

THE EAGLE EYE

EAGLE'S POINTE
BLUFFTON, SC 29909

PRESIDENT

Richard Thomas
richardthomas54@icloud.com

VICE PRESIDENT

Jim Caponera
jcaponera@eaglespointe@gmail.com

TREASURER

PeteCaruso
pete.caruso63@gmail.com

SECRETARY

Diane Hornung
dianehornung12@gmail.com

AT LARGE

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:

The Board of Directors would like to issue an update on the projects we have been working on since January:

- The power washing of all sidewalks and curbs in the entire community are continuing.
- We have hired a new landscaping company, Coastal Shores, and we are working with them weekly and monitoring their progress.
- We have partnered with Metro Golf to have at least one event per month. We would like to thank the Social Committee for their hard work to make this happen.
- We also have made an agreement that Metro Golf is to provide a pool menu with pool service this summer.
- We have approved the new social calendar for a number of events throughout the year. We ask that you please support our efforts and attend as many events as possible.
- We have finally worked out the details on the proposed transfer fee that will be voted on in March. **PLEASE VOTE**



Let's keep Eagle's Pointe the friendly
community it is.

Come meet your neighbors and make a
new friend at these new events.

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

Co-Chairpersons
Mike & Amy Lyden
alyden527@gmail.com

GOOD NEIGHBOR 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, 2024

Basketball Court - Open

Bocce Ball Court - Open

Fitness Center - Open

Pavilion - Open

Pickle Ball Courts - Open

Playground - Open

Tennis Courts - Open

MENS NIGHT OUT

Rick Brown will be point person. His email is
ktmfast9304@yahoo.com

LADIES NIGHT OUT

Jennifer Alexander is point person. Her email is
jenjoe185@gmail.com



MONDAY, MARCH 11 at 7:32AM

Embrace the thrill of Opening Day as golfers converge in the bustling pro shop, eagerly preparing for the exciting season ahead. Amidst the anticipation of teeing off on lush greens, the allure of enticing drink specials beckons, offering a delightful toast to new beginnings.

To add a touch of indulgence, a tempting 25% discount awaits in the pro shop, presenting a golden chance to replenish essentials or indulge in a well-deserved treat. This day seamlessly intertwines camaraderie, eager anticipation, and unbeatable deals, setting the stage for a spectacular golf season filled with excitement and memorable moments.

Call 843-757-5900 to reserve your spot!

For more information go to eaglespointegc.com or email
jmatavalage@metrogg.com.

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.

Transfer Fee Information Sheet

Informational Meeting

Monday, March 4th @ 6pm under the Pavilion (weather permitting)

Special Meeting

Thursday, March 21st @ 6:30pm, EP Clubhouse

Voting

In person on 3/21 or by USPS Mail postmarked by 3/19/24

Votes Needed for Passage

167 YES votes. Failure to vote counts as a NO vote.

Amount

1/2 of 1% of selling price at transfer

Who Pays Fee

The purchaser is responsible to pay the fee.

Use of Funds

Working Capital Fund, Nonrecurring Maintenance, and Capital Improvements

Comparable Local Bluffton Communities

Property	Annual POA Fee	Transfer Fee
Baynard Park	\$1,780	.25 of 1%
Crescent	\$2,502	.5 of 1% + \$395
Heritage Lakes	\$603	.25 of 1%
Hidden Lakes	\$904	.5 of 1%
HH Lakes	\$2,200	.25 of 1%
Island West	\$1,661	.25 of 1%
Pinecrest	\$900	.5 of 1%
Rose Hill	\$2,800	\$4,200 + \$1,575 + \$300
Sun City (C)	\$2,592	.67 of 1% + \$3500
Sun City North	\$3,297	.67 of 1% + \$3500

ACC/ARCHITECHURAL CONTROL COMMITTEE

Melisa Davies, Chairperson

Cheryl Sarnecky, Secretary

Committee

Lisa Becker, Genevieve Fitzpatrick, & Christine Towle

The ACC would like to congratulate one of our own, James Caponera on his new appointment as VP on the Board of Directors. **Thank you** for all your contributions while on the ACC, we are here to support you and the BOD. We would also like to **thank** Amy Lyden for her time and contributions while on the ACC. Amy has decided to join the Social Committee where we know she will continue to have great ideas for events in the community.

With that being said, we have an open position on the ACC. If you are interested or have any questions, please contact any ACC or BOD member. ACC meets on the 3rd Wednesday every month in the members room at 6:30p.m. If you are interested, please let us know, you are also welcome to sit in on our next meeting.

Spring is upon us! The ACC is happy to say the Community is looking good. There are a few new roofs being put on and some trees are being trimmed and/or removed.

It is time to schedule the power washing of our homes, per ACC guidelines section VI Specific Design Guidelines – A Maintenance, (page 6&7). Removing mold/mildew from driveway, sidewalk, fences, and home siding and or stucco to maintain a clean exterior appearance. Sidewalks, fences, and driveways should be done on a as needed basis. Please be sure this is done correctly either by a professional or yourself, a \$100 fine can and will be imposed per BOD if this is not done by **May 31, 2024**. The ACC members will inspect each home the first week of June. Once you have completed power washing, please report to Bundy as required.

Also, be sure to review the ADS by-laws for all cosmetic or structural changes. The ACC Submittal Form must be sent to Bundy prior to any work being done. If you are unsure of what is needed, you can contact any Board member or ACC member for further information. Please be sure to attach any photos that may apply to the work being done, mark all trees being requested for removal, attach a plat/survey, 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

Cindy Deters, Linda Ferguson, Jane Rhodes,

Dee Weber, and Nancy Young

The committee has welcomed 1 new family to our neighborhood in the past several months.

James and Pam Mattel - 39 Stratford

We welcome you to Eagle's Pointe! We are glad you are here!

There are several homes for sale in our community so look for new neighbors in the future!

We would like to welcome Jane Rhodes, who has joined our committee. We also want to thank Jennifer Alexander for her past involvement with our committee.

SOCIAL COMMITTEE
Mike & Amy Lyden, Chairpersons
Committee

Jennifer Alexander, Valerie Gaither, Robyn and Greg Khawaji, Christine Onofry and Dee Weber

The Social Committee would like to thank all residents that participated in the survey. Your ideas, opinions, and comments were helpful in assisting the committee in making event decisions.

The committee has been busy exploring many new ideas and putting together our annual calendar which is full of fun exciting events for 2024. Some of the events are an Easter Egg Hunt, Movie Nights with a Big Screen at the pavilion, Picnics, several Bands, DJ, Musician, Food Trucks, and Happy Hours at the Clubhouse, to just list a few.

To kick off the year, the Social Committee will hold Eagle's Pointe Residents first event:

March 15th at the Clubhouse

St. Patrick's Day Happy Hour from 4-7 p.m.

The Social Committee is excited to be working with the new Clubhouse owners and hope the community will join in these Happy Hour events. This is an opportunity to gather together, relax and get to know your neighbors!

Information regarding this event and the annual calendar will be forwarded through Bundy Management.

The Social Committee looks forward to serving the community and having fun throughout the year!

Please join us!



BEAUTIFICATION COMMITTEE

Cheryl Sarnecky, Chairperson
Committee

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

Spring is upon us, and the Beautification Committee will be doing some spring cleanup.

We will be discussing with the BOD the front entrance at the next BOD meeting.

All the pots have been cleaned up and will be getting new flowers soon.

The pool area pots will be getting new plants before the pool opens April 1st.

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

GOOD NEIGHBOR COMMITTEE

Kathy Campbell, Chairperson
Committee

Barb McHenry, Jane Riccari, Pat Shores, Dee Weber, Nancy Young

Many thanks to our friends and neighbors who made our kickoff event for Bluffton Self Help a success!

You donated 110 stuffed bags of non-perishable food and donated over \$100 in cash.

It was good to see old friends and meet new neighbors.

We look forward to seeing everyone at the Polar Plunge on Saturday, April 6, details to follow!
Our other events this year will include a backpack/school supply drive, a pet food/towels collection, a
Holiday food Drive, and our yearly Marines Toys for Tots drive with some new surprises.

Please join us!



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.