

# Sweetwater

Neighborhood Newsletter

July 2020

## SWEETWATER HOA UPDATES:

**COVID-19 VIRUS** has certainly affected our lives. We hope everyone in our Sweetwater Community and their families are all doing well during this very difficult time. Please follow the state & county guidelines. Safety should be a number 1 priority for all of us.



## HOA MANAGER: JENNIFER WULFF, CMCA

Per the Boards request, Jennifer is back onsite, but due to the increasing number of new COVID-19 cases everyday, the office is open by appointment only!



Please call or email to schedule:  
843.353.3660 or [Sweetwater@omni-property.com](mailto:Sweetwater@omni-property.com)

Also, during appointments, please wear a face covering or mask for my safety and yours!!

## POOL OPENINGS:

Pools are open for enjoyment! Please continue to follow all of the Rules and DHEC guidelines. DHEC does assess the pool area (unannounced) and if any violations are found, POOLS MAY BE CLOSED. The maintenance staff is doing a great job in keeping them up and running now that the extreme heat is here.



**Please ensure all Owners, Residents/Tenants and guests have a one pool band per person while enjoying the pool area. (6 Maximum per Unit).** If you need to purchase, email Jennifer to schedule an appointment to purchase **(\$5.00 each).**

## FIREWORKS PROHIBITED:

On July 7<sup>th</sup>, Horry County Council approved Sweetwater HOA as a "Fireworks Prohibited Zone".

Now the applicable law enforcement agency will enforce the prohibition of the discharge of fireworks on all of Sweetwater HOA property.



## TRASH AREA RULES:

1. No dumping of bulky/large items, take them to any Horry County Recycling Center.

2. All cardboard boxes must be broken down and placed in bin.

3. **ALL TRASH MUST BE PLACED IN A BIN, NOT ON TOP OR ON THE GROUND.**

4. **ENSURE LID IS CLOSED. (ANIMALS WILL TEAR INTO ANY ACCESSIBLE TRASH BAG LOOKING FOR FOOD)**

Our maintenance staff rearrange garbage several times a week and this time could be spent completing other projects. There are numerous trash bins/trash enclosure throughout the property, if the first few are full, please look in others! Please help monitor the trash areas and remind visitors of these rules.

**A \$75 Fine and Disposal fees are now being implemented to residents who violate these rules.**



## PROJECTS & UPDATES:

• **GUTTER CLEANING & PRESSURE WASHING** has been completed.

• **ROCK** – Maintenance is currently working on cleaning out all debris from the rock landscape beds, placing a more defined edge around each building and refreshing rock as needed.



• **LANDSCAPING** – the landscaping committee has done a lot of work, especially along the main entrance to the property. Great job! More work is being planned.



• **NEW SIGNS** – Are being installed now!

## PETS:

**Please pick up after your pet immediately!**

Also, please try to walk pets in other common areas. NOT AROUND THE POOL AREAS!



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## FOOD TRUCKS:

This has been a nice opportunity to get good food without venturing out while the restaurants were shutdown. However, only **Grill of your Dreams will be on-site every Wednesday, starting on July 8th.**

The other trucks cancelled due to low turnout and if it does not increase for Grill of your Dreams they may also discontinue coming to Sweetwater as well.

## RULES & REGULATIONS:

Earlier in the year, numerous violation letters were sent out and many have complied, thank you!

The Board was very liberal in allowing extra time to correct violations, due to the pandemic. However, many violations still existed, and 1<sup>st</sup> notices were reissued in early June! Please ensure you are not in violation because a 2<sup>nd</sup> notice will result in fines. The Board appreciates your help in this matter.

## HOMEOWNER MAINTENANCE “REMINDERS”:

**It is YOUR RESPONSIBILITY as an Owner to maintain your unit.**

Below are some commonsense suggestions and the responsibility of all owners, **please regularly maintain the following items:**

- **Water Shut off Valves-** 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 damage.
- **Hot water Heaters-** Need to be checked, maintained, and replaced according to their life expectancy which is usually around 10 – 12 years.
- **HVAC Units and Lines-** Checked regularly or have them maintained semi-annually, including cleaning out build up in your HVAC lines that drain outside.
- **Washer Hoses-** Need to be checked annually and replaced if needed. A good practice is to do this service at the same time your dryer vent is cleaned.
- **Water Supply lines-** Annually all water supply lines should be checked for leaks or deterioration. This includes all faucets, toilets, refrigerator, washing machine and hot water tank supply lines. Also, ensure none of your faucets and shower heads are leaking and/or dripping.

If you do not live in your unit year around or have renters, it is YOUR RESPONSIBILITY to make sure all appliances are functioning properly. Remember, if you do not check your units water supply lines and other appliances, you may be found negligent and responsible for all damages, plus any excessive water charges.

- **Smoke Detectors-** Batteries should be replaced routinely. A good practice would be to do this service during the time changes in Spring and Fall.
- **Dryer Vents-** Dryer vents are the owner’s responsibility to maintain. ENSURE LINT IS NOT BUILDING UP, REGULARLY CLEAN YOUR DRYER LINT TRAP AND CHECK THE OUTSIDE DRYER VENT. If the dryer lint trap is not cleaned, lint will build up on the exterior dryer vent cage, which depends on use and may need additional cleanings.

### **HOA Management Co:**

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

Jennifer Wulff, CMCA  
Sweetwater Onsite Community Manager  
Office #: (843) 353-3660  
Address: 8000 Sweetwater Blvd | Murrells Inlet, SC | 29576  
Email: [sweetwater@omni-property.com](mailto:sweetwater@omni-property.com)  
Office Hours: Mon-Fri 8:00am-4:00pm  
(by appointment only)

### **Association Website:**

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

### **Drop Box:**

There is a drop box at the guardhouse at the entrance of Sweetwater Blvd. Please drop off work orders or anything you need to get to for the Board or Manager. Monthly assessment payments should be mailed with coupon to:

**Sweetwater  
OMNI Management Services  
P. O. Box 98117  
Las Vegas, NV 89193-8117**

### **Sweetwater Board of Directors:**

President: Adam Schnauffer  
[adam.schnauffer@bedbath.com](mailto:adam.schnauffer@bedbath.com)  
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[prince.mary47@yahoo.com](mailto:prince.mary47@yahoo.com)  
Treasurer/Secretary: Myron Harvist  
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[kcorrell12@yahoo.com](mailto:kcorrell12@yahoo.com)