

Sweetwater

Neighborhood Newsletter

August 30, 2017

Assesment

REMINDER The Cable/Wi-Fi Assesment is due SEPTEMBER 1ST ! Please send you payment in if you haven't done so already.

Luncheons

It's time! Let's Socialize! Next Sweetwater Monthly Luncheon is September 12th at 12:00 Noon at Quigley's in Pawleys Island. Be sure to RSVP once the notices are put up at the mail kiosks.

Sweetwater Block Party

**BLOCK
PARTY**

Has been Scheduled for
Saturday September 23rd!!

From 2pm to 5pm

At the Tennis Court Area

- Complimentary Refreshment
- Kid's Chalk Drawing
- Fire Department- Fire Truck
- Mr. Softee Ice Cream Truck (3-4:30 pm)

Bring a chair and come and meet your neighbors!

Spectrum will be here to roll out our new Wi-Fi Service. They will be available to answer questions and distribute Usernames & Passwords for Owners & Tenants. You must bring proof of ID.

To the homeowners who have tenants in their units you must have the tenant form completed or your tenant will be unable to get the username and password.

Wi-Fi Update

Spectrum has a crew on site working to complete the wiring of the outsides of the building. Please do not stop them from the work that they are doing.

Spectrum will be giving us dates when they will begin the wiring of the interior of the buildings. A tentative schedule will be issued once received from Spectrum to give homeowners notice when they will be at your building. They will not be able to give a specific time or day for each building as they will just work along as quickly as they can.

Reminder A/C & Heating Check-Up

It is still hot! Please remember that you're AC unit needs to be maintained. This does include the AC drainage lines. Homeowners are responsible to be sure that their lines are properly draining inside and out of your units.



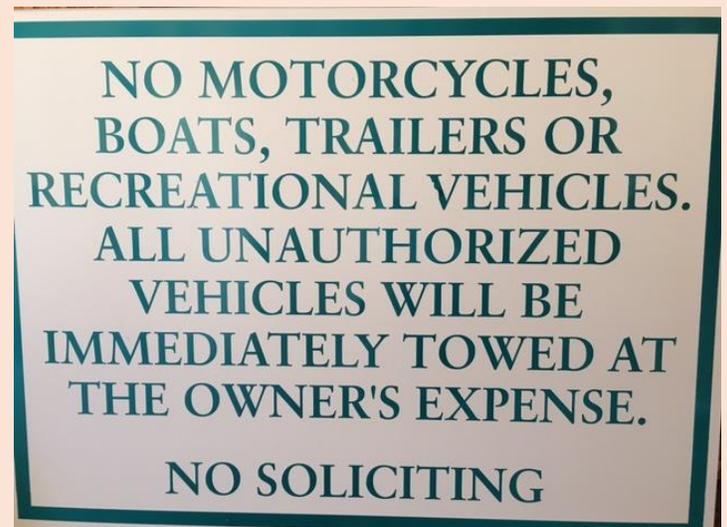
Although it is still hot the cooler season is coming up! It is a good time to begin thinking about having your heating system ready!

Homeowners Storage Closets – Numbering

Homeowners may label their storage doors with their address if they choose to. In doing this we ask that you please use numbers no larger than a 2" in the upper corner of the door. These must be in a neutral color. Please note that if in the future your door needs to be repainted or replaced you will be responsible for replacing and renumbering these doors.

New Sign

Please take note of the new signs that have been put up at each entrance of Sweetwater. NO notice will be given before unauthorized cars will be towed at the owner's expense. Owners with tenants please be sure to inform your tenants. All residents must also inform their guests/visitors.



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Violations

The compliance committee has been doing a great job at walking the property.

When living in a condo you must be considerate of your neighbor. Following the rules keeps Sweetwater looking good and the market values up!

To prevent getting a violation notice, please be sure that you are following the Rules & Regulations. Here are a few of the violations that are needing to be addressed most often:

- Stairwells are not for storage. The only items that are approved to be under the stairwells are bikes & scooters. If you would like to place something else under the stairwells you will need to submit a request to the HOA board in writing with photos the items for board approval.
- Chairs cannot be left under the stairwells. This is not just a Sweetwater Rule but is against fire code.
- Trash left outside the doors. This needs to be taken to the trash receptacles.
- Dogs must be on leashes and pet waste must be picked up.

Just a friendly reminder that the Fine Schedule is as follows:

1. First Violation Notice - courtesy letter / notice (*excludes short term rental violations)
2. Second Violation Notice - \$75.00 fine
3. Third Violation Notice - \$150.00 fine
4. Fourth Violation Notice - \$250.00 fine
5. After the Fourth Violation Notice the Board has authority to assess daily fines of \$25 dollars for 30 days for the violation continuing.
6. Legal action can be taken and all legal fees and management fees will be at the owner's expense.

If you receive a violation please correct the issue. Pointing out other violations does not change the fact that the rules were not being followed. All violations are being addressed and will continue to be addressed at Sweetwater.

Trash Areas

In an effort to utilize our trash areas properly, it would certainly help if residents, renters and guests compact their cardboard boxes before placing them in the trash bins. This would save us a lot of room and stop them from overflowing. It only takes a minute to do this.

The garbage areas are not for any "BULK" items (beds, appliances, furniture, etc.). They **MUST** be taken to the recycling centers. Below are the two closest bulk trash areas that are **FREE** for you to use:

- **Scipio Lane** - Off Holmestown Rd between Hwy 707 and 17 Bypass - next to Horry County South Strand Complex. Closed on Thursdays.
- **McDowell Shortcut** - Off Highway 707 between US-17 Bypass, St. James Elementary & Middle Schools (from US-17 Bypass turn at Pelican, turn right when you get to the dirt road). Closed on Tuesdays.

Thank you for your help in this matter. **IT DOES COST SWEETWATER EXTRA MONEY WHEN OUR CONTRACTOR HAS TO HAUL IT AWAY. This is coming out of each homeowner's pocket. Please be considerate.**

Important information to know:

Omni Management Services-
Property Manager - Amber Ketchum

Office: (888) 541-0018

Cell: (843)367-2198 – DO NOT TEXT MESSAGE

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