



PROPOSED AMENDMENTS PASSED

On August 28th at 9:30 am the HOA met at Surfside Library to count the votes for proposed amendments. Both amendments were ratified by the owners of our community. 75% of the owners returned their proxies and both amendments were carried by 68% and 69% of the vote. A huge shout out to Jennifer for helping to make this happen!

SAFETY:

Please follow the posted SPEED LIMIT of 20 MPH or less while on the property. Also, please obey all STOP signs and YIELD signs.

Electric grills should be maintained and cleaned before/after each use. Please unplug these items when they are not in use.

PETS:

Please pick up after your pet immediately! Dogs must be on a leash! DOGS ARE NOT ALLOWED IN THE POOL.



ATTENTION:

Recently, the HOA has paid out a large amount of money for repairs and cleaning of clogged common drains. During original construction, the drain lines were built using 90-degree angles, which causes algae to build up in the lines. If these drains are not treated/cleaned, water can and will back up into your unit. To keep this from occurring, the HOA **highly recommends** that owners have a service contract with an HVAC company. Your HVAC company should service your unit and clear the drain lines twice a year (Fall and Spring), this will ensure your HVAC units' longevity and help keep drain lines clear.

PROJECTS & UPDATES:

- Building 3300 had a project completed on one side of the structure to repair water infiltration issues. Other buildings will be inspected soon to see if these repairs will need to be done to them also.
- Roofline Repairs have been completed on all buildings that were having issues with water damage. A discussion regarding reinstalling gutters will be made at the next Board meeting.



- Numerous new plants and flowers have been planted across the property. Thank you to those owners who have taken the lead on beautifying our community.

If you wish to plant an item NOT on the approved list, you must first get approval from the Board.

- Maintenance has completed all the lighting changes in the breezeways. Santee Cooper has added some lighting and redirected some others to make our community brighter at night. Lighting was added to a trash corral to make it brighter also. A big THANK YOU to Dave, Thomas, and John for getting this completed.

RULES AND REGULATIONS...



Please read AND understand the Sweetwater HOA RULES...

If you need a copy, please contact Jennifer. If renters or guests are staying in your unit, they are also expected to follow the rules. As an owner, you may be fined for the breaking of rules by people occupying your unit.

The compliance committee will be out again reviewing the property for violations. **Please ensure your unit is not in violation by removing all patio string lights (allowed during the Holidays), painting your porch rails, posts, and spindles, removing any decorations in the front landscape beds, etc.**

Thank you!

TRASH AREA RULES:

1. Bulk/large items **MUST** be taken to Horry County Recycling and Convenience Centers.
2. Please break down all large boxes and make sure all trash is inside the cans,
3. **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 enclosures throughout the property, if the first few are full, please look in others! **A \$75 Fine and Disposal Fee is in effect for violating these rules.**

HOMEOWNER MAINTENANCE “REMINDERS”:

It is YOUR RESPONSIBILITY as an Owner to maintain your unit. Below are some suggestions and the responsibility of all owners, **please regularly maintain the following items:**

- **Water Shut off Valves-** Please shut off water to your unit if you are going to be gone for more than a few days.
- **Hot water Heaters-** Need to be maintained and replaced according to their life expectancy which is usually around 10 – 12 years.
- **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.

**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.

• **Dryer Vents-** Dryer vents are the owner’s responsibility to maintain, but the HOA cleans them every 2 years. This was just completed in July 2021
It is imperative that you **CLEAN YOUR DRYER LINT TRAP AND CHECK THE OUTSIDE DRYER VENT REGULARLY.**

NEXT BOARD MEETING:

September 23, 2021, at 11:00AM
Zoom log in details will be send via email.

POOLS-

Closing on Monday, Oct. 18th, decks open all year!

HOA Management Company

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

Omni Onsite Community Manager

-Jennifer Wulff, CMCA, AMS
-Office #: (843) 353-3660
-Address: 8000 Sweetwater Blvd |
Murrells Inlet, SC 29576
-Email: sweetwater@omni-property.com
-Office Hours: Mon-Fri 8:00am-4:00pm

Association Website

www.SweetwaterAtIndianWells.com

Drop Box at Guardhouse

For work orders, notes, etc.

Please mail

Monthly Payment & Coupon to:
OMNI Management Services
P. O. Box 98117
Las Vegas, NV 89193

Or for other bill pay options, visit:
www.omni-property.com

Sweetwater Board of Directors:

President: Mary Prince
prince.mary47@yahoo.com
Vice- President: Kathy Correll
kcorrell12@yahoo.com
Treasurer: Roger Irons
Rogerirons67@gmail.com
Secretary: Janet Sherman
jks6202@gmail.com