

# Sunset Point Townhomes

A place of quiet repose. A place of beauty. A place to call home.

January 8, 2018

## REPLACING THE CRAPE MYRTLES WILL BEGIN TOMORROW, JAN 9

- Crews from Royal Landscaping will begin removing the crape myrtles tomorrow. Removal will include cutting the tree out, removing and chipping the root ball, filling in the hole left by the root ball, and taking the tree to the landfill.
- Once the trees have been removed, they will begin planting the new replacement trees for the Homeowners who have requested a replacement tree or bushes.
- We'll do this in two stages—the first set of trees to be removed will be the crapes that are too close to the buildings. All of this work will be at HOA expense. The trees will be warranted by Royal Landscaping for a period of one year.
- The second stage will be for those Homeowners who would like to add a tree to their front yard. This work will be at Homeowner expense, and will carry the same one-year warranty if Royal is selected by the Homeowner. The Homeowner will determine the price directly with Royal, who has promised deep discounts to all participants.
- The pool project will begin today (Saturday Mar 3)) with the pool water being pumped out. On Monday (weather permitting ) prepping the pool for the plastering will begin.
- Brent gave me an estimated cost of \$2000.00 for the water refill. Please let me know if the boards approve or have another option.
- You are on the schedule...As of now (weather permitting) The schedule is as follows:
  - Prep - March 5th and 6th
  - Tile - March 7th and 8th

**PROBLEMS/CONCERNS/COMPLIMENTS to Bill Belchee, who will be point of contact for the Board. 242 Horizon Circle, 910-880-4125, or [barefoottaxpro@gmail.com](mailto:barefoottaxpro@gmail.com).**

- Plaster - March 10th
- 28 day start up process begins when pool is full of water which would be the 10th if you decide to truck in the water.
- 28 days process should be done approx April 7th and would be ready for swimming when you decide to open pool.
- Please let me know if you have any questions. I will be in touch early next week to discuss some details (placement of dumpster, draining pool etc)
- Thanks!
- Brit Jordan

The pool water has been removed and the prepping has started as of 7:00 this morning. I spoke with Brent and he mentioned that he needs an answer on the water replacement within the next couple of days so he can schedule. With weather permitting the main part of the project will be completed by the end of the week and Refill of the pool should take place.

- Please let me know your decision about the water replacement ASAP... (estimated cost \$2000.00)

## NO INCREASE IN MONTHLY ASSESSMENTS

- The budget was approved by the Board at the December meeting, and will be presented as usual at the Community Meeting in March, 2018.
- 2018 will be the 5<sup>th</sup> consecutive year we have had no increase in Monthly Assessments, and the 5<sup>th</sup> consecutive year we anticipate no Special Assessments.
- Key numbers from the most recent financial report of Nov 30, 2017:
  - Cash Account \$40,448
  - Capital Reserve \$142,570
  - Overdue Homeowner Accounts: \$1,240, which includes
    - Uncollected Assessments \$660
    - Uncollected Capital Contribution \$150
    - Late Fees \$430
- Capital Improvement Items include:
  - Road Improvement \$9,000
  - Tree Replacement \$27,000
  - Fence Replacement \$8,000
  - Pool Resurfacing (maybe) \$8,000
  - Capital Reserve Contribution \$10,137

**Fence Replacement**—Have you noticed that the wooden fence behind Hightide is falling down?

- It's 611 feet long, and we're going to replace it this winter.
- But first we had to clear all the undergrowth that has grown up over the years, and to remove some trees that had just grown too tall for our Landscaping service to handle. (They're limited to 15 feet above ground level), and some of these trees have reached 25 feet or more.
- No Owner-installed trees will be removed.
- Last week Royal cleared the undergrowth of this 611 foot fence as well as the 250 feet of the fence adjoining India Hook Road.
- Today the tall trees are being removed.

- We've got preliminary bids for this project, but we'll get them again now that we can get into the fence line to take a closer look.

## Pool Resurfacing—

- People who have owned an in-ground pool know that all those walls and the bottom of a pool must be resurfaced after years of being underwater.
- This pool has not been resurfaced in 15 years, and that time is coming.
- Among other things, this project will probably require the use of a fire truck to pump the water out and to store it while the work is being done.
- We're not sure whether this work needs to be done this year, but the Single-Family HOA has requested that we approve our 38.7% share, and we have done so.
- We own half the Pool, and it's one of those things that must be done.

## Sewer Cleanout Blockages

- Here's a new challenge—4 of our 91 Townhomes have experienced sewer blockages in the last 7 months.
- The sewer lines are underground in the front yard. They carry water and sewage away from the house. These are the ones with the white vinyl PVC sewer cleanouts.
- These lines seem to be clogging with roots, but it's unclear what kind of roots. Two of these Townhouses do not have crape myrtles, so it seems premature to blame this problem on those trees.
- Clearing these blockages is the responsibility of the Homeowner, and not the HOA. Insurance against these water blockages is available.
- Our "sister" Townhome Community of Autumn Cove in Lake Wylie—same builder, same time of construction, same type of townhouse—is experiencing similar problems.

## Community Meeting in March

- We'll firm up the dates soon.
- Two of the 5 volunteer Board seats will be up for re-election. One Member has completed a second two-year term, and will not run for a third term.