

Sweetwater

Neighborhood Newsletter

April 11, 2017

KNOW YOUR NEIGHBORS

More than ever this is important! If you live above or below someone or have someone next to you it is important to get in contact with them in case of emergencies and/or issues. In this past month there have been multiple cases of toilet leaks, drain issues and washing machine issues at which homeowners have no idea who lives around them to know who to contact. These are **not** HOA issues and homeowners need to find a good way of contacting each other. Take the time to meet your neighbor, exchange numbers, or go on to the Sweetwater Website and register. There is a homeowner directory for the homeowners who have registered. There are not many homeowners who have done this. Take the time! It can help you when you need it. www.sweetwateratindianwells.com



HO6 – HO6 – HO6 Policy

It cannot be stressed enough that having a HO6 policy is highly encouraged. This protects you and your neighbors from issues that are your responsibility. Issues such as toilet leaks/ sink clogs/ refrigerator line leaks and etc. Contact your own insurance agent for details. The HOA master insurance policy **DOES NOT** cover any of these types of problems.

Friendly Reminder - Annual Meeting Date

The Annual Meeting for Sweetwater has been set for May 6th at 10am at the Surfside Library. Only homeowners are to attend the meeting. A notice along with a proxy and other documents was sent to all homeowners on April 7, 2017 to review.

PROXY PROXY PROXY - In the past not enough Sweetwater homeowners turned in their proxies to allow a quorum to be met. This created multiple mailings that cost the HOA (which is all homeowners) more money. Please return your proxies!

Pressure Washing

Every year Sweetwater's buildings get pressure washed to wash off all years' grit and pollen. Pressure washing will take place the week of June 26th-29th.

Homeowner Responsibilities:



There are many things that homeowners need to be sure to take care of at their units that do not fall under the HOA. Please see below **some** of the maintenance that is encouraged to prevent damage or issues at Sweetwater:

- Hot water heaters do have a life expectancy. To prevent issues please be sure to check your unit and replace it if it needs to be done, as you will be liable for damages created by it. – Based on most manufactures suggested service life most water heaters have a life expectancy of 8-12 years! If it is more than 8 years old you may want to look into servicing, and or replacing it.
- It is getting to that time of year again where it is going to start getting hot!!! AC Units do need to be serviced. There is piping that goes with AC units that needs to be cleaned to prevent backup. Below are two companies that service AC units you may choose to use:
- Dryer vent cleaning is SUPER important and is a homeowner's responsibility. See below a few companies who provide these services:

Doctor Cool
843-360-5857

Carolina Cool
843-238-5805

Evans Dryer Vent Cleaning
843-360-1170

RESQ Inc.
843-882-7377

Management does not recommend or guarantee work by these vendors.

Storm doors

Many homeowners have recently asked about storm doors? These are **not** supplied/maintained by the HOA. If you want to add a storm door to your unit please be sure to fill out Modification Request and submit it to the Property Manager. This form can be found on the Sweetwater Website. The door must conform to HOA standards.



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Pools

Pools are opening on April 15th! This is a reminder that **ALL** pool rules have to be abided by, by homeowners/renters/ and visitors. Be sure to wear your pool bands.

Also, as a reminder we do not have security at Sweetwater and it is not your Property Managers job to enforce pool rules, especially after hours! If someone is in the pool after hours, your property manager or members of the board will not come there to tell them to get out. These are your pools! As homeowners we need to keep each other following the rules of Sweetwater. You are more than welcome to send the Property Manager an email letting them know of an incident.

Short Term Renters

Sweetwater's documents clearly state that there is **no renting of units for less than a six month period.** The Board has made a Short Term Rental Amendment to the Rules & Regulations that has been mailed to all homeowners on April 7th. Take the time to read them. They are also on Sweetwater's Website under Documents and Resources, under Rules & Regulations. Please be aware that this will be enforced.

Boat Area Parking

If you are a homeowner that uses the boat storage area, please be aware that a lock and chain have been added to prevent homeowners who have not properly registered. Contact the Property Manager by email to purchase the 2017 permit. These permits are required to park in this area and the Boat Area Rules & Regulations will be enforced.

There is still one homeowner who has a trailer parked in the boat area that is not properly marked and who has not contacted the Management Company to pay the 2017 permit dues. This trailer is in jeopardy of being towed.

Delinquent Homeowners

A **HOA** is an association made up of homeowners who pay dues to allow their neighborhood bills, maintenance and costs to be taken care of. When homeowners do not pay their dues or pay them late it creates issues, such as increase in dues, shortage of funds for the HOA to function as it is needed and even in some cases special assessments. This is why it is very important for all homeowners to be responsible in paying their dues on time.

To help prevent these issues the Board has put into writing a Collection Procedure. Although, the board already follows these procedures they found that it is important that all homeowners understand them. These Collection Procedures have been included in the Annual Meeting Notice mailed to to all homeowners on April 7th.

Speed Limit

It has been reported that there are many homeowners/renters/visitors that are speeding through Sweetwater. PLEASE slow down. We do have a speed limit in Sweetwater. We have many walkers, pets and children to watch out for.



Important information to know:

Omni Management Services-
Property Manager - Amber Ketchum

Office: (888) 541-0018

Cell: (843)367-2198

Email: aketchum@omni-property.com

Office Hours: M-F 9am- 5pm

Association Website:

www.SweetwaterAtIndianWells.com

Drop Box:

There is a drop box at the guard shack at the entrance of Sweetwater on Sweetwater Drive. You may drop off payments/ work orders or anything you need to get to the Board/ Property Manager.

Payment Address:

Sweetwater at Indian Wells
Omni Management Services
P.O. Box 62435
Phoenix, AZ 85082