

# THE EAGLE EYE

EAGLE'S POINTE  
BLUFFTON, SC 29909

## PRESIDENT

PeteCaruso  
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## VICE PRESIDENT

Richard Thomas  
richardthomas54@icloud.com

## TREASURER

Frank Campbell  
frankacampbell@gmail.com

## SECRETARY

Diane Hornung  
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## ATLARGE

Joe Alexander  
joealexander185@gmail.com

## PROPERTY MANAGER

Bundy Management  
843-524-2207  
kathy@bundyinc.com

## WEBSITE

eaglespointepoa.com



### Message From the Board

Dear Fellow Residents:

Summer is over and the arctic air has arrived. The holidays are here and we wish you all a safe and Happy Holiday season.

We had a fun-filled year of great events put on by our fantastic Social committee. The ACC committee had their hands full with dozens of home improvement submittals, approvals and inspections. The Beautification team did an outstanding job keeping up the front entrance and the beautiful flowers in and around the pool area. Our Welcome committee visited 15 new families in our community in 2023. Welcome new neighbors! To all the volunteers who continue to take their time to improve this community of Eagles Pointe, **'Thank You' for a job well done!**

A special thanks to Genevieve Fitzpatrick, Ron Olsen, Susan Byers, Bob Johnson, Jean and Dale Nordby! Thanks for all you do for Eagles Pointe.

The mindset for 2023 was "continuous improvement". We started the year with shaving and grooming stretches of unsafe sidewalks correcting numerous trip hazards. We knew it was time to clean the catch basins throughout the neighborhood. Degler Waste Service team executed that task. Unfortunately, the infrastructure is showing its age, a major repair of a fractured pipe which developed a sink hole required a corrective repair.

The amenities were our next area of interest. The purchase of new pool chairs with additional umbrellas were a much-needed improvement. A new pool company was hired to complement everything, which was an immediate improvement. The water quality improved and the appearance was crystal clear throughout the summer.

The fans/lights in the pavilion were updated with brand new replacements. We felt for safety, appearance, and efficiency they needed to be replaced. The new picnic tables and the well house Mike Payne constructed were additional compliments to the overall appearance.

We will start the new year with a different landscaping company. We heard the complaints, witnessed their negligence, and agree it is time to move on. We will also be laying fresh pine straw in the common areas in January. A front entrance landscaping (face lift) is currently being discussed with the Metropolitan Golf team.

With all that said, we will see you on December 14 for our annual meeting.

**Merry Christmas!**

**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

## MENS NIGHT OUT

Mens Night Out will start in February 2024. Rick Brown will be point person. His email is ktmfast9304@yahoo.com

## LADIES NIGHT OUT

Ladies Night Out will resume in February 2024. Jennifer Alexander is point person. Her email is jenjoe185@gmail.com

## PICKLEBALL

Celebrating our 1 year anniversary of the pickleball courts.  
We play daily at 9am. All are welcome.







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

**Melisa Davies, Chairperson**

**Cheryl Sarnecky, Secretary**

**Committee**

**Lisa Becker, James Caponera, Genevieve Fitzpatrick, Amy  
Lyden & Christine Towle**



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

In 2023 there were 120 new submittal requests for work being done and 104 projects were completed.  
As a reminder:

- Bikes, all lawn equipment, and garbage cans must be kept in a garage, ACC approved service area or screened by adequate planting or approved fencing to conceal them from view by neighboring residences and streets.
- Also, please remove all Holiday decorations 30 days after the holiday, (as per ADS guidelines).

Projects, big or small, that are done to the exterior of your home require a submittal be sent to Bundy Management. If you are unsure of what needs approval or how to submit, please refer to the ADS 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. When cutting down trees, please mark all trees that are being removed, and give a detailed description of work being done.

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



**WELCOME COMMITTEE**

**Nancy McCamon, Chairperson**

**Committee**

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



The committee has welcomed 7 new families to our neighborhood in the past several months.

Hicham and Intissar El Madi - 45 Stratford

Jaime and Ginny DeMicheli - 59 Muirfield

David Brown and Doreen Scalia - 75 Muirfield

Ken and Arlene Anderson - 53 Muirfield

Sonny and Mary Butler - 112 Muirfield

Jeremy and Robin Little - 85 Muirfield

William and Elizabeth Dunn - 90 Muirfield

**We welcome all of these folks to Eagle's Pointe! We are glad you are here!**



## **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!**

### **DECEMBER**

**Saturday, December 9, 9am-11am**

US Marine Corps Toys for Tots Toy Collection  
Coffee, Tea, and Donuts, Pavilion

**Saturday, December 16, 7pm**

Evening Santa Parade

Pizza at Pavilion following the parade

**December 17-** Weather Date if needed

The Social Committee hosted its 2nd annual Oktoberfest featuring the Lowcountry Tap Truck with homemade kielbasa and kraut, potato salad, and soft pretzels. Thanks to all who came out and enjoyed your neighbors at this community event.

December brings our annual Marines Toys for Tots Toy Drive. Last year's Toy Drive was "over the top" and we hope to match that this year! Coffee, tea, and donuts will be served

Our final event of the year is the Annual Christmas Golf Cart Parade to be held on Saturday December 16, with a rain date of Sunday the 17th. Please meet at the pavilion by 6pm for our annual drive cruise around the neighborhood. Let's show off our Holiday Cheer as we dazzle the Eagle's Pointe neighborhood with our crazy creative expressions of the season!

Please bring your own beverages for afterwards.



**MARINE CORPS RESERVE**



## 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

The new Golf Course owners have asked to take over the front entrance upkeep.

With that being said, I would like to give a big 'THANK YOU' for the support and hard work of all the committee members. We have worked very hard the past 2 to 3 years to get the front entrance looking better. For the Fall season we planted pansies but to our dismay the Deer have eaten them all. We decorated the pots with the Fall pumpkins and will be decorating for the Holiday season with the Snowmen, Red bows and some Solar lights.

The pool area pots have been cleaned up and cut back in hopes the Mandevillas will come back next year.

**As always, volunteers are welcome to help, if you are interested, please contact**

**Cheryl Sarnecky, [casarnecky@gmail.com](mailto: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](mailto:kathy@bundyinc.com).