

# Sweetwater

Neighborhood Newsletter

September 29, 2017

## Block Party

What a great time! Thanks to all the homeowners who came out and special thanks to the planning committee who put so much hard work into this event to make it a success.

## Ice Cream Truck

After the Block Party your Board President Adam Schnauffer spoke to Mr. Softee the Ice Cream man and they agreed that each week on **Wednesday afternoons** Mr. Softee will drive through the neighborhood for residents to purchase and enjoy!

## Monthly Luncheon

Please be sure to RSVP for the next Sweetwater luncheon being held on **Wednesday Oct. 11<sup>th</sup>** at 12:00pm at The Golden Egg on Highway Business 17, Surfside.

Please RSVP by calling Robin Bogler at 570-847-4985 or by email at [rbogler@atlanticbb.net](mailto:rbogler@atlanticbb.net).

Hope to see you there!

## Know Your Neighbors

There have been reports that a few Sweetwater



Homeowners had issues with leaks from the units above them, which is a homeowner's responsibility. Due to privacy restrictions, the Board and Property Manager cannot give out other homeowners contact information. This is why it is important for homeowners to get to know their immediate neighbors and collect their contact information for emergency purposes.

## Crime – Watch out

A few homeowners have reported that they have seen suspicious activities around the community, including theft and attempted break-ins. We ask that all homeowners be aware of these types of activities and be sure to report this activity to the local police. This is your community; don't be afraid to protect it.

Also, be sure to lock your vehicles and secure your personal belongings. Please remember that Sweetwater does not have security and is not responsible for any of your personal belongings.

## Wi-Fi Update

The new Wi-Fi Service date is now estimated to be **November 1<sup>st</sup>**. A big issue they have run into is access to units. Owners **must allow access** to their units for this project to get completed on time.

This project is for the benefit of the whole community and was requested by the homeowners. The majority of units at Sweetwater use internet services and this is a huge savings for most residents. This wiring is the newest technology available at this time and a major upgrade for Sweetwater. It will provide better internet service and increase home values.

Your Board of Directors will send out notices by email and post notices at each mail kiosk when this service will be ready for use. Information will be sent to you as management and the board receive it from SPECTRUM. **DO NOT contact Spectrum or Management to try to use the Wi-Fi Service before you are notified that it is ready.**

You will need to continue to provide your own internet service until the new Wi-Fi is ready. When it is ready and you have successfully logged in and it is working, you may then disconnect your own internet services if you so choose to.

## Username & Passwords

Any homeowner or homeowner whose tenant did not pick up their Username & Password will need to complete a Wi-Fi User Form/Policy and return it to Sweetwater, either by mail, email, fax (843-626-9884) or in the drop box at the front entrance of Sweetwater at the guard shack. Once the form is received the Username & Passwords will be MAILED to the address on your account or to your tenant at your request. Either way, you are responsible for getting tenants their Username & Password. If you choose to mail this form you may mail it to:

Sweetwater At Indian Wells  
1701 N. Oak Street  
Myrtle Beach, SC 29577

The Wi-Fi User Form/Policy will also be online at [www.sweetwateratindianwells.com](http://www.sweetwateratindianwells.com) under Resources and then Documents & Forms.

All homeowners **MUST** have a **Tenant Information Form** filled out by the homeowner if their unit is rented.

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## Stone Update

The Maintenance Team has been working diligently on the rock restoration project. To outsource this project to a vendor would have cost Sweetwater Homeowners over \$100,000 to complete. Our Maintenance Team, **although not part of their job description, willingly took on this project to keep costs down for all homeowners.**

By buying the stone and spreading it ourselves, we are saving Sweetwater Homeowners a lot of money. When the pool season ends, we will be able to put more manpower into this effort.

Please have patience while our Maintenance Team is working on this project. They will get to each building as soon as they can. Some areas have been too wet for the maintenance team to use the machines to place the rock. They will do it at a later date to prevent damages to our grassy areas.

## Bikes

During recent walk-throughs of the community there are many bicycles being stored under the staircases. Some of these bicycles are in need of repair and are attached to the stairwells.

There is always a reason behind a rule and the Sweetwater rule is that **NO BICYCLES CAN BE ATTACHED TO THE STAIRWELLS IN ANY WAY.** Bicycles, while not damaging the staircases themselves can cause damage if locked to a staircase and the posts are compromised. In order to protect the buildings, this rule must be followed. It is very costly to replace the support posts and if moved, can undermine the integrity of the whole staircase. This can create a danger to residents.

## HO6 Policies



Homeowners are encouraged to having a HO-6 Policy. Contact an insurance provider for more information.

An HO-6 is a type of policy for condominium owners. It covers the personal property of the unit owner, improvements to the interior of the unit, liability insurance, and can provide coverage if a unit owner is held responsible for the deductible of the HOA's insurance.

IT'S FALL, YA'LL.



## PORCH - Repairs

There are many porch areas that need some maintenance attention. The Board will be sending out notices for needed repairs to homeowners.

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.

While the weather is currently nice and permitting, we ask that all homeowners take the time to complete these general repairs. Please do not submit a work order for this type of repair. **We will not be handling this type of work order.**

### 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](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.

### Payment Address:

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