

# Sunset Point Townhomes

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

May 16, 2018

## **WHAT HAPPENED TO THOSE TREES LAST WEEK?**

Two very large trees—one behind Hightide and one behind India Hook Road—were cut down for safety reasons. The Hightide tree had heartrot and in its weakened state could have been blown over on top of the townhouses. The upper half of the India Hook Road tree had broken about halfway up in the recent windstorm and was also a threat to come down onto the townhouses. You may have seen the crews with their chainsaws and a very large bucket truck doing this work. It wasn't cheap--\$1,500 per tree, or \$3,000 total. This company was chosen via a competitive bidding process.

**MORE TREES TO COME.** We want to be careful with our limited funds, but there is more work to come, though we are seeking estimates now. The areas we're looking at include:

- Clearing 3 feet on either side of our shiny new fence. Want to keep the vegetation off that fence so the sunlight can get in and prevent premature rotting.
- Clearing the West fence. That's the big one separating us from the small trailer park on Honeysuckle. There are some trees and other vegetation invading that fence, creating the potential for premature rotting.
- Area behind India Hook Road. Recently, a large tree has broken off at the stump and is leaning at a 45 degree angle, and is only supported by the surrounding trees. It must go, and that area generally thinned out, because the dense vegetation is blocking sunlight from reaching the lower bushes and they will die as well.

**PROBLEMS/CONCERNS/COMPLIMENTS** to Roger Brown, who will be point of contact for the Board. 208 Horizon Circle, 803-322-4029, or [rogbrown@comporium.net](mailto:rogbrown@comporium.net).

## **MORE TREES TO COME, CONTINUED**

- None of this work is currently scheduled. We're now gathering cost info so we can decide the what's, when's, and how much's.

## **POOL OPENS ON SCHEDULE SUNDAY, MAY 20**

- The inner lining of the Pool has been completely resurfaced, which is a major undertaking and must be done every few years. The resurfacing was awarded on a competitive bid process, and was done under budget.
- All DHEC approvals have been granted, which can also be a major undertaking...
- A new outdoor shed has been built at the behest of DHEC. Gotta do what they say...The shed will be used to store chemicals and will have an exhaust fan to circulate and exchange the air.

The 2017 Pool rules will remain in effect for 2018.

## **POOL WORK PARTY 8:30 SATURDAY MORNING, MAY 19**

- A bunch of folks from both HOA's meet every year to ready the Pool for use. Activities include moving the chaise lounges from storage, cleaning and inspecting all facilities, and similar low-impact tasks that must be done so we can all enjoy the Pool.
- It's a good way to meet people and to make new friends, as well as do something that really needs doing.
- If the weather does not cooperate, we'll get an email blast out.

## **UPDATES FOR EMAIL BLAST AND COMMUNITY DIRECTORY**

- Former HOA President Bill Belchee is updating the Community Directory and the email blast list.
- These two items are 90% accurate, but we want this list to be 100% accurate.
- If you have not received an email blast recently, please contact Bill at [barefoottaxpro@gmail.com](mailto:barefoottaxpro@gmail.com)

## **MOSQUITO TREATMENTS ANYBODY?**

- Here's something that has never been tried before.
- HOA President Roger Brown has contracted with a service to perform weekly mosquito treatments with favorable group pricing.
- Here are the details.
  - Service runs from early April to October.
  - 9 treatments per season.
  - Rate for Single Family homes is \$69 per visit, BUT the townhome rate will be \$49 per visit.
  - If 10 or more townhomes sign up, the rate will drop to \$45 per visit.
  - No contract is required, so you can stop at any point.
- More particulars from Pres. Roger, whose contact details are at the bottom of the first page.

## **ARCHITECTURAL REVIEW REQUESTS (ARC)**

- 4 ARC requests have been received.
- Two have been approved (Back yard fence, and pavers added to back garden). Two requests are being reviewed.

## **ROADS AND SPEEDBUMPS UPDATE**

- We met with RAM Paving, our long-term contractor, last week to plan this year's schedule of road improvements.
- We budgeted an investment of \$9,000 this year.
- We asked for estimates regarding the construction of speed bumps, which has not been budgeted.
- More info as it becomes available.

## **FINANCIALS**

As of March 31, 2018:

- Checking Account Balance is \$38,321.03
- Capital Reserve Balance is \$146,188.72