



PROPERTY OWNERS' ASSOCIATION, INC.

THE EAGLE EYE 2012

www.eaglespointe.info

January

President's Report



Another year has passed and by most accounts the Eagle's Pointe community experienced what by many standards can be considered a successful year. The Budget remained in the black and the overall appearance of the community has been maintained and still with few exceptions looks good. We still get compliments about the community and Eagle's Pointe is still considered a good place to live and buy. Eagle's Pointe has a good reputation for trying very hard to maintain the overall appearance of the community. This is very important especially in times where we are experiencing lower than normal pricing for homes.

On December 1, 2011, we had our annual home owners meeting. This year we tried having the meeting within the community and used the Golf Course club house to conduct the meeting. Attendance although better than past years still came up short of the Board's expectations. We were hoping for a larger turnout but were happy if not with the total number of participants at least with the addition of several new faces.

As in the past an overview of the year was presented. The first item addressed was an update of the 278 construction. A second call (late Nov.) to the SCDOT confirmed the information received during the first call (April) that Eagle's Pointe would not be affected by the construction. Nothing will be lost. We will maintain the decel lane entering from the East. We will maintain the crossover to turn left and we will keep our frontage as is. The next item were the major expenditures and projects to include the lake path refurbishment, the front entrance refurbishment as well as several pool items were reviewed. Community statistics were also reviewed. Those included, homes sold - 13, foreclosures - 8, bankruptcies - 3, liens filed - 13, in litigation - 1 and the number of rental homes - 30.

A financial report was also presented. Status of the 2011 budget was reviewed. The 2012 budget was also reviewed and the reasons for the increase in the fee schedule was discussed. The reserve accounts were identified and the amounts in each account was presented. The purpose and reasons for the reserve accounts was also discussed. The final comment during the financial presentation was an explanation of the difference between foreclosure and bankruptcy.

Additional items presented were the Board's new position on mailbox repair for 2012. A quick update on each committee was given along with a big thanks to all Chairpersons and committee members. Two items of importance are 1) the retirement of Janet Wurtz from the Architectural Control Committee and 2) the

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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

Architectural Control

Beautification

Lynn Cutshall

Good Neighbors

Norma Schurgot

Recreation

Leo Kinsella

Safety and Security

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)

still unfilled position of a safety director. As for the ACC we can use another volunteer for that committee. I have had some one show an interest in possibly becoming our safety director. That item will be at the top of my list of things to do for 2012. The two open seats on the Board were filled by current Board members, Joe Pantano and Lynn Salazar.

The final item mentioned was the list of concerns/complaints that the Board was presented with over the course of the year. In no particular order those concerns/complaints cover the following areas:

1. Citations issued (there is an appeal process - no appeal has gone unanswered)
2. Barking dogs (this is getting more serious and we are receiving more complaints)
3. Overnight parking on the street (the narrowness of our streets dictates they remain clear for emergency vehicles)
4. Parking of trailers in the driveway
5. Parking on the sidewalks
6. Oversized vehicles as well as those with company advertising
7. Speeding (this issue has gone beyond the scope of the Board and the only answer is the individual drivers must be more cognizant of their speed and for the safety of children and residents that walk the grounds)

Note: Items 2 thru 6 are Design Standard violations and can result in a citation and/or a fine.

The last major item that was presented to the group was the concern on the part of several home owners regarding the need for additional lighting and the security within the community. Based on the request for added lighting the Board had our Management Company meet with a Representative of Palmetto Electric to review the current lighting in the community and determine where the best places to add lamp posts would be. Based on the study and with the purpose of adding more light to areas that are extremely dark the following are the locations recommended by Palmetto Electric. The Board is posting these locations so that the residents most affected by the additional lighting will have a heads up. Also, locating the posts where Palmetto is recommending will cost the POA nothing except the added monthly electricity usage. These monies have been included in our 2012 budget.

Street	Nbr	Location	Issue to be dealt with
Forest Hills	1	Between house #7 & house #9	Shrubbery to be moved
Glen Lake	1	Between house #13 & house #15 Between house #12 & house #14	
Stockton	1	Between house #15 & house #16	Lagustrums & palm tree to be moved
Mulligan	1	Between house #7 & house #9	Pine tree, crepe myrtle, lagustrums, an oak tree and a willow tree
	1	Between house #19 & house #21	Palm tree, crepe myrtle, lagustrums and maybe a willow tree
Killarney	1	Between house #6 & house #8	Pampas grass, lagustrums & wisteria
Berkshire	1	Between house #6 & house #8	Lagustrums, pine trees & some bushes
Abingdon	1	Between house #8 & house #10	Maple or gum tree, few bushes
Royal Bay	1	Between house #6 & house #8 Between house #10 & house #12	Lagustrums & pine tree to trim Pampas grass / easier location
St. George	1	Between house #6 & house #8 Between house #10 & house #12	Large maple, lagustrums & lg crepe myrtle Willow tree & pampas grass

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President's Report (continued)

That in a nutshell is the lighting project that will add additional lighting to areas and enhancing those that are quite dark. As I said above, the Board would like to have the input of residents in the areas affected on whether or not we should go forward with some or all of these lamp posts. Remember please that a majority of home owners affected will determine a yes or a no on a particular location.

That was it for the business portion of the annual meeting. After the required adjournment procedure the Board answered the questions from the floor and then answered all the questions that were sent in on the index cards. I hope that all the answers provided have addressed the concerns of the questioner. If not, you have the opportunity to contact myself or one of the members of the Board to further clarify whatever it is you are concerned about. I will close by once again stating that it is most helpful to the Board for us to know who is asking the question. For instance we received a letter of concerned residents which had several very legitimate questions that never would have received an answer had this not been the annual meeting simply because we would not have known who to contact with the answers to the information requested. Since our policy is to publish the questions and answers from all the questions from the meeting, in the newsletter, all of you who asked a question will get an answer. However, we still don't know if we answered you satisfactorily. As a fee paying resident you have every right to ask legitimate questions without any fears. Thank you for your consideration concerning this matter.

**Joe Pantano,
President**

Social Committee



Wow! What an end to 2011. We had 72 neighbors attend the Christmas party at the Pinecrest Club house that is 30 more than last year. We told Chef Tom it was his great food but I am hoping we are finally getting more of our new and old neighbors to join our parties. Of course a big thanks to Leo Kinsella for hooking us up with the Pinecrest they always do a wonderful job and treat us right. Next Christmas we are going for the 100 mark.

We also had our Christmas golf cart parade, this year we only had five (5) carts but we were loud enough that more neighbors came out to see the craziness and I am sure to get some candy. A big thanks to Santa and his driver as always he does a great job with the children. Also thanks to Marilyn McGraw for taking care of the coffee-hot chocolate-cookies and donuts after the parade, we had a great time.

Our new year will start with our annual Easter egg hunt. It will be held at the Pavilion on Saturday, April 7, 2012. Once again Chris and Karla Katon have volunteered to be our host and help the bunny out with all his eggs, juice and cookies. So we are thanking you in advance for all your hard work.

Then start cleaning out your attics because our first Spring Garage Sale will be held April 14, 2012 as usual 8am until noon. I will make arrangements to have goodwill pick up the left overs again this year. Oh don't worry because Sun City's sale is April 21.

Please make sure you keep an eye on our board out front and Leo will let you know everything that is going on and also what time. Let's make 2012 a great year and get more neighbors to attend, we love visiting with old friends and new neighbors we promise not to put you to work only if you volunteer.

**Carla Carte,
Chairperson**

Questions:

Q. In the past we have always received full statements of our associations financial situation and fee increases with the meeting package. This year we did not. This information seems to be deliberately passed over or left out.

A. The package received this year is the same as has been passed out in past years. All information is the same. There is no need on the part of the Board to withhold any information from the home owners. What would be the purpose of withholding information?

Q. Would you please distribute those papers to all of us so that we can look them over before we vote on the new budget?

A. As I already stated, all homeowners received all pertinent information regarding the 2012 budget. Also, per the Covenants the budget is not an item that gets voted on unless the Board is asking for more than a 10% increase in the fees or if they ask for a special assessment. Neither is the case for 2012.

Q. If our figuring is correct there are some disturbing figures on the budget sheet. First our taxes for each house is going up to \$1200.00 yearly, a 7.5% increase. Correct?

A. In order to address the disturbing figures I must know what they are. As for the 2012 fees going up to \$1200.00/year which amounts to a 7.5% increase, you are correct. The 7.5% increase amounts to \$7.00 per month. Considering that no increases were placed on the home owners in 2010 or 2011, the board felt that under the circumstances this increase was necessary and fair.

Q. Next there will be an increase of \$14,400.00 in what we will be charged for our reserve contribution, an increase of almost 25%. This means that \$302.00 of our maintenance fees will go into the reserve funds. And this is more than a quarter of our annual fee. Right?

A. Yes, we have added to the reserve account and used the following logic as reasons. **First**, if you look at the budget a little closer you'll see we shifted monies from the infrastructure account. If anything major happens we will probably have to go to the reserve fund to fund the project. **Second**, we used funds from the reserve to repair the lake path. **Third**, our reserve accounts are very much underfunded, and that is especially true for the road reserve fund. Therefore, if you look at the overall budget you'll see that we are not asking for the increases because of runaway spending but more because we are trying to build up the reserve. Also, even though the budget shows \$78,184.00 going into the reserve account this is only because we assume everyone will pay their fees. If we fall short on collections that usually means that the reserve account gets shorted. We cannot short the other accounts, such as insurance, electricity, etc. so the reserve gets short changed. This is a major reason for the shortfall in our reserve funding.

Q. There seems to be three different reserve funds. What are they for? How much of our money is in each of them? Why a huge increase in this fee? Why no information at all about them?

A 1 & 2. Yes there are three reserve funds. We have three because the monies are separated by category.

1. There is the general reserve fund which covers any major project or cost, i.e. the sunken street a few years ago.

This fund has \$310,623.30

2. There is the road reserve fund which will cover future road repair. The POA is responsible for the roads and any future repairs to the roads (black top, etc) will come from this fund. Based on past estimates this fund is very underfunded.

This fund has \$101,632.00

3. There is a reserve fund for the front entrance road (Muirfield Drive). This fund is funded by the owners of the golf course and the POA. The golf course per the covenants has total control over this fund. We are bound by LAW to pay an amount determined by the golf course each year. This account is held by the golf course and no member of the Boards past or present has had their name on the account. The Board tried to change this, but to date we have not been successful. However, we have been withholding our quarterly payment and have been putting the money into a CD.

This fund controlled by the Golf Course has \$52,537.01 & that put into a CD has \$32,364.38

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A 3. The amount going into the fund is reasonable and necessary to keep the community solvent.

A 4. The information is readily available and is updated at each annual meeting. Board meetings are open to all home owners and any questions one has can be asked and answered at any meeting. Also, during the last two years the Board has had five (5) quarterly community meetings to answer and/or address any questions or concerns that he/she might have. These questions never came up at any of these meetings and because of a lack of interest and attendance the meetings have been eliminated from the Boards agenda.

Q. One small item, why is the electricity for the streets going up so much when the lagoon electricity stays the same?

A. Based on several requests from home owners about the possibility of getting more lamp posts, especially in areas that are very dark at night, a study was done with a recommendation to add up to 11 lamp posts in the community. If this project goes forward the project was prepared to include the extra costs.

Q. What are the video cameras doing at the front entrance?

A. I believe these cameras were originally installed years ago by Centex. To my knowledge no member of the current Board knows much about these cameras except that they do not work and it would be costly to reactivate them and the surveillance area covered would be minimal.

Statement:

We need a gate for the front entrance. It can be automatic like Old Carolina.

Answer:

In the several attempts to investigate installing a gate at the front entrance the current and past Boards found that:

1. A gate would add significant cost to the community both initially and in maintenance.
2. The majority of home owners in the community have expressed their disapproval of adding a gate.
3. The golf course, since they own the entrance would need to be included in the any decision about a gate. Their position would include having the gate opened from opening to closing of the golf course.

Q. Will entrance be changed by 278 project?

A. In two discussions (April & November) with the SC DOT we were told that there will be no change to the Eagle's Pointe front entrance.

Q. Will the golf course be affected by land sale west of fire station?

A. Not to the Boards knowledge.

Q. Will gravel top surface be used for future lake path repair? Not a big fan.

A. At this time there are no plans to do additional work on the lake path. However, if the path continues to deteriorate I would think that the next phase would be repaired in the same manner as the last.

Statement:

Please remind those who smoke NOT to throw their butts around our community. I find (and pick up) about as many cig butts as I see dog poo left by un-responsible owners. Unbelievable! I love Eagle's Pointe.

Similar Statement:

I'm sure that I am not the only property owner who is disturbed to see dog owners who allow their dogs to roam and do their business on private property. In addition to mailboxes other eyesores to potential buyers might see are the piles of feces, discarded water bottles and cigarette butts that are increasingly noticeable along the sidewalks.

Answer:

I believe I would be safe in saying that most of the homeowners including the responsible dog/pet owners would agree with you. As the Board has stated on numerous occasions, if you see someone whose dog is doing their business and then leaves it there and you are willing to let the Board know and are willing to stand by your accusation then the Board will act by issuing a citation. This is a violation of not only the Design Standards but also a violation of County laws. The problem is, we hate seeing piles of feces while walking,

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etc. but nothing can be done unless it is reported when it is observed.

Q. When will the website be up and running again? I understand the web master is ill. Any possibility of hiring a company that builds and maintains? Realize cost could be an issue but the web site is great for communications and information.

A. The current web master has been able to get re-involved. We believe that some of the problems have been resolved and that the site is up and running again. However the Board realized that the possibility of getting professional assistance might be required and has therefore put some monies in the budget to address this.

Comment:

The Board has made several pleas over the last six months for help from any other volunteers with web site knowledge. Guess what, not one response. Due to this lack of response the Board decided to budget for some professional help.

Q. Why do you (I assume the Board) continue to allow overnight parking on Mulligan Circle?

A. This situation would normally be addressed by a Safety Director. For the past several years we have not had anyone interested in volunteering for this position. Thus no violations have been issued unless a home owner lodged a complaint at which time a citation was sent to the home alerting them to the problem. Recently we have had a home owner step forward and ask about becoming the new safety director. This individual will be contacted to determine if he is still interested. If so we will be able to address these situations in a more timely manner.

Q. Has house ?? been notified?

A. Yes, the home owners in question have been notified.

Statement:

We would strongly support the installation of speed bumps on the road to the clubhouse. No one travels at the posted 25 mph and sooner or later someone is going to be hit by a speeding vehicle.

Answer:

The speeding situation in Eagle's Pointe is beyond the fixing of this Board. We have had numerous discussions with the community about adding speed bumps and we have never been able to muster enough support to actually put them in. The response to speed bumps in this community has been overwhelmingly AGAINST. We also tried hiring a security company to address the situation. That failed on two fronts. First, in six months on site they actually ticketed one driver and secondly a majority of the community were not in favor of paying for this service. I'm sorry that we do not have a better answer or solution.

Q. What can be done to save our route 278 crossover during the two year construction period? My concern is for Emergency access both Fire and Health Emergency services, any delay in these services is critical. Also the inconvenience of having to turn West for access back to Bluffton and Hilton Head and access back into Eagle's Pointe from the West. They are leaving the crossover open for the school, so why should 250 homes with families be put at risk?

A. To our (Board) knowledge the crossover will remain open. When speaking to the SC DOT Engineer in charge of this project he never indicated that the crossover would be closed. He indicated that the crossover would remain. Also, the question about the crossover during construction was never raised but a recent article in the newspaper indicated that the crossover will also remain open during construction.

Q. Could we have more information about the house that is vacant on Abingdon Lane? I know offers have been given months ago. The property is deteriorating and this is not good for Eagle's Pointe.

A. The home is still in litigation. The Board has made numerous attempts to find out as much information on this property as possible. Our Attorney recently informed us that a resolution could be coming in the near future. We have I believe received inquiries regarding past due fees, etc. Also, it is our understanding that the house once the litigation is resolved will be repaired to code standards and put up for resale. We have in the past, replaced the mailbox, had the house power washed and the shrubs and bushes trimmed, as well as having the grass cut. These expenses have all been added to the past due fees account. However, until the courts and litigators get this situation resolved we are at their mercy.

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Q. Can a ruling be enforced that neglected shrubs and trees be dealt with? I feel that owners of No. 7 & No.? on Abingdon Lane are not helping other home owners on Abingdon Lane that do take care of their homes.

A. I believe we have a design standard regulation that addresses this. However, I will admit that the Board (not the ACC committee) has taken a less serious approach on this issue. I will recommend that the Board rethink its position.

Q. We were told that the website is updated monthly. So no directors meetings since April?

A. As communicated on numerous occasions, the web site has been down for several reasons. Again numerous requests for help have gone without response. The good news is that we believe the site is back up and as soon as I have time I will work with the right people to have all missing minutes posted.

Note: If you were interested in seeing the minutes (which I appreciate) a quick call or note to me (President) and the minutes certainly would have been made available to you. I have always maintained an open line of communications. I only had one request, that is, if you have a question, complaint or other comment, that you just let me know who you are. In the last two years I can count on two hands the number of questions that have been asked of me directly.

Comment:

The signs on the lake and paths are bent, faded, dented, leaning over, and paint on the posts is peeled off. They give the impression of a low grade, slummy community that doesn't care.

Answer:

I will ask the Board to make this a priority for the coming year. Since volunteers are getting more and more difficult to find I will also request our Management Company to find a vendor that can make, paint and secure new signs.

Q. How are we absorbing POA fees for homes in foreclosure?

A. All homes that are two or more quarters behind in their fees are properly notified as defined by the rules and regulations. If no response is received then further action (a lien) is placed on the home. This is basically the process that has taken place on all homes that are in foreclosure. In several instances if a foreclosed home is sold we have an excellent chance of collecting the past due fees. However, if a home ends up in bankruptcy then we more than likely will not be able to recoup monies owed to the POA. So to answer your question more specifically, the budget (which includes certain amounts going into the reserve accounts) is based on the assumption that all fees will be collected. When we fall short of collecting the fees then the reserve accounts will be short changed. Basically what this can but not necessarily lead to would be special assessments. Thus far this community has been very diligent with the monies it is in charge of and no special assessments have ever been requested. Hopefully, this will remain the case as we go forward.

Q. Will our fees go up?

A. Fees for the 2012 budget are going up approximately 7.5%. This amounts to \$7.00 per month. There is some anticipation that some costs will go up but due to the amounts owed this small increase will help offset some of the shortfall that would normally be allocated to the reserve accounts. Also, please remember that there were no increases passed on in 2010 or 2011. So if you average it out, Eagle's Pointe has asked for a minimal amount of 2.5% over a three year period.

Good Neighbor Committee

Hoping all had Happy Holidays and wishing everyone a happy and healthy New Year.

Now that all the hustle of the holidays has past ,we can sit back and relax to some extent. Home sales for 2011 improved for which we are thankful. There are still several still available for sale.

There has been some news about an increase in jobs available for the future with Dick's Sporting Goods opening in the former Goody's space (Target Complex). They are to put an addition in the rear of the store. The Olive Garden has opened in Tanger 1 and has been crowded according to several people. There are several new stores also.

There are several new business's in the Best Buy complex also.

In several years (time to get permits, plan approval, etc.) we will have a Casino in Hardeeville at Hilton Lakes (I 95 & US 278).

The widening of US 278 is in progress. PLEASE BE CAREFUL LEAVING AND ENTERING OUR COMMUNITY.

Norma Schurgot
Good Neighbor Chairperson

Golf Shop News



I hope you and your family had a great Christmas Season. Thank you to all who contributed to the gifts for the golf staff – a very thoughtful gesture. Instead of dreaming of a White Christmas this winter, we have been dreaming of sixty and seventy degree days for golf. What a “winter.” Growing up in Minnesota, we did not see too many seventy degree days in December and January. This is great!

Consider yourself invited to the Scramble Series events that take place at 3:00 every Saturday afternoon in February. This is a great way to come out and enjoy the course and your neighbors. These events will also get you in shape for league play. Please contact us if you would like to play.

Also, we would invite you to play in our 2 Person Scrambles that have been very popular the past couple of years. We have sold out a few of these events that were created for golfers just like you. Our first event will be in March. Come out and join in the fun.

The golf staff and I are looking forward to a great 2012. Please let us know how we can fit into your golfing needs this year. Memberships are available, local rates for property owners, golf lessons, and much more. Take advantage of this great place to live!

All the best to you in 2012!

Brent Carlson
Eagle's Pointe Golf Club

Architecture Control Committee

Trim Wood on Homes

We are beginning to see that some wood trim 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 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. **LAST CHANCE to paint/repair your own mailbox. If POA does it you will be charged accordingly.**

Behr, Hi Gloss Enamel for EP Mailbox

CLRNT	C	D	KX	L
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384th	147	121	81	34

If you have flowers/plants around your mailbox please be sure to keep them trimmed at the curb and not blocking the mail box opening so mail delivery can occur without a problem. If the plants grow too 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.

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. Be sure that you trim back shrubs and trees so your home is visible. Plantings that are overgrown lessen the value of your property

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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

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 Chad Grayson, Theresa McGoldrick, Bob Jurinko, 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.

Newsletter

STOP

This notice is to alert all Eagle's Pointe residents that sometime in the very near future the intersection at Muirfield Drive and Eagle's Pointe Drive will become a three (3) way STOP. This change was dictated by the continued concern expressed by many home owners (especially those with children playing) about the lack of attention paid to our speed limits. This change will also help address many of the non resident golfers who also need to slow down.

Web Site

This is to notify all residents that the web site is up and running. All meeting minutes have been posted and some one is working on getting the directory updated. 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.

2012 Eagle's Pointe Real Estate Stats

COMPLIMENTS OF Pat Rucker, Realtor®

RES	MLS No.	Status	Street Address	Bed	Bath	Model	HSF	List Price
1	311507	Active	97 Muirfield Drive	3	2	York	1801	\$265,000
2	312958	Active	117 Muirfield Drive	3	2	Deleware	2294	\$249,000
3	303485	Active	51 Muirfield Drive	3	2	Maryland	1807	\$219,900
4	308853	Active	15 Mulligan Circle	3	2	York	1801	\$219,000
1	310586	Pending	53 Stratford Drive	3	2	Belmont	1740	\$219,900

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