



SWEETWATER NEWSLETTER

JUNE 2023



From your Board: Keep an eye out for additional information regarding the items below:

- **Porch Railings**- Scope of work including materials to replace wood railings with vinyl.
- **Porch flooring**- *Please wait to replace your porch flooring* until the Board provides the correct procedure!
- **Next Board Meeting:** June 22nd – 2pm



Past Board Member – The Board would like to recognize and thank **Janet Sherman** for the years that she spent on the Sweetwater HOA Board.

SWEETWATER POOL BANDS:

Anyone using the pools, **“MUST WEAR SWEETWATER POOL BAND”**. If you do not have **POOL BANDS**, you may purchase them from the HOA office.

NO GLASS OF ANY KIND is allowed in or around the pool area. The use of the pool is at the **“PERSONS OWN RISK”**. No lifeguard is present.

NO PETS – Pets are **NOT** permitted in or around the pool area.

Also, please try to walk pets in other common areas, and not around the pool areas! Thank you.



WATER DAMAGE! - Recently two units in the community suffered water damage due to plumbing issues in the unit above! We have noticed some units still have the original hot water tank making it 20+ years old.

PLEASE ENSURE THAT ALL PLUMBING COMPONENTS ARE REVIEWED ANNUALLY. Also, it is very important, when leaving for a couple days or more, please **TURN OFF THE WATER TO YOUR UNIT**. Water shut off valves are located outside in landscape rock.

A Special notice regarding plumbing components will be sent to all Owners very soon!



RESPECT!

Being respectful and extending a helping hand to those who live around you goes a long way. This is a great way to meet your neighbors, get on good terms and maybe even form lasting friendships.



Community Manager & Maint. Update:

***Construction update:** Buildings 1200 and 7300 are finished, awaiting porch repairs.

***Building Siding:** Contracts are signed, and siding has been ordered for 2478, 2482 & 2494 Coastline Ct. Work will begin soon, notification to be sent prior.

***Porches:** Repair contracts signed for buildings 4200 and 4300. Several other Bldgs have porch damage and will be scheduled for repair soon.

***Concrete Repairs:** All concrete pool decks were repaired & painted. Still awaiting repairs to several sidewalk areas.

***Pools #5** has a new salt control panel. **Pool #4** has a motor issue but is currently working.

***Landscape Rock** has been replaced in many areas.

***Mulch** - Our maintenance team installed mulch along Sweetwater Blvd. and along the Woodthrush Dr. side. Additional mulch will be ordered for the Coastline area. Having our maintenance team install it has saved the HOA thousands of dollars.

***All HVAC drains** have been cleaned out.

***Gutter Extensions:** The maintenance team are removing expandable gutter extensions as they are tearing. PVC gutter is being used in its place. This provides a stronger solution and saves some money.

***Watering the center of Sweetwater Blvd.** Thank you” to the Board Members and Landscape Committee who have volunteered their time to help water the landscaped center area on Sweetwater Blvd.

Watch out for our Momma racoon! Meet our fellow



neighbor, she cares for her babies at night and looks for food in the daytime! Usually seen in the trash corral next to the Sweetwater office. Snake Chaser said not to bother her, and she will not bother us!! Signs to be posted on corral soon. **DO NOT PURPOSELY FEED HER!** Thanks!



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LANDSCAPE COMMITTEE:

Working hard in the Courtyard area and around bldg. 7000. Thank you to this committee for helping make Sweetwater a beautiful place to live!



PETS

*The **only** pets that are permitted within condominium property and common elements are companion pets, such as birds, domesticated cats, fish, dogs, and other small mammals. Under no circumstances are exotic cats, non-human primates, horses or other farm livestock or zoo type animals permitted within the condominium property or common elements.

***Dogs must be on a handheld leash** while on the condominium property and be under direct supervision. Electronic leashes are not permitted. Pets that are not on a leash can be considered a threat to the community.

***No pet** may be left unattended outside a unit including porch areas at any time.

* **In no event** shall pets be chained or secured in any manner on the exterior of the condominium property.

***Owners are responsible for cleaning up after their pets.**



PICKLEBALL

- Calling all "PICKLEBALLERS" ... All are welcome to come and join the fun at the Tennis/Pickleball Court...**Tuesdays at 6:00PM.**



DRYER VENT CLEANING:

June 5th – 23rd. All dryer vents and lines will be cleared from the exterior of the building and the interior of each unit. **If you have recently installed new locks, please ensure the HOA office has a copy of your key prior to June 5th.** If Res-Q is unable to enter your unit to perform the interior vent cleaning, you will be responsible for having this completed.



TRASH AREA RULES

***No dumping of bulky/large items**, take them to Horry County Recycling Center and **all cardboard boxes must be broken down** and placed in a bin.

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

***ENSURE LIDS ARE CLOSED.** (Animals will tear into any accessible trash bag looking for food.)

*Our maintenance staff rearrange trash bins and trash several times a week, preventing them from working on other projects. There are numerous trash bins/trash enclosures 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.

An immediate \$75 Fine and/or Disposal fees are now being implemented to residents who violate these rules.

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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