

W I N T E R 2 0 1 3 / 2 0 1 4

The CABANA Report

BROUGHT TO YOU BY



ABSOLUTE ISLAND MANAGEMENT

2013 PROJECTS COMPLETED

The Board of Directors along with management have been busy in 2013. Below is a small update of accomplished action items for Summer House.

- Outdoor kitchen upgrade and remodel – includes two new grills, two refrigerators, a large sink basin with overhead sprayer and large steel work tables for preparation
- Pool pump room equipment upgrade
- New front gate hardware and software system with cameras
- Painting ground floor building entrances with no slip paint
- Community wide dryer vent clean out
- \$20K in regime fee delinquency recovery
- Roof repairs to all buildings as well as squirrel proofing
- Gutters added to two more buildings
- Dead trees removed and trimmed away from the buildings
- Initiate construction defects investigation with attorneys and architects
- Asphalt repairs and new seal coat for parking lot

This was a big year for the Summer House. Capital expenses in 2014 are not quite this extensive. We can look forward to the mailbox center to be renovated with new mailboxes and new tile for the pool and hot tub along with more regular resident “Happy Hours”. The last mudslide happy hour was a huge success and Phil is ready to come up with some summer drink specials to kick off the weekend.

We at Absolute Island Management are proud to manage this Community and want to say Thank You to all the residents and homeowners that make Summer House The Best on the Island. We wish you all the best in 2014!!

Growing Around Town:

The grow season in Hilton Head is much longer than average in the US. As such the flora here must be constantly managed. Recently the board mandated a community audit looking all dead or damaged trees on the property. A total of 17 trees were removed and low lying branches were cut down as well.



**FROM THE DESK OF THE BOARD PRESIDENT,
RICHARD SCHULMAN:**

The design of the Summer House Community, with respect to the layout and placement of buildings in relationship to parking requirements, was poorly conceived by the original developer. The position of some of the buildings resulted in too few parking spaces in front of each building to accommodate the number of condominiums in that building. Although there are 259 parking spaces plus 70 garages for 194 condominiums, not all of the parking is located where residents would like them.

Because of the parking space layout, it is physically impossible to provide a parking spot in front of each building for each of the residents. Even though there are enough parking spots and garages in the community to accommodate one car per condominium, some residents will have to park away from their building. In addition, residents with more than one car or residents having guests with cars, just makes the problem worse.

To help alleviate the parking situation, the following rules must be followed:

- 1) Residents with garages should use them to park their car.
- 2) Guests of residents with cars should park them in the guest parking areas on either side of the J building.
- 3) Residents with more than one car should only park one car in front of their building and their other cars in the guest parking areas.
- 4) If your vehicle does not display current registration/plates it will be towed off the property.

Following these rules will not entirely solve our parking problem, but it will at least demonstrate our respect for our neighbors in the Summer House Community.



Your Summer House Community

COMMUNITY SAFETY AND AWARENESS

The word community is derived from the Latin *communitas* (*com*, “with/together” + *munus*, “gift” a broad term for fellowship or organized society. That said, to live in a harmonious community is a gift that involves awareness of your surroundings and avoiding actions that cause harm to your neighbors. What can we do as residents to promote harmony at Summer House? Well, I have a few things to mention.

* Be mindful of the noise level you create in your home. Try not to let your door slam, avoid music and loud talking on the balcony after 10pm.

* Pick up after your dog.

This is not only a cleanliness issue – it is also a safety issue as diseases can come into your home when you or your dog step on a fresh land mine.



* Leash your dog – it’s the law. If you want to let your dog run without a leash that’s fine just please take him/her to a dog park or another designated area.

* Recycle all plastics, glass, aluminum and paper. There is no need to separate them, just put them into the blue bins at the compactor area. They do not recycle mattresses – you must call a trash removal company for that.

REGIME FEE DELINQUENCY

The financial success of Summer House as a Condominium Association depends on you, the homeowners to promptly pay your regime fees. At this time, we want to say a big “Thank you” to all of you whom have made this commitment. We appreciate it! As you know, the regime fees have increased for 2014 – if you have not already made the change to your new amount – please do so right away to avoid delinquency. Your monthly statement/invoice will reflect your amount due every month.

Over the years, some homeowners have moved out still owing the Association funds for past owed regime fees. We are pleased to announce that over **\$20,000** has been collected from these ex-homeowners without paying attorney’s fees. Absolute Island’s internal enforcement team has been able to represent the Association in Court with great success.



Richard McCarty:

Maintenance technician extraordinaire Richard McCarty was injured in an accident while working the first week in January. He was sent to the hospital to treat a broken leg and will be at home recovering for the next several months. If you would like to send him a card – you may do so by sending it to the Summer House address as we will be checking in on him regularly. His favorite food is Italian so if you make a good lasagna or Italian sausage pasta dish– freeze it and we will deliver it to him as well. Richard is great ambassador of the Community and he will be missed while he is gone. In the mean time, please welcome Tom Daly – he will be filling in for Richard in his absence.

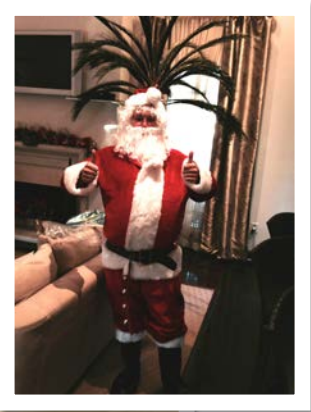




Your Donations

During your 2013 holiday party, which saw a spectacular turnout of homeowners, we collected unwrapped gifts for children of the low country. Those gifts were delivered to the Children's Hospital at Memorial Health. We donated three

santa bags full. It was very well received by the nurses and children. Our own, Kevin Quat dropped off the donation in full Santa garb. Here are some pictures from the donation.



JAN 25-FEB 1
Restaurant Week

FEB 1-28
Gullah
Celebration

MAR 10-15
Wine and Food
Festival

MAR 21-22
WINGFEST
(Absolute Islander
is coming back!)

