

Sweetwater

Neighborhood Newsletter

November 3, 2017

Pools Closed

Pools are officially closed. **Residents may use the pool decks, but may NOT use the pools for any reason.** If a resident is found to be using the pool during the closed season, they will be responsible for any fines assessed from DHEC. DHEC has notified us that no use for the pools during the closed season is allowed.

Heating Service

It has begun to get cold! Before it gets too cold and residents turn on their heat, the Board recommends that residents get their units serviced to prevent fires and other issues that could prevent you from having heat during the cold season!

Freezing Temps

All homeowners need to be sure to take proper precautions for cold weather. If you are not occupying your unit for an extended period of time (more than a few days), you are required to turn the water off to your unit to prevent damages.



It is also requested during freezing temperatures, that residents set their heat to a proper setting to prevent any types of pipe damages.

In some cases the Association may release reminders for homeowners to take these precautions, **but** please note that as a homeowner, it is ultimately your responsibility to maintain your unit. It is not the Board, Property Manager or Maintenance crew responsibility to complete these tasks for you.

Pest Control - REMINDER

Pest Control Service is scheduled for **November 20th**. On this day be sure to have storm doors unlocked, a note on the door if your handle is difficult to use and all pets put away with a note on the door that it is okay for them to enter.



Wi-Fi Username & Passwords

If you have not completed your Wi-Fi Username Form & Policy please remember to do so. You may drop it off in the drop box and your username & password will be mailed to you.

Association Dues/ Delinquencies

Association Dues are due on the first day of each month. They are considered late the next day. There is a grace period of 30 days before the \$60 late fee is assessed. This is common practice.

There is no grace period to the grace period! Your payment must be posted to your account no later than the 30th day of the month or the late fee will be assessed. Post mark dates will not be considered or used. Again, your payment must be posted to your account no later than the 30th of the month or you will have late fees assessed to your account.

Maintenance

All homeowners have responsibilities when it comes to their units. Multiple newsletters sent from the board have reminders of those responsibilities. We ask that all homeowners please be sure to do regular maintenance to the following items:

- Hotwater Heaters – Need to be maintained and replaced according to their life expectancy.
- A/C Lines- Need to be cleaned regularly. Homeowners are responsible for all of the lines that pertain to their units and need to be sure that they are clear even on the outside of their unit.
- Dryer Vents- Many homeowners have done this in 2017, but many have not. This needs to be done on an annual basis to prevent fires.
- Washer Hoses- Need to be checked annually and replaced if needed. A good practice would be to do this service at the same time your dryer vent is cleaned.

Important information to know:

-Omni Management Services-
Emergency Number: (888) 541-0018
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