

# Sweetwater

Neighborhood Newsletter

July 15, 2017

## Pest Control – COMING UP!

It's almost here! Interior pest control will be completed on **July 17<sup>th</sup>**. If you have pets and will not be home, you will need to have them put away for the safety of the pest control team. Please note that if you have a storm door please leave it unlocked so pest control is able to access your unit.

## Golf Course Ditch Line

Please be aware that although we live up against the golf course Sweetwater Homeowners do not have rights to the golf course. We have been asked by the golf course to be sure to keep the ditch line of the association cleaned and items off of the golf course property. Please do not throw any food items in the ditch areas to feed the animals/birds. This draws other unwanted animals/ critters to our property.

## Sweetwater Get Together

The Board has found that having a Sweetwater Get Together would be a good way to bring the residents together – Homeowners & Tenants. We are looking for a few volunteers to organize and are hoping to have have it planned near the end of September. If

you are interested please contact your property manager.

**GET TOGETHER**

## Pool Bands - REMINDER

**YOU MUST WEAR YOUR POOL BANDS IF YOU ARE USING THE POOLS. NO EXCEPTIONS.**

## Stolen Bikes

A few homeowners at Sweetwater have recently reported some bikes stolen. This is a notice for all homeowners to please be on the lookout for yourself and your neighbors. Sweetwater **DOES NOT** provide security. Your Association is not responsible for your personal items. If you have anything stolen, you will need to report it to the proper authorities.

## Neighbor Disputes

Disputes between homeowners are between homeowners. Your Board and Property Manager do not resolve homeowner disputes. Please remember to be respectful of each other as we do live in a shared community.

## Assesment

The Cable/Wi-Fi Assesment was mailed to all homeowners on July 11<sup>th</sup>. Please be sure to check your mail in the next few days to be sure you received it. If you do not receive it within a week of this newsletter PLEASE contact the Management Company to be sure that you have the correct mailing address on file. It is very important to keep your mailing address updated with the management company. Thanks for your help in keeping the list up todate.



This mailing included a coupon explaining how to pay this assessment. **THE ASSESMENT IS DUE ON SEPTEMBER 1<sup>ST</sup>.**

Again, all owners will still need to continue providing themselves with internet until all buildings are completely wired. Estimated date is October 1<sup>st</sup>.

## New Rules & Regulations

Also in the recent mailing is a copy of the NEW updated Rules & Regulations which has been sent to all homeowners. Please take the time to review them. There have been many changes that will benefit all residents at Sweetwater. Homeowner's who rent their units are required to give these new Rules & Regulations to their tenants as they are responsible for their tenants.

\*\*\*All motorcycles/ trailers/ boats or any unauthorized vehicles will be immediately towed from the property. There will be no warning sticker issued. Be sure you inform your tenants, family and visitors.\*\*\*

## Unregistered Vehicles

All Homeowners/ Tenants/ Visitors or any vehicles at Sweetwater are required to have their vehicles registration up to date. They may be towed after 24 hours at the owner's expense.

Homeowners who get these notices need to remember that this is not just a Sweetwater rule to have your car registered. You can be pulled over by police while driving your unregistered car. So please take this seriously.

## Watering the Plantings

Friendly reminder to take some time to continue watering the small bushes through the summer season.

# Sweetwater

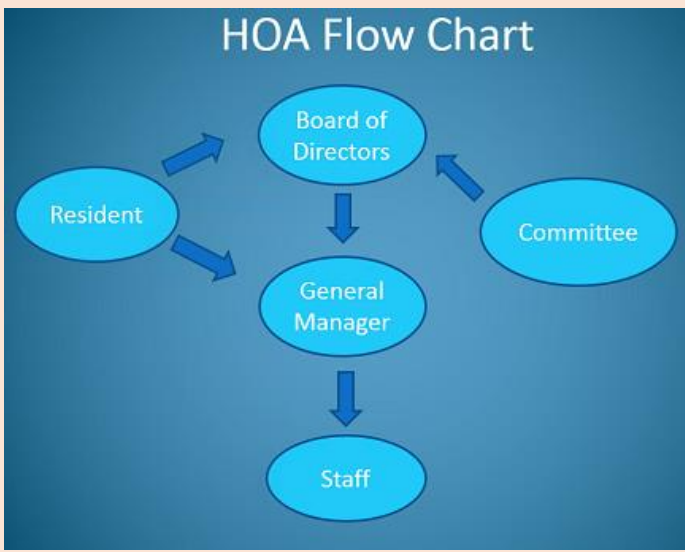
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## Tenant Information Request

Also included in the recent mailing is a Tenant Information Form. The Board is now requiring any homeowners who rent their units, to complete a Tenant Information Form and return it to OMNI. This is for the benefit of all residents at Sweetwater. **PLEASE NOTE THAT YOU WILL BE FINED IF YOU DO NOT COMPLETE THIS FORM.**

## How Your Association Works



Many homeowners are not sure of how their Association functions. The Board thought it would be beneficial to give homeowners a brief over view to help the community flow smoothly.

Your Board of Directors is elected by Homeowners each year by proxy at the Annual Meeting.

Your Board of Directors makes all major and most all small decisions for Sweetwater. Our Property Manager works for the Management Company and works with and for the Board of Directors, under the Boards direction.

The Maintenance Crew at Sweetwater works for the Property Manager.

All committees work directly with the Board of Directors, not with the Property Manager.

When making requests of your Association you must remember that there is a process. You must put any work orders in writing, whether it be by email or work order form.

## Maintenance

Homeowners must understand that while they live in a Condo they are still homeowners and have responsibly for the maintenance their home.

- Dryer Vents – Fires can result from blocked dryer vents. It is your responsibility to keep the dryer vents clean. For the safety of your home and others in the building please clean annually.
- Hot Water Heaters- These do have a life span and you need to have them maintained and/or replaced to prevent them from creating floods in your unit and in other units.
- Washing Machine Hoses- Over time these hoses will break down. Please be sure to check and replace these often to avoid floods in your units and other units.
- Porch Railings- The Association is NOT responsible for maintaining your porch areas railings, this includes paint. Take these nice Summer days to complete any maintenance your porch area needs. The Association will require you to keep up with your porch for the overall appearance of the community.
- Slider Door Tracks/ Window Tracks- Although your doors/windows are the Associations responsibility it is not the Associations responsibility to clean them for you. If lack of proper cleaning of the tracks is found to create issues to the extent that the window/ door parts need to be replaced the homeowner will be charged this cost.

### Important information to know:

Omni Management Services-  
Property Manager - Amber Ketchum  
Office: (888) 541-0018 – After Hours Emergency Number  
**Cell: (843)367-2198 – DO NOT TEXT MESSAGE**  
Email: [aketchum@omni-property.com](mailto:aketchum@omni-property.com)  
Office Hours: M-F 9am- 5pm

### Association Website:

[www.SweetwaterAtIndianWells.com](http://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.