

Sweetwater

Neighborhood Newsletter

May 3, 2017

Annual Meeting Date

The Sweetwater Annual Meeting has been set for Saturday May 6th at 10am at the Surfside Library. Only homeowners are to attend the meeting. PLEASE return your proxy if you have not already done so!

Rules & Regulations

With the summer upon us, more than ever it is important to be aware of the Rules & Regulations of your neighborhood.

Just some friendly reminders:

- Please do not hang towels off the railings
- Please do not block the walkways with chairs and decorations- this is against fire code.
- The walkways and your patios are not for your personal storage.
- No bird houses/wind chimes

Homeowners must inform their renters of the pool rules and ALL of the neighborhood rules. There have been many renters that are not following the rules and homeowners will be the ones that will be receiving the violation letters and fines.

Violations

Thank you to the homeowners who have reported violations. Please note that once you report a violation the work stops there for you. You will **not** get an update to where the violation is in the process. Please give a reasonable amount of time for this to be address.



If you have received a violation please understand that as a member of this community you agreed by becoming a homeowner at Sweetwater to follow the guidelines set forth in the Master Deed, Bylaws and Rules & Regulations.

Pools

Homeowners need to remember to wear their pool bands and have pool bands for their guests. All homeowners were given pool bands when pool bands were implemented. If you need replacement bands please contact the property manager. These replacement bands will be \$5.00 a band.

Parking

Each unit has an assigned parking spot. If someone is parking in your spot you are more than welcome to leave them a note letting them know not to park in your spot or you can have that vehicle towed. There are towing signs posted around Sweetwater. The Property Manager is not responsible to have this car towed for you.

PORCH - Screens & Repairs

Your porch is what is called a limited common element. Meaning it is for your personal use only. In our Master Deed it states that this area is to be maintained and repaired by you as the homeowner. This includes, but not limited to; flooring, handrails and spindles. You as a homeowner are responsible for painting and the upkeep of this area. A few homeowners have requested that their screens be removed so they are able to paint and maintain their area. In the past it was done as a courtesy, but the Board has found this to be a large cost, time consuming and hard for the Association to schedule. The Board regrets that it can no longer absorb this cost which has always been a responsibility of the homeowner. Therefore going forward all screening removal and installation must be handled by the owner.

Below is a contractor that is licensed and insured that will take the screens down and repair the porch at your expense. You do not have to use this contractor, but whatever contractor you do use must be licensed and insured.

Mike Antoniadis
TCS Construction Inc.
843-222-1278

Management does not recommend or guarantee work by any vendors.

Trash

Many homeowners/renters have been using the trash facility for things that are bulk trash that should be taken to the local dump. **DO NOT** throw large items into the trash areas. You are **REQUIRED** to dispose of them yourself. It costs the HOA extra to dispose of these items - the HOA is all homeowners.



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Flag

Just wanted to send a quick THANKS to one of our wonderful homeowners for replacing and depositing properly of our old flag.



Signs

- Pet Signs- Please take notice of the pet waste signs placed at each mail box kiosk.
- Non-Smoking Signs – have been placed at each building. There is no smoking in the breezeways of the buildings. This is a requirement from the Fire Marshall and will be adopted into the Sweetwater Rules & Regulations.

Paint

Many people may change a door handle or need some touch up paint. Please see below paint formula for the green color that is on all of the doors.



Snakes

Tis the season! It's spring, almost summer! Be careful while walking and walking your dogs as there have been some snake sightings.

Pine Straw

Each year in some areas Sweetwater uses pine straw in their landscaping. This year with the increase in snakes and the fact that many areas just get covered in pine needles, the Board has chosen to not pine straw / mulch all areas.



Homeowner Landscaping

With Spring here there are many homeowners who are wanting to plant flowers around their units. Please be sure to check the Rules & Regulations so you are aware of what is allowed to be planted in Sweetwater.

Know that while doing any yard work or plantings you as a homeowner are doing this at your own risk.

Bush Trimming

The trimming of the bushes at Sweetwater will begin on May 3rd. Please note that it BEGINS May 3rd. It does not mean that all areas in Sweetwater will happen on the same day. Mulching will take place in some areas shortly after. Just like the pine needles, not all areas will be done.



Bush Plantings

Your property Manager and Board Member Liz Fontaine recently walked all of Sweetwater noting all of the areas behind each units patios that are needing to have bushes planted. They counted almost 200!! Our property manager recieved bids and the board has approved to have 200 3-Gallon Holly bushes planted all over Sweetwater. We know these are smaller bushes, but they will grow with Sweetwater.



Without irrigation at Sweetwater the Board is asking for some volunteers from each building to help Sweetwaters' new bushes thrive at Sweetwater. Without this moving forward with any new plantings would be close to impossible. These plantings will begin May 6th!

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