

The Cabana Report

Welcome to 2015!



Holiday Cheer and Joy

With over 70 folks in attendance, the annual holiday party of the Summer House community was a blast! And the Backus Children's Hospital received a very large donation from the owners and residents this year to spread joy. Thank you to everyone who attended the holiday party – it was a huge success! We want to give a special thanks to Summer House homeowner Chef Keith Josefiak of Old Fort Pub in Sea Pines and Celebration Events Catering for an exquisite offering of a very tasty menu.

Annual Meeting Elections



The annual meeting of the membership will take place on March 19 at 6:00pm at the clubhouse. This year, pizza will be served and there will be a presentation by current board President, Richard Schulman. Votes will also be counted for the three Board positions that are open in 2015.

Board term lengths are staggered to promote continuity and ensure that there is always carry over of existing and experienced Board members. If anyone is interested in running for the Board this year, please contact Phil for more information on the specifics of the responsibilities involved and to submit a bio.

How to Contact Us!

For regime information call the Summer House office line at 843-681-2877.

If you're calling after hours with an emergency follow the instructions in the after hours message.

To report suspicious activity or report a noise complaint after hours please call Coastal Security at 843-247-0788.

We hope to see you in March!



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Recent and upcoming improvements to the community

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NEW Technology

We have some exciting technological improvements happening in January

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Amendment regarding Insurance

Absolute Island Management, Inc.

We just want to take a minute to thank all of the current board members for their direction and leadership in 2014. The job of a board member can be hard and cumbersome. We work hard to make it easier for them and we appreciate the faith you have placed in your current board and in our team.

All the best for 2015!

SUMMER HOUSE KEEPS IMPROVING

There are many advances we are making as a community. Below outlines a few both to the physical plant as well as embracing technology in a new way to streamline operations and offer better service to our owners.



Come Grill and Enjoy

As you may know, all of the building corridors and floors were recently painted. The handrails and columns all look sharp and the wood flooring is looking better than ever. We will continue to maintain the corridors with regular cleaning by dispatching spider web removal teams to work in conjunction with wasp nest removal specialists. This year was a big year for the spiders on the island and Summer House was no exception.

The pool and hot tub will have new ceramic tiles around the perimeter this winter. This will make for a nice polished look and will add to the already beautiful pool area.

The hot tub has a heat retention blanket on it right now. So, when you come down to use it please put it off to the side, then be sure to put it back to save heat and money.

The stairways are being improved by replacing all worn stair treads – this can prevent slip and falls and will look great too.



New technology has arrived

This year Summer House is taking it to the next level! With the technological advancements provided by Appfolio, the new software provider, owners will be able to pay their monthly regime fees online. You can choose to pay once or set up revolving payments – these payments will come directly from your account and transferred to the Association's account all for free. You may also pay with a credit card to earn points if you choose (for a small fee).

You will still receive monthly statements but you will always have access to your account to view activity online, 24 hours a day. You may still pay with a check but we recommend the online service for fast more secure payments.

We are also happy to report that owners will be able to submit work orders for handy man work to be done inside your unit as well as work orders for the Association such as breezeway lights, noise complaints, etc. An AIM technician will inspect the job and let us know what to do next.

Our goal: To help save you money.

Homeowner responsibility for renters and guests

As a homeowner at Summer House, by means of the master deed, you take responsibility for your guests' actions and behaviors. This rule also applies to owners that lease their home as well as having visitors while you are away.

Please be sure to provide the rules and regulations for the community to your tenants and guests to avoid an uncomfortable situation. We will do all we can to help them be informed however the it starts with you. We recommend having your residents obtain renters insurance. This is a very inexpensive way to help cover a financial obligation you might have in the event a renter damages your property or that of the Association.

**Sales Prices are rising. So are rents.
Email Kevin: kevin@absoluteisland.com
for a current update on where values are
and where they are projected to go!**

Amendment to the Master Deed - Insurance

This year, the Board of Directors voted to require all homeowners to purchase and maintain insurance on their condominium, most commonly known as an HO6 policy.

The master deed for the condominium requires a 66% approval of the membership before a change such as this can be made to it. At this

time, you, the owners have spoken. Ample votes have been submitted and the Association will now require all homeowners to name the Summer House as additionally insured on their individual homeowner policy. Details and recommendations for local service providers will be sent out soon to everyone.

Construction Defects Update

The case for improper construction of certain items at Summer House is underway. The attorneys and architects are working hard to make the best case for Summer House as possible. Any item that posed a life safety concern has been addressed immediately. Once a suit or settlement occurs, the board will prioritize repairs.

While this is never a happy time, we are thrilled that action has been taken prior to the lapse of statute. The repairs once made, will insure Summer House will stand strong for years to come. When there is more news to report, we will pass it along to you.

Speed Bump Update

We assessed the need for adding speed bumps and polled the owners recently. There were some in favor and many others opposed. The real question is do speed bumps increase safety in the community? The board mandated some additional changes recently to assess whether speeding continued. The following improvements were made:

1. New speed limit for the community of 13 mph down from 15.
2. Addition of new speed limit signs.
3. Increased number of stop signs on common property.

4. Addition of white lines for lane division in key locations.
5. Installed a large convex mirror at garage 2 allowing folks to see around the corner.

The Board concluded that after the changes that have been put in place that speed bumps are not a necessary action that the Board will act on at this time. Hopefully we will not have further incidents. Please do obey the new speed limit and report any violations to the management team.

What do you love most about Summer House?



Water Heater Reminder



Damage caused by an old water heater can be extensive! Please change out any water heater that is over 10 years old. Damage from a water heater is the owners' responsibility. The damage is usually catastrophic and does not fall under the regime's insurance.

AC Filters and Spring Check



It is so very important to keep your HVAC filter clean and free from Debris. Please remember to change at least every 90 days. Its also a good idea to check the cooling capacity and pressures in your system prior to the Spring. If there are issues, you may be able to save money as HVAC companies are typically slower in the off season.

Smoke Detector Batteries

Some say to change them when you fall back and spring forward twice a year. While this can be a good reminder, we recommend checking them in between. All you have to do is hold down the test button. If the siren sounds faded or weak, its time to change the 9 volt.



Some winter Summer House housekeeping

We do our best to keep all informed of any violations or complaints. Sometimes its best to offer a reminder to get in front of issues. This page is dedicated to those reminders in an effort to stay ahead of any issues. Being proactive can help eliminate disturbances and embarrassments. Have a tip for the community? Please feel free to email it in for review and publication in upcoming newsletters. summerhouse@absoluteisland.com



Pets at Summer House

The Town of Hilton Head has a law for leashing your pets – and so do we! Please always keep your pet on a leash and always keep a bag handy (green ones provided throughout the community) to pick up after your pet. Diseases are common in areas that have waste on the grounds. Please do your part to keep the community healthy and clean. Please don't leave dogs or pets unattended on the balcony – you may not think your dog barks but it does and it can be a nuisance to your neighbors.

Common Property

At Summer House it is against the rules and regulations to affix anything to a common element. This includes but is not limited to roofs, siding, stucco, railings, balconies and landscaping. The porches or balconies outside your unit are common property, therefore you can not alter them in any way. All holiday decorations must be taken down after January 3rd.

Getting along with Neighbors

The biggest complaint we hear from one resident regarding another is noise in the breezeway. Please keep in mind that folks do not all have the same schedule as you. And, late at night, noise travels. Best practices are to avoid loud discussions on your cell phone or with your guests as you walk from the car to your home. We thank you for giving this topic your attention.



For general questions or to submit an idea for how the community can be even better please feel free to email Phil:
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