I am happy to report that the live oak tree, (my pride and joy) which we planted in 2010 is looking great!

I would like to take this opportunity to thank my committee consisting of Pam and Lou Wozniak, Margie Sollish, Marilyn McGraw, and Eviene Fulginiti, and also give a special thanks to Leo Kinsella, and Bob Jurinko for their continued support.

The Beautification Awards team of Margie Sollish, Marilyn McGraw, Eviene Fulginiti, and Lynn Cutshall selected the following for "Yard of the Month" awards:

- June – Jeff and Ivy Sabatini, 48 Stratford Dr.
- July – Jim and Nancy Carson, 34 Stratford Dr.
- August – William and Mary Bill, 10 Abington Lane

As mentioned before, we are always interested in hearing from you with any suggestions/recommendations. Please contact Lynn at 757-0012, Your Beautification Committee Chairperson.

Lynn Cutshall,
Chairperson

JUNE

Jeff
&
Ivy
Sabatini



JULY

Jim
&
Nancy
Carson



AUGUST

William
&
Mary
Bell



Architecture Control Committee



Trim Wood on Homes

We are beginning to see that some trim wood on homes need to be cleaned and/or painted. Please take the time to check the wood around your front and rear doors, the garage door and other painted surfaces. If these areas are not taken care of in the next few months we may need to send notices in the Spring when just a little attention this Fall would take care of the problem.

Mailboxes

Check your mailbox, under-box 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.

Behr, Hi Gloss Enamel for EP Mailbox

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

If you have flowers/plants around your mailbox please be sure to keep them trimmed in at the curb and not blocking the mail box opening so mail delivery can occur without a problem. If the plants grow to high or too far out it makes mail delivery very difficult.

Garbage Cans

A reminder - garbage cans must be kept in your garage or an approved utility yard enclosure. Cans and recycling can only go out late on Tuesday for Wednesday pick-up and they should be back in your garage/enclosure by Thursday afternoon.

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.

Parking in the Community

Just a reminder to residents, please do not park on the curves of our circles or on sidewalks. Both of these situations are difficult for others to enter/exit their driveways and a fire truck would have a difficult time getting around the circle or down a street. We also ask that you do not park on both sides of any street. It makes it almost impossible to get through and a fire truck would not be able to get through! Also remember that you can't park on any street overnight.

Safety Notes

Now that Fall is here and our children are back in school, please be extra careful in our streets and on the sidewalks. Watch your speed, the speed limit is 25 mph

(Continued on page 5)

Architecture Control Committee

(Continued from page 4)

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, For all golf cart drivers and parents who have their children drive golf carts, please remind your children that golf carts should obey the speed limit and all signs for STOP and YIELD. This summer there were a few golf carts that went through stop signs and were going faster than the posted 25 mph.

Yard Maintenance

Fortunately we have had lots of rain the the last two months 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 Fall, your home should have been power-washed in the last few months to remove mold and mildew. We have been surprised to see some homes needing power-washing this month. 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.

Who We Are and What We Do!

The ACC members include Janet Wurtz, Chairperson, Chad Grayson, Theresa McGoldrick, Bob Jurinko, Ron and Ruth Schmiedeker. We meet on the second Monday of the month to review and suggest for the Board of Directors approval/disapproval all of 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.

**Janet Wurtz,
ACC Chairperson**

Treasury

We are in the last quarter of the year for POA expenses. The board has tried to be good stewards of the assessments paid by owners this year. We continue to make repairs to our infrastructure, pool, common areas and streets as they age and utility costs and purchased services continue to increase. You can help us keep Association expenses low by doing the following:

1. Pay your assessment on time and in full. This cuts down on costs associated with collecting it.
2. If you are having financial difficulties, please contact Bundy Management to set up a payment plan. Once you have made a payment agreement - please follow it or contact Management to revise it. This cuts down on administrative costs including letters, postage and sometimes legal fees associated with collecting these obligations.
3. Keep your property in good upkeep and repair and follow the rules of the neighborhood. When we have to send citations and /or violation letters, we have associated administrative fees, copying and postage.
4. Report any problems you see to the Management company like sprinklers watering all day, damaged or diseased trees or pot holes. If we maintain and repair our common property quickly, it can reduce the costs associated with them.

In a few weeks you will receive a package with our annual meeting information. We are required to mail this information to you annually. Please take the time to read the information as there are costs associated with printing and mailing the information to you. Please return your proxy if you will be unable to attend in person. If we do not have a quorum of owners present and/or by proxy, additional costs will be associated with re-scheduling the meeting.

We thank each of you for helping make this a great place to live and for helping us keep our costs under control.

Celia Beauchamp, Treasurer

Golf Shop News



We have a champion!

The Eagle's Pointe Golf Club held its championship this past weekend. Please congratulate Charlene Schmidt and Jeff Sabatini the next time you see them. They played very well and will hold that title for an entire year. The course was in great shape for the event and the weather cooperated for all but one hole. Pam Kinsella and Gary Fisher also took home 1st place for the Net prize – well done!

This year our players accumulated points in each of our events throughout the season and were playing for the “Eagle Cup.” Gary Fisher has laid claim to this title. Way to go Fish!

Thanks to all who played in the league and the Scramble Series events this year. We hope to continue to offer fun ways for you to play. If you have not tried either of these and are looking for an enjoyable round of golf please let us know and we'll get you started.

Our clinic schedule has been very popular this fall. Both the ladies clinic and the junior clinic are under way.

Can we help you play better?

I hope you all have a great fall season.

Brent Carlson
Eagle's Pointe Golf Club

2011 Eagle's Pointe Open

November 12, 2011. Tee times starting at 11:00 a.m. Eighteen or Nine Hole option. Sponsored by Eagles Pointe Recreation Committee & Eagle's Pointe Golf Course.

Open to all Eagle's Pointe Residents and Guests. This event is an opportunity for all residents (not just Club Members) to participate in a gold tournament. Players of all abilities are invited to play, especially if you are new to Eagle's Pointe.

18 Hole: Men's Championship-Blue Tees; Men's Flights*-White; Ladies*-Green

*Flights will be established (6 to 8 players), based on handicaps. If you do not have an established handicap, one will be determined, based on your average scores. With flights established, you will be playing with golfers of your ability.

Medalist Awards to the low Gross Score for resident Men's Champ.Flite & Ladies Flite (traveling trophy). Awards to low Net Score (men & women). Gift certificates awarded to the Low Gross scores and the best Net Scores in each flight/division.

9 HOLE DIVISION—Individual stroke play. Men & Women combined. 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 18 holes, and novices. Gift certificates awarded to the best Net Scores (men & women).

Entry Fee: \$15 for 18 Hole Division plus a \$25 cart*.

\$10 for 9 Hole Tournament, plus a \$12.50 cart fee*.

*Cart fee for Golf Club Members depends on member status.

Awards and prizes will be given out following the tournament, in the Clubhouse.

ENTRY FORM

Name _____ Address _____ Phone _____

18 Hole: Champ.Flight: _____ Men's Flights: _____ Ladies: _____ 9 Hole Div. _____

Handicap _____ or Average 18 Hole score _____ or Average 9 Hole score _____

Return Entry Form and Entry Fee to **Leo Kinsella** at 65 Muirfield, or Eagle's Pointe Pro Shop by November 9th. Cart fee is to be paid at the Pro Shop on the day of tournament.

Leo Kinsella

News About Town

Norma Schurgot

There are several new business opening in the area.

- Stop by Tanger Outlets there are new stores opening almost every week.
- May River Florist has opened on 46 across from Squat and Gobble.
- Under the Oaks @ 8 Pin Oak Street, offering Mediterranean food and handmade pasta.
- Sequins Ballroom on US 278 can accommodate parties from 50 to 360 people with a catering kitchen.
- ABRACADABRA offering costumes to buy or rent, theatrical makeup, wigs, magic supplies, gag gifts etc. located in the Best Buy Shopping Center.
- PANDA Chinese Restaurant located in Kitties Crossing.
- Uniform Work & Sport offering attire and related articles located on Oliver Court on Bluffton Parkway.
- The Pasta Shop located across from the Post Office offers imported Italian Cheeses, meats, pasta, etc. www.villagepastashoppe.com
- The Olive Garden in Tanger 1 is progressing with a projected date for opening after the first of the year.
- The Sake House is open in the Best Buy Shopping Center offering Japanese food.

2011 October through December Celebrations

Halloween Party Ideas (*Monday, October 31*)

Create a spooktacular Halloween party with tons of great Family Fun ideas! Then, don't forget to collect a gaggle of pumpkin-carving ideas and delicious Halloween recipes that will liven up your feast. Plus, a Halloween party is a great way for kids to show off their boo-tiful Halloween costumes!

Thanksgiving Day (*Thursday, November 24*)

Two weeks before Thanksgiving is the time to finalize your holiday menu and gather recipes. Once your guest list is set, be sure to take your guests' dietary needs into consideration when creating your menu and incorporate any dishes your guests plan on bringing. Food garnishing is a fun way to decorate your Thanksgiving dinner table.

Christmas Day (*Sunday, December 25*)

Christmas is a wonderful time of the year when joy, hope, generosity, goodwill, and fellowship abound, and is one of the most exciting and festive holiday. It is also a unique day to party along with friends and relatives. Christmas party is a social and family get together that also features gift giving, entertainment, and feasting. But one must be always sure enough by planning the event ahead, since Christmas is a busy time of year for everyone.

Hanukkah (*Wednesday to Wednesday December 21-28*)

Hanukkah is a festival of fun, gaiety and enjoyment. It is also called the Festival of Lights. The primary ritual or custom of the festival is to light the nine-branched Menorah, a special nine-branched candelabrum, starting from the first night of the holiday and progressing till the last day. A prime attraction during the festival is the organization of parties and get-togethers. This way, people not only get into the true spirit of the occasion, but also get to enjoy some special time with friends and family members. And a party seems to be incomplete without fun activities, like games.

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	311507	Acve	97 Muirfield Drive	3	2		York	1915	\$275,000
2	264512	Acve	12 Glen Lake Avenue	4	3	1	Parkway	2750	\$252,500
3	308853	Acve	15 Mulligan Circle	3	2		York	1801	\$234,900
4	307508	Acve	53 Straor d D ive	3	2		Belmont	1740	\$229,900
5	309483	Acve	16 Muirfield Drive	3	2		York	1801	\$225,000
6	303485	Acve	51 Muirfield Drive	3	2		Maryland	1807	\$219,900
1	310623	Pending	37 Muirfield Drive	3	2		York	1785	\$229,000
1	307565	Connent	34 Muirfield Drive	3	2		York	1606	\$224,900
1	304793	Closed	21 Mulligan Circle	4	3	1	Parkway	2887	
2	365125	Closed	24 Muirfield Drie	3	2		Deleware	2502	
3	302317	Closed	59 Muirfield Drive	3	2		Deleware	2294	
4	305339	Closed	49 Straor d D ive	3	2			1911	
5	305870	Closed	8 Glen Lake Ave	3	2		Belmont	1935	
6	304857	Closed	12 Stockton Lane	3	2		York	1813	
7	308285	Closed	133 Muirfield Drive	3	2		York	1801	
8	302615	Closed	40 Straor d D ive	3	2		Maryland	2022	
9	304790	Closed	149 Muirfield Drive	3	2		Belmont	1740	
10	301925	Closed	47 Muirfield Drive	3	2		York	1703	
11	302931	Closed	16 Muirfield Drive	3	2		York	1801	

MLS Information Believed Accurate But Not Guarenteed



Coastal Properties
 2 Rose Hill Way
 Bluffton, SC 29910
 Office: 843-815-9191
 Fax: 843-815-9192
 Toll Free: 877-815-9191
 Cell: 843-816-0130
 Email: PatRucker@WeichertCP.com
 www.WeichertCP.com



Pat Rucker
 REALTOR®



Support Our Advertisers



American Way Insurance

Wealth Concepts for Families, Seniors and Business

Chad L. Beauchamp, CPA

Retirement Specialist



Direct: 843.812.9278

Office: 843.785.2808

Fax: 843.785.9068

Email: chadbawi@hargray.com

62 New Orleans Rd., Suite A

TD Bank Building

Hilton Head, SC 29928

www.americanwayins.com

Life • Long Term Care • Individual & Group Health • Medicare • Annuities

Mary Kay Beauty Products

Call me to replenish or purchase **Mary Kay** beauty products.

Tish Sargent

Mary Kay Consultant

239-913-7869

tishsargent@yahoo.com



HOMEOWNER'S INSURANCE SPECIALISTS

BELMONT

843-757-3838

INSURANCE SERVICES



- Top Rated Insurance Companies
- Wind Coverage Without % Deductibles
- Multiple Discounts Available
- Eagle's Pointe Residents Since 2001

**LowCountry
BLINDS
& more**

Don and Linda Hopkins
57 Muirfield Dr.
Okatie, SC 29909
843-757-1230
843-540-0068

SC Licensed and Bonded

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

OWNERS AND RESIDENTS WILL RECEIVE A DISCOUNTED RATE

Contact **Holly DiGesu** 757-7857 for further information and placement of advertisements.

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

