



WINTER 2016

THE CABANA REPORT

BROUGHT TO YOU BY



Welcome Jamie Bastian



We are excited to welcome Jamie Bastian, the newest member of our team here at AIM! Jamie has a lot to offer our company and in the community we serve. She will be taking on the role of Property Manager and she will work closely with the members of this community.

Jamie has an extensive background in property management and has years of experience in the industry. She started her journey in the world of property management 10 years ago as a leasing agent at an apartment complex in Athens, Georgia. There she fell

in love with the industry and dedicated her professional life to the world of real estate. Jamie loves to work closely with people and she has an attention to detail that makes her stand out from the rest. She is dedicated to her job and the clients that she serves.

That dedication has recently gotten her inducted to the National Association for Professional Women. She is a licensed Property Manager in Charge through the state of South Carolina and a Certified Community Associations Manager as well. We look forward to a long relationship with Jamie and we hope that you too will welcome her into the Summer House community.

Oh, So Clean!



We would like to take a minute and remind you of the importance of having your dryer vent cleaned annually. Over the course of a year, dryer vents can become clogged with lint which can be very dangerous. Removal of lint is the only way to ensure your dryer does not cause a hazard to you and the entire community. Not only will it reduce the efficiency of your dryer but it also poses a serious fire risk. In fact, there have been several documented cases around the area that have involved fires that started because of dirty dryer vents. This is why we want to offer you a chance to have your dryer vent cleaned. We have been in touch with our local contractor and we have worked out a deal that will allow you to have your vents cleaned for only \$50. The contractor will be cleaning the entire development and has discounted their normal rates. **The \$50 dryer cleaning fee will be added to your HOA fee, this condition is a safety hazard, it is mandatory that it be done, unless you can show proof that it was cleaned within the last year.** In order to conduct the cleaning, the contractor will need access to your condo. They will need to clean the inside of the dryer and the vent duct will need to be removed. A vacuum and brush will be used to clean the duct line via the outside register. For any questions, please contact our office during normal business hours.

A friendly reminder to all residents

The speed limit inside of the parking lot is **13 MPH**. Also, pet owners should always **clean up after their animals**, when taken out for walks. For the safety of everyone, below we have listed emergency contacts. Please keep this list where you can find it. Thank you!

Emergencies – Always call **911** first for a medical emergency, to report a fire or illegal activity.

Absolute Island Management is the managing agent for the community.

843-681-2877

Hours of operation:

Monday through Friday 9:00am to 5:00pm

After hours answering service – Call for a water leak, rule infractions at the pool after hours or if gate is not opening - **843-805-3198**

Coastal Security Investigative Services – Call to report suspicious activity and after hours noise complaints -**843-247-0788**

Police department **non emergency** number -**843-524-2777**

Did you know?

IF YOUR AC LEAKS INTO YOUR NEIGHBORHOOD UNIT AND CAUSES DAMAGE, YOU WILL BE LIABLE FOR THE DAMAGE.

Be Prepared

One of the most important areas of your property is your heating and air system. During the winter months, you depend on it to keep you warm and when the weather is hot during the summer, you need it to stay comfortable. Keeping it in proper working order is in your best interest. One of the most common AC problems that you will have is a clogged drain. This simple issue can cause big problems if it is left unchecked. A clogged drain will keep your unit from working properly and water will back up on the inside. This can cause serious water damage to your condo which can really be costly to have repaired. Furthermore, if your

TO KEEP EVERYONE'S AC UNITS WORKING PROPERLY, WE ARE OFFERING A DRAIN CLEANING SERVICE AT NO COST TO YOU!

AC leaks into your neighborhood unit and causes damage, you will be liable for the damage. To keep everyone's AC units working properly, we are offering a drain cleaning service at no cost to you! We understand that some homeowners have probably cleaned their own drain and can opt out of our free service. For those of you who wish to have their AC drain cleaned, please contact us for more information. This free service is conducted on the outside of your condo so no inside access is required. Remember, it is better to be safe than sorry. So why not schedule to have your AC drain cleaned today?

Safety and Improved Appearance

We are proud to announce that we are moving forward into the future by replacing the spotlights by the entrance of the clubhouse as well as in the front. The reason behind this change is because we feel the need to improve both safety and appearance. We are replacing the old lights with LED bulbs. LED bulbs are designed to be much more efficient than those used in traditional spotlight fixtures. These new bulbs will save electricity and help protect the environment at the same time. By replacing the lights, we have already seen a saving in our 2015 budget which has contributed to the budget underrun. This helps save you money by keeping HOA fees stable and affordable for all. Please come by the clubhouse and check out our beautiful new lighting when you have the time. We feel that it adds beauty and more security to the building, which is always important to us.



Lending Library

We are happy to announce the new lending library here at Summer House. Thanks to the suggestion of a homeowner we have decided to set up the library inside of the Summer House clubhouse lobby. This new library is now stocked with books thanks to several of our generous homeowners!

The library is based on the honor system and we ask that if you check out a book please remember to bring it back so that others can enjoy it. If you have some books that you want to donate to the program they will be greatly appreciated. We hope that everyone stops by and checks out our lovely new lending library.



Let's eat out

By Nancy Schulman

Most experts say that breakfast is the most important meal of the day. In this busy world many of us skip breakfast or grab something on the go. I personally think that having breakfast out is a real treat, in fact, it is one of my favorite meals to eat out. What's not to like.....you sit down and someone serves you a meal that you would probably not make for yourself, much less spend time to sit down and enjoy.

Compared to all the choices of where to have dinner there are a limited number of places that are open solely for breakfast and lunch. While many restaurants offer a weekend brunch I decided to concentrate on a breakfast/lunch menu only. For as long as I can remember The Palmetto Bay Sun Rise Café advertised that it had "the best breakfast on Hilton Head". The current ad now states "one of the best breakfasts on Hilton Head". What happened here? Was this a downgrade and if so, by whom? Were they threatened, did they feel that the slight change in wording made them less likely to be challenged? With this in mind, I decided to investigate.

Located in the Palmetto Bay Marina this small restaurant is tucked away in a space that once attracted only locals, which it did in its early years. Breakfast begins at 6am and the restaurant closes at 2pm [3pm on weekends]. We've eaten there many times through the years and have never been disappointed. They have all the usual breakfast fare: omelets, eggs made

in a variety of ways, pancakes, and several versions of eggs Benedict. My husband's favorite is the crab cake Benedict although he has been known to try other items on occasion. He declared the Breakfast burrito as good as any we've had in the southwest. I like the original, while my daughter is partial to the version

made with avocado, grilled red onion, and tomatoes. Each day they have a different quiche which I like to order because 1- I like quiche and 2- if I make a quiche at home you cannot make a single portion. I've saved the best for last: their shrimp hash which has sautéed shrimp, peppers, onions, broccoli and hash browns topped with 2 eggs made any way you like and hollandaise sauce. Eat this and you're good until dinner. Anyone I

recommend this dish to comes away happy. Last spring I was tempted away from my favorite by a special of the day and much praise from the waitress. I threw caution to the wind and went for it...blueberry stuffed French toast. It wasn't too sweet and the outside was crunchy while the inside was soft and creamy. I was hooked from the first bite. The coffee is good too.

So we are now back to their ad, stating they have the best breakfast may be pushing it, but they definitely have ONE OF THE BEST BREAKFASTS ON HILTON HEAD. I recommend that you give yourself a treat and give it a try.



...BUT THEY DEFINITELY HAVE ONE OF THE BEST BREAKFASTS ON HILTON HEAD. I RECOMMEND THAT YOU GIVE YOURSELF A TREAT AND GIVE IT A TRY.

Christmas Party



The 2015 Summer House Holiday Party was a fantastic event! More than 50 homeowners, tenant and vendors came out to join us throughout the evening. Bess's Delicateness catered a beautiful selection of heavy hor d'oeuvres including, grilled chicken with peanut sauce, mini crab cakes, asparagus wraps, raspberry cheesecakes in chocolate cups, lemon bars and much more. There was also a wide variety of beer and wine provided as well as coffee and water. The guests met and mingled throughout the hours of 6:00 p.m. to 9:00 p.m. The community collected over 30 unwrapped presents for the holiday season which were distributed Christmas Eve to families in the low country.



KEVIN QUAT

Sales Update

During the 2015 year we have seen 15 villas sell and close. Prices are increasing which is great. 3, one bedroom villas sold for an average sale price of \$100,000 and 12, two bedroom villas sold for an average sale price of \$144,000. 2015 sales reflect over a \$7000 average increase in sales price (5% increase) from 2014. I believe this figure will continue to rise as the community looks amazing and is financially very strong. If you would like to understand what your property is worth or if you have any questions about the real estate market in Hilton Head or Bluffton please feel free to contact me: 843-290-6463.