



SWEETWATER NEWSLETTER



JANUARY 2023

SWEETWATER'S "FRIENDS HELPING FRIENDS" holiday food drive was a great success! A BIG THANK YOU!! goes out to all of the Sweetwater residents who donated to the South Strand Helping Hands food pantry in Surfside. ❤️



Community Maintenance Updates:

Pest Control- Rats- Recently we have seen an increase of rats, specifically at corral #4 (next to 5200 Sweetwater Blvd). In addition, Lanes found activity in the station at corral #5 (next to 2494 Coastline Ct.) as well. We have added another station to corral #4. Due to the current activity, over the next few weeks, maintenance will begin filling in all holes on the exterior of the buildings with steel mesh (starting at 5200 and 5300). Once installed, please ensure when your HVAC unit is serviced, or replaced, the steel mesh is replaced back in the hole. This is an attempt to deter them from entering the buildings, because once they do, it's very difficult to eradicate them.

Roof Replacements - Buildings 1100, 1200, 1300, 2100, 2200, 2300 will begin on February 6, 2023, weather permitting by Coastline Roofing.

- Buildings 1100 and 1200 will be completed the week of February 6th
- Buildings 1300 and 2100 will be completed the week of February 13th
- Buildings 2200 and 2300 will be completed the week of February 20th

Parking lots will be closed off during the work for equipment and dumpsters. (Additional info will be sent to the owners in that area)

Purple light bulbs- Numerous Santee Cooper streetlights on Sweetwater Blvd and Coastline Ct have turned purple. Santee Coopers engineering department is reviewing them now. We hope they will replace the light bulbs soon.

Rental units- Please ensure with each new lease or addendum, a new tenant information form is provided to the manager to update your account. Failing to provide information can lead to violation notices and fines.

Exterior Construction Building Updates -

- Bldg. 4200 construction began last week.
- Bldg. 3400 completed - The entire backside of this building had no insulation, which was installed, then plywood, Tyvek, window flashing and new siding.
- Bldg. 3500 (awaiting final inspection)- The back side of this building had insulation as well as plywood already installed.
- Review for interior repairs in bldg. 3400 and 3500 will be scheduled soon.
- Currently we have four porches opened due to wood rot. The engineering scope of work was received and our contractor is preparing an estimate for repair now.

Sidewalks - Numerous sidewalks throughout Sweetwater Blvd need repair. We have contracted with Precision Concrete to lift, repair or replace several slabs! Contractor will begin soon. Pools 7 and 8 also need numerous slabs lifted on their decks, we are working on bids now!

2023-2024 Insurance renewal- Cost estimates are much higher than budgeted, but we are still awaiting other bids. A final decision will be made at the next Board Meeting- February 17th at 2pm.

Vinyl Railings- For those interested - The engineering scope of work to replace wooden railing & spindles with vinyl, is still in process. Once received, the Manager will eblast all and post it on the website.



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Spectrum Community Wi-Fi

Spectrum is currently finishing up a large project in Myrtle Beach, once it is completed, they will begin preparing to remove the community Wi-Fi equipment. Once removed a blank wall plate will be installed. More detailed information will be sent once scheduled!



Sweetwater Rules and Regulation Reminders:

Noise- Being thoughtful of one's neighbors is essential in a multi-family community. Noise from pets, television, stereo equipment, clothes washer/dryer, musical instruments, and people should be, **kept at a minimum at all times** and especially during the hours of **11PM through 8 AM**. Please be considerate of your neighbors.

- All units are limited to residential use only. Commercial use of any kind is prohibited.
- No immoral, improper, offensive, or unlawful use of condominium or common areas is allowed. If you notice this type of behavior, please contact the authorities. It is a vital importance that any dangerous activities be reported to the authorities.
- Every owner must promptly perform all maintenance and repair work, which if omitted would affect another unit.
- The greens and walkways in front of the dwelling units are common areas and should not be obstructed or used for any purpose other than ingress and egress from the dwelling units.



Thomas cutting a tree limb!

Maintenance Technician- We hired a new Maintenance Technician, please welcome Matt Kampman to Sweetwater!



Watch for wild animals, especially at night. A couple of foxes have been spotted near the boat storage area.



Large Hawk, enjoying his "lunch" near the mailboxes, at the Tennis/Pickleball Courts!



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. **PAYMENTS NEED TO BE MAILED.**

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: Kathy Correll

kcorrell12@yahoo.com

Vice President: Sal DiLorenzo

sdil198@gmail.com

Treasurer: Roger Irons

rogerirons67@gmail.com

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lmurray29935@live.com

Director at Large: Janet Sherman

jks6202@gmail.com