



SWEETWATER NEWSLETTER



JULY 2023



HAPPY JULY 4TH

SWEETWATER ENTRANCE

Thank you to our Sweetwater maintenance staff who placed the beautiful flags throughout our Sweetwater property.



PETS – NO PETS ARE ALLOWED IN OR AROUND THE POOL AREA. Also, please try to walk pets in other common areas, and not around the pool areas! Thank you.

POOL HANDRAIL - We have recently purchased pool bar covers for all 8 pool steps. This will help keep the handrails cool in the summer heat.

SAFETY-



Per the Fire Marshal of Horry County, **NO SMOKING** is permitted in all breezeways upstairs and downstairs. No Smoking Signs are placed at all breezeways of each building. No ashtrays are allowed. The discarding of cigars, cigarettes, or any other objects on any portion of the common property will not be tolerated. This practice is not only unsightly but also hazardous. Horry County Council approved a **“NO DISCHARGE OF FIREWORKS”** in the community, signs are installed at both entrances and exits.



Getting to know your neighbor is the first step to becoming a kind neighbor. Get out of your comfort zone and make an effort to learn their names. If you feel comfortable, let them know that you're there to help, if they ever need a hand.



ATTENTION HOMEOWNERS!!

PORCHES – Due to ongoing porch issues, the Board is requiring that... **Owners DO NOT REPLACE** their porch flooring until the new ARB (architectural review board) guidelines are sent out. In addition, ARB guidelines are also being prepared for vinyl porch spindle replacement. The HOA Contractor continues to work on the cost estimates for vinyl porch spindle replacement. In the meantime, Owners should not replace porch spindles or flooring until new ARB requirements are sent out.

DRYER VENT CLEANING – All dryer vents have been cleaned from the EXTERIOR of the unit and components inside were reviewed. **PLEASE NOTE: DRYER VENT CLEANING IS THE OWNER'S RESPONSIBILITY,** and should be completed periodically, depending on usage. **ALWAYS ENSURE YOUR** exterior vent cage is clear after each load!

MAINTENANCE UPDATE-



Railings. All buildings now have two aluminum railings on the interior stairwells. Finalizing of stair nose is in process and gutter extensions are completed as needed.

Rock has been placed in many locations. Contact Jennifer if landscape rock is needed near your unit.

Mulch is being installed in some small areas around the property. The savings from scaling back this project and doing the work with our maintenance team totals almost \$10,000.

Building interior cleaning continues, includes carpet cleaning. About 9 buildings are still to be completed.

DHEC pool inspections were passed on 6/1/2023. They will return soon, please follow all the pool rules!





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COMMUNITY MANAGER/MAINTENANCE UPDATES:

Construction update- Buildings 1200, 7300, 2494 are completed. We are awaiting the review of 2482. There were a few issues with repairs on 2494, and all are being corrected now. Currently under construction- Bldgs 2498, 2478. Bldgs 2474 and 2490 will begin soon. The Board decided that buildings 3100 & 3200 will be next, based on water intrusion issues; and then 1100 and 1300 will follow. The Board then will discuss the next schedule.

Dryer Vent Covers – Contractor is having issues purchasing the new dryer vent covers. They are no longer in production, but we are hoping to find enough inventory to finish the community. If we cannot locate sufficient inventory, we will resort to the cages style vent cover again.

Porch Repairs - HOA contractor is currently working on buildings 4200 and 4300 porch repairs. Following 4300, the contractors will move to porch repairs on buildings 1200 and 3300.

Stairwell - We have received the engineer's scope of work for the replacement of the building 2300 stairwell. We are awaiting the HOA Attorney to review the two options provided by the engineer.

HVAC Shared Line Issues and Main Line Clogs, as they are arising again. The Board discussed moving the second-floor units to their own line (where needed). These individual lines cannot be installed on the 1st floor (since we would need to cut into the building's slab). Jennifer will review potential plumbing contractors for additional bids. If any owners would like to recommend a contractor for potential review, please contact Jennifer.

Terminix notice: A new type of termite has been found in coastal SC. Before we have Terminix add to treating our buildings for this new type of termite (more than \$600 annually per building), Jennifer will do some research with other area property managers and will report back to the Board.



Around Sweetwater....



SWEETWATER LANDSCAPING COMMITTEE HARD AT WORK!!



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

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