

# Sweetwater

Neighborhood Newsletter

August 20, 2018

## Homeowner Privacy

We encourage all homeowners to get to know their neighbors in case of any emergency. Many homeowners ask for neighbor contact information. **The Management Company is unable to legally share this.** If you can't get hold of your neighbor, you can send management an approval to send your information to your neighbor so they will hopefully contact you.

**HELLO  
NEIGHBOR!**

## Sweetwater Committees

The board continually asks for help either serving on the board or at least on committees (compliance, landscaping, budget, etc.). A couple people have expressed interest in being on a Landscaping committee. We will be contacting them shortly to schedule a meeting to review how to proceed.



In the last newsletter we forgot to thank a couple of residents who served on the compliance committee. This committee was able to help identify some issues that were in violation of the Rules and Regulations. In order to keep Sweetwater a desirable place to live and keep our property values up, it's imperative that the rules be enforced. The board would like to get that committee going again and would welcome some volunteers. This committee would be a great help to the board.

**Anyone who wants to make a difference, either as a board member or as a committee member, please contact anyone member of the board.. Your help is needed and would be greatly appreciated.**

## Tree Trimming

Tree trimming was completed in early August along the area facing the 4400 – 4500 building. Last December, major tree trimming was completed around the whole property, especially the 1100 & 1300 buildings. No further tree trimming will be done this year unless there is an emergency situation.



## Pool Season

Summer is still with us. With all the rain and heat this season, our maintenance staff has been working extra hard to keep the pools clean and operational. DHEC has checked all the pools. We're proud to report that there have been no pool closures and some minor issues that have been taken care of. **Please make yourself** familiar with the pool rules and make sure they are being adhered to. Be sure that you wear your pool bands. If you lost or misplaced your pool bands you may contact [sweetwater@omni-property.com](mailto:sweetwater@omni-property.com) and request them for \$5.00 per a band. You may get up to 6 of them.

## Power Washing / Gutter Cleaning

Power washing was completed in mid-June. All buildings were powerwashed and the gutters and downspouts cleaned. Recent rain storms have made us aware that cleaning debris from the gutters may be necessary more than once a year. During early August, some of these areas were addressed. We will monitor this and clean them more often when necessary.



**REMEMBER – when heavy rains occur, there will be some overflow of water. Gutters were replaced a couple of years ago. These are the biggest that will support our buildings.**

## Trash Area

Multiple notices have been put in our newsletters about residents dumping large items and paint in the trash areas and setting trash in the trash area instead of walking it back to cans that are empty. Our maintenance guys have to rearrange the garbage in the containers several times a week. It's unfortunate because they could spend this time doing other projects.

Please help monitor the trash areas and remind visitors of these rules. Fines and disposal fees will be charged to residents who violate these rules.

**Please take your larger trash items to the Horry County Recycling Centers.**



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## OWNER MAINTENANCE RESPONSIBILITY

Sweetwater residents need to understand that they own a **condo home** which is no different than the single family home you once owned before you decided condo living was for you. You have responsibilities when it comes to maintaining your condo homes. All homeowners must be sure to do regular maintenance to the following items:

- Hotwater Heaters – Need to be maintained and replaced according to their life expectancy usually around 10 – 12 years.
- A/C Units & Drain Lines - Need to be cleaned regularly. Homeowners are responsible for all of the A/C lines. Make sure that they are clear even on the outside of their unit.
- Dryer Vents – They need to be cleaned all the way thru to the outside. This should 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.
- Smoke Detectors – Batteries should be replaced routinely. A good practice would be to do this service during the time changes in Spring and Fall.
- Water Valves – these are also a homeowner responsibility. It's unfortunate the way they were placed when the units were built. If your shut-off valve rusts off, you should get it replaced properly in case an emergency arises.

**“THESE ARE NOT THE HOA’s RESPONSIBILITY AS MANY HOMEOWNERS SEEM TO THINK”.**

## Outside Chairlifts

A couple requests have been made to the board concerning outside chairlifts in the stairs going up to the second floors. A legal review and reviews from the fire marshall and county building inspector where completed. The chairlift company has denied a permit because of the width of the egress on the stairwells. These requests have been denied.

## Projects Update

Some projects are in the works. We are waiting for estimates from our vendors. With the recent rain storms some vendors are backlogged on their work.

- Sliders & windows – we are looking for a backup vendor. Unfortunately our current vendor is experiencing some staffing issues.
- Carpet repair – waiting for an estimate to replace some carpeting in the 6300 building
- Lintel painting – waiting for an estimate to paint all the Lintels. They will be placed back on the buildings.
- Landscaping – waiting on feedback from our landscaping contractor on what can be done in a few areas that need some work.
- Stone – some extra stone will be placed along the side of the 1300 building to prevent some water issues.



## Recent Fire Marshall Inspection

Recently we had an inspection of the property done by the Horry County Fire Marshall.

Although there were no major concerns found.

The ongoing issue tends to be the bicycles that are chained to the stairwells & although we have allowed owners to set some furniture in the breezeways the concern is that there is enough space allowed in case of emergencies. In case of a fire or if you or your neighbor need a paramedic quickly, there is no time to waste moving furniture or chairs out of the way. Please keep this in mind.

Bicycles however cannot be chained to the stairwells this is a direct violation of our Rules & Regulations as well as Fire Code.

We will be looking throughout the community for these violations. Please take note of the violations standard procedure below.

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

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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.

## **Management Information:**

-Omni Management Services-  
Office: (888) 541-0018

-Sweetwater HOA-

Cell: (843)367-2198 – DO NOT TEXT

Emergency Number: (888) 541-0018

Email: [sweetwater@omni-property.com](mailto:sweetwater@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.

Please 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

## **Mailing Address:**

Sweetwater at Indian Wells  
Omni Management Services  
8000 Sweetwater Blvd  
Murrells Inlet, SC 29576

## **Sweetwater Board of Directors**

President - Adam Schnauffer

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Vice President - Mary Prince

[prince.mary47@yahoo.com](mailto:prince.mary47@yahoo.com)

Treasurer / Secretary - Myron Harvist

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