



## Owners Newsletter

July 2022

Launching into summer with crowds and fun in Myrtle Beach. Welcome home to Seagate Villas our oasis among properties at the beach. Enjoy the amenities, and the social atmosphere with family and friends.

### **Financial Management**

Currently we are operating to our budgeted plan. Both our operating and reserve funds are meeting plans and expectations for maintenance and improvements. A \$500 assessment for each owner was recently due, and we are expecting all accounts to be paid current.

### **Board Member Reports**

**Buildings** – Several questions have come-up regarding "limited use common space" structures. To be clear, routine maintenance for cleaning and maintaining stoops, balconies, decks, and patio structures is the responsibility of the individual property owner. Structural issues, safety, and failures are to be reported to the Board for repair. Wood/stucco painting is on a scheduled cycle every 7 years. If cosmetically you wish to paint, Sherwin Williams colors are posted on the portal, or on the shed wall just inside the door. You are welcome to leftover paint stored in the shed. Please make sure it is the appropriate match, and clean-up and store back appropriately.

Plans are to touch-up painting of siding at certain areas to get us to the repaint of the wood in two years. These areas are being watched for siding replacement within budget prior to painting. Also, certain side-light trims are in need of touch-up.

Late this year, we will be replacing the sewer connector behind unit #17 with two 45 degree clean outs for the Building E sewer main. This was recommended several years ago, and recently a confirmed need. The sewer main at units #13 and #14 is flowing without further repair or replacement of the sewer main. A studor vent has been recommended to the owner of unit #13 to improve pressure and flow.

**Pool** – Everyone is reminded that owners and guests should obey all pool rules and hours of operation. Specifically, no pets and no glass or breakables are allowed in the pool area at anytime. Also, please remove your trash refuse when leaving the pool area, the bouy safety rope is to remain attached as a depth marker and no play or sitting on it is allowed. We have recently replaced the safety rope as it was becoming frayed and broken. Please be considerate of others with smoking in the pool area, extinguishing cigarettes in the pool water, or using the deck as an ash receiver is not acceptable behavior. Pool resurfacing is scheduled for early October.

**Grounds** – Landscaping projects are scheduled with Starwood our provider. Mulch touch-up, shubbery at units #31 #22, and #4 are planned. In addition there are plans to remove the palm tree in front of unit #1. The tree is encroaching on the hard scape, foundation, and roof area at Building A. In addition, trimming of the palm boots and branches rubbing the soffit, trim, and roof of Building A is planned.

**Owner Relations** – Unit #13 has been listed for sale. In addition please be aware of those sharing our surroundings. Unfortunately everyone does not have the best of intentions. Recently one of our guests was verbally accosted by a registered sex offender while on the beach. Please look out for one another and report suspicious behavior to the Horry County Police.

The Board of Directors have approved minor revisions to the 2022 rules planned for a separate communication and posting at a future date.

**Reminder: Please be courteous to your neighbors and their guests by observing Seagate Villas quiet hours between 10:00 PM and 9:00 AM daily.**

*Your Board of Directors*