

THE EAGLE EYE

EAGLE'S POINTE
BLUFFTON, SC 29909

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PROPERTY MANAGER

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kathy@bundyinc.com

WEBSITE

eaglespointepoa.com



Message From The Board

Dear Fellow Residents:

Hope all of you have had a fantastic summer even with the extreme heat and the torrential rains we have been experiencing the last couple of months.

With that said, the Golf Course has sold to Metropolitan Golf in a highly anticipated ownership change! They are still getting their feet wet but have immediately taken measures of improvement as you can see. The Board of Director will communicate all updates as received by Metropolitan Golf.

We are exploring the utilization of transfer fees within Eagles Pointe. We are still in the fact finding, (pros and cons) mode. We feel it is a great opportunity for special projects on the horizon to be accomplished with the assistance of the additional funds created by the transfer fees. Your constructive comments are welcome as we implement this idea and vote yes/no in the December meeting. Come out and share your view!

As you probably observed, a couple of picnic tables have been added to the playground area. Please enjoy! To prevent the mud flow into the pool area with the colossal rain we have been getting, sod has been laid at the entrance of the pool entrance to alleviate this. The board will continue to monitor this and make the necessary improvements. The fans and lighting in the pavilion will be replaced here shortly so we can comfortably enjoy the fantastic entertainment the social committee has put together for us to enjoy.

Hopefully, the glass on the street left behind by our trash vendor will cease. They have assured us the trucks being used have been replaced, which should not expel glass on the street anymore. If you see glass, please immediately notify Bundy Management team with a location and a picture if possible.

Thank you!

In closing, please stay hydrated and take care of your neighbor. The heat is dangerous as you know, be safe and enjoy the rest of your summer.

Eagles Pointe Board of Directors



Committees

ARCHITECTURAL CONTROL COMMITTEE

Chairperson

Melisa Davies

rd2md2@gmail.com

Secretary

Cheryl Sarnecky

casarnecky@gmail.com

BEAUTIFICATION COMMITTEE

Chairperson

Cheryl Sarnecky

casarnecky@gmail.com

WELCOME COMMITTEE

Chairperson

Nancy McCamon

nmccamon28@gmail.com

SOCIAL COMMITTEE

Chairperson

Kathy Campbell

kcampbell312006@sbcglobal.net



AMENITY UPDATE

All amenities remain open, however, we continue to encourage residents to remain safety conscious and cognizant.

Swimming Pool - Open April 1 - October 31, 2023

Basketball Court - Open

Bocce Ball Court - Open

Fitness Center - Open

Pavilion - Open

Pickle Ball Courts - Open

Playground - Open

Tennis Courts - Open

GOLF COURSE NEWS

The golf course sale was finalized on Friday, 8/18/23



SWING THIS WAY AND PLAY TODAY!

**UNDER NEW
OWNERSHIP**

LEARN ABOUT
OUR MEMBERSHIP
OFFERINGS

Call For More Info:
(843) 757-5900

1 Eagle Pointe Dr,
Bluffton, SC 29909



**ACC/ARCHITECHURAL CONTROL COMMITTEE
CURRENT NEWS & UPDATES**

Melisa Davies, Chairperson

Cheryl Sarnecky, Secretary

Committee

**Lisa Becker, James Caponera, Genevieve Fitzpatrick, Amy
Lyden & Traci Smith**

Eagle's Point community continues to make improvements in and around their homes keeping the ACC members busy.

Power washing (removal of mold/mildew) of homes, driveways, and sidewalks have been completed.

It is the responsibility of the ACC to conduct the following process:

- o Following the power washing deadline of May 31st yearly, ACC members inspect homes on 2 different occasions.
- o The first inspection is done by 2 members of the committee the first week of June.
- o Once the list of non-compliant or questionable homes has been compiled, 2 different members inspect the homes in question.
- o At this point, it is determined which homes are not compliant with the guidelines and a letter is sent to the homeowner. Letters that are sent give a specific time frame for the homeowner to become compliant. Once this time frame has passed or the homeowner has communicated action has been taken, 2 ACC members re-inspect the home or property for compliance.

This total process can be lengthy. We thank homeowners for your patience during this process.

'Thank you' to the members of the ACC for their continued interest in the community and its guidelines.

Mailboxes were also inspected. Please remember that the house numbers are required on the mailbox and home or garage by Beaufort County for Emergency Vehicles to easily identify your home when called upon.

Please be sure your mailbox is painted (Rustoleum Dark Hunter Green which can be obtained from any board member for free) and your house number is easily seen.

Please remember that all projects, big or small, involving the exterior of your home require approval and a submittal must be sent to Bundy Management. If you are unsure of what needs to be approved or how to submit the application, please refer to the ADS (Architectural Design Standards) or ask any ACC member for help. Photos that may apply to the work being done are extremely helpful and a property Plat should be attached. These measures aid in the timely approval of submissions. When cutting down trees, please mark the ones being requested for removal, and give a detailed description of work being done.

We appreciate every homeowner's effort in keeping our community beautiful!

SOCIAL COMMITTEE

Kathy Campbell, Chairperson
Committee

Mike Lyden, Barb McHenry, Jane Riccardi, Pat Shores, Dee Weber, Penny Wrkich, and Nancy Young

Here's a quick calendar of upcoming events for everyone in the community.

Please join us!

SEPTEMBER

Saturday, September 2, Noon to 2pm Labor Day Picnic
Subs, Potatoe Salad, Chips, Dessert

Saturday, September 16, 9am-Noon Fall Garage Sale

Saturday, September 16, 7pm-10pm The DD Band
Concert, Pavilion

OCTOBER

Saturday, October 7, Noon-3pm
OctoberFest Picnic
German Fest Food and Beer/Wine Truck

DECEMBER

Saturday, December 9, 9am-11am
US Marine Corps Toys for Tots Toy Collection
Pastries and Beverages, Pavilion

Saturday, December 16, 7pm
Evening Santa Parade
Pizza at Pavilion following the parade
December 17- Weather Date if needed for Santa
Parade and Pizza

We had a successful school supply drive for Bluffton Self Help! Thanks to all who participated. Our next outreach is the Marine Corps Toys for Tots on Saturday, December 9 at the pavilion.

Thanks to our residents who came out to enjoy our concerts, Hilton Head Big Band, Vanna and the Rump Shakers, (our own) Don Johnson, and the ever popular Chris Jones!

Please remember these concerts are for residents only. We only have a fixed amount of seating, so if you have a few guests, please consider bringing some chairs.

The performers will also be reminded that these are private events for our residents.



WELCOME COMMITTEE

Nancy McCamon, Chairperson
Committee

**Jennifer Alexander, Cindy Deters, Linda Ferguson,
Dee Weber, and Nancy Young**

The Welcome Committee along with the Social Committee held the first Meet and Greet for new residents on June 10th at the Eagle's Pointe pavilion. Representatives from many committees were present to talk about what their roles are in our community. Also present were Robert and Kathy Bundy, our property managers.

'Thank you' to the new folks who came and enjoyed meeting and mingling with new friends and neighbors!

TRANSFER FEES

Your Board of Directors has been studying the concept of real estate Transfer Fees. We now understand that the practice has been widely adopted by HOA/POAs throughout The Lowcountry, as well as many other regional geographies. As your BOD, we have unanimously agreed implementation of Transfer Fees would be a wise decision for Eagle's Pointe.

Frequently Asked Questions

What are Transfer Fees?

A Transfer Fee is a fee paid to a POA each time a member's property is sold. The fee becomes a part of the buyer's closing costs in a real estate sale. Because the fee is paid by the buyer, this is a commonly accepted way for a POA to augment community finances. However, it does not increase any costs/expenses to its current members.

Why are Transfer Fees being used so widely?

Like most POAs, Eagles's Pointe financial structure is budgeted to maintain or replace the existing amenities, but has no provisions for new additions or upgrades. Implementation of a Transfer Fee (Special Reserve) is a source of new revenues available to use for new amenities and projects.

Who pays?

Transfer Fees are borne by the Real Estate Buyers, and included among many other charges and fees included on a home's Financial Closing Statement.

Will Transfer Fees make my house harder to someday sell?

Since virtually all other POAs in Bluffton with similar real estate values have already implemented Transfer Fees, our members would have NO competitive disadvantage when selling their homes.

What is the process to establish Transfer Fees?

There are no state or local laws limiting these fees. Individual community (POA) agreements dictate how much can be charged, and what is the process to do so.

Here at Eagle's Pointe, our by-laws state that once this concept is approved by the Board of Directors, implementation is set by a majority vote of the POA's membership. Such a vote can be a part of the Annual Meeting, or at a Special Meeting, as defined in our by-laws.

How much money would Transfer Fees generate?

Fees are typically a small calculation (for example, one half of one percent) of a home's sell price. Based upon today's home prices and market activity, the Eagle's Pointe POA would receive approximately \$30,000/year.

What will be the use of such funds?

Your Board of Directors believes the best use of Transfer Fees is for Special Capital projects and upgrades.

Members of the Board of Directors are available, individually or collectively, to discuss Transfer Fees. If enough homeowners desire, we will set up a public meeting/forum to discuss.

Please see <http://eaglespointepoa.com> for names and e-mail addresses.

BEAUTIFICATION COMMITTEE

Cheryl Sarnecky, Chairperson

Committee

Hank Ashton, Chris & Ray Cole, Rochelle DeJong, Dan Desmond, Bob Dudziak, Bob Landis, Catherine Partridge-Hasler, Rick Patti, Christine Towle, and Mike & Olga Waddock

With the support and hard work of the committee members our front entrance continues to look spectacular. With all the rain and beautiful weather, the weeds need pulling every month and the bushes need trimming. 'Thank you' for helping whenever called upon!

We have several homes throughout Eagle's Point who have placed pots along the street, 'Thank you' for helping to make our community beautiful and inviting.

The pool area pots are filled with Mandevilla, they love the sun and have always done well here. The deer love them and that is why we cannot plant them along Eagle's Point drive. We will be updating all the pots along Eagle's Point Drive as we get closer to fall with cooler weather loving plants. If you have ideas, please email me.

As always, volunteers are welcome to help, if you are interested, please contact Cheryl Sarnecky, casarnecky@gmail.com.



Bluffton American Legion Post 205 is collecting worn, torn and faded American Flags to be disposed of properly at retirement ceremonies conducted in accordance with United States Code, Title 36, Chapter 10. There are a variety of traditional and respectful ways to properly dispose of flags. The American Legion guidance and script for proper disposal can be found [here](#).

Flags collected by Post 205 are disposed of in coordination with the Bluffton Township Fire District, Flags can be dropped off from 8 a.m. until 6 p.m. any day at the following Fire District stations:

Station 30, 2 Bridge St., Old Town Bluffton
Station 31, 178 May River Rd
Station 32, 155 Callawassie Drive, Okatie

Station 35, 357 Fording Island Rd
Station 33, 12 Buckingham Plantation Drive at Moss Creek
Station 34, Greenwood Rd, Sun City, Hilton Head

STAY IN TOUCH

All correspondence, including monthly updates and newsletters, are now via e-mail only. Please be sure that Bundy Management has your e-mail address. Kathy Bundy at kathy@bundyinc.com.