



HILTON HEAD ISLAND

SUMMER HOUSE  
NEWSLETTER

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### FROM THE DESK OF THE BOARD PRESIDENT..

It has been several weeks since the homeowners executive board of Summer House has been in operation. As you must realize there are a lot of items to consider when taking over a major responsibility of managing a large community, such as Summer House. The Board has met several times with continuous communications between meetings to address the many items that are being reviewed. We are reviewing the financial records, the state of the facilities, the management operations, and transfer of the property from the developer to the homeowners. These type of activities will be pursued by the Board on a regular basis to ensure smooth operation of Summer House.

It is the Board's philosophy that the homeowners should be kept informed of the activities affecting the status of Summer House. To this end, this newsletter is being distributed on a regular basis to inform the homeowners of the management and improvement activities that the Board is pursuing. The activities of the last few weeks are described in this issue.

One of the key accomplishments that I would personally like to report is the reserve financial analysis that we have completed in the last few weeks. This analysis addresses the financial status of the reserve funding that is required for Summer House. The reserve funding is the money that is required for all of the regular maintenance that must be performed over the long term to keep Summer House in excellent condition, such as painting of the buildings, replacement of roofs, etc.

Through the Board's investigation it was determined that a serious financial problem was going to occur over a 20 year period based on the present method of allocating funding for the reserve budget. Because we found this problem far in advance we have been able to develop a solution to avoid this problem without an increase of our monthly HOA fees.

Reading this newsletter will keep you up to date on the status of Summer House.

Richard Schulman  
Executive Board President

# SUMMER

## Community Update

Quite a lot of work has been accomplished over the past month including:

- Gutters have been installed on buildings D, E, J, K
- Parking lot entrance has been re-stripped
- The pool cabanas will be reconstructed in the near future to have a permanent roof, power for fans and lighting
- New pool sofa is on its way to replace a broken day bed
- The pool kitchen has undergone repairs and a painting

- Additional Doggy Station installed by the J building



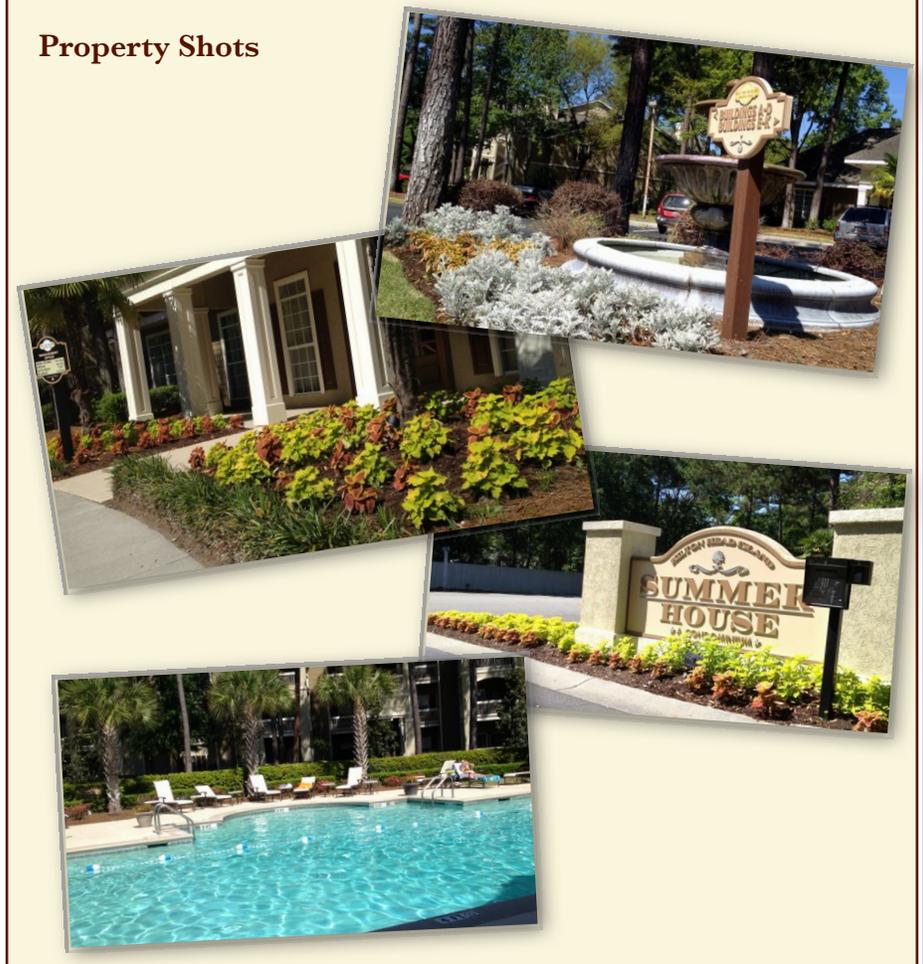
- Car wash has been repaired and is operational
- New signage has been added to the pool area reminding of the rules as well as speaking to the surveillance monitoring
- Patio Appearance notices have gone out
- Quotes are being reviewed to install a fence along the open areas of Marshland Road

### Pool Hours:

7 Days a week  
5AM until 11PM

*Please note that no alcohol or smoking is allowed at the pool.*

## Property Shots



## Security Report:

Two unfortunate incidents occurred in early April. A GPS unit was taken from an unlocked vehicle and a garage had items illegally removed.

Here are some basic guidelines for you to follow:

- \* Lock the dead bolt on your door at all times, whether at home or away.
- \* Keep your vehicle locked at all times.
- \* Close and lock your windows and patio door when you are away. Do not leave your apartment unattended with windows or doors open.
- \* Close your blinds when you are away.
- \* Do not hide your front door key under your doormat.
- \* Be alert and careful when you walk alone outside.
- \* Please notify the office of any faulty exterior lighting.
- \* Call 9-1-1 if you observe anyone suspicious on the property.
- \* Do not open your apartment door to strangers and always ask for identification before allowing anyone into your apartment.
- \* Do not leave valuable items in your car.

# SUMMER



## Management Company

The board has reviewed and voted to hire Absolute Island Management, Inc (AIM) as the managing agent of Summer House. AIM begins May 1st 2012. Absolute Island Management (<http://absoluteisland.com>) has been in business since 2007 on Hilton Head Island. Its principles have over 20 years of multifamily and Association management experience. With this change comes some exciting new updates including the ability for owners to make payments online, obtain copies of insurance and account ledgers, submit online requests and suggestions for maintenance services for the community and more. Over the course of the first few months expect more updates from AIM.

## Meet Phil

Absolute Island Management has hired Philip Hildreth to be the onsite manager for Summer House. Phil has an

extensive background in luxury hotel and resort management. In 1992 he opened the Ritz Carlton Hotel in Aspen Colorado where he worked his way up in the food and beverage division. Since then Philip has held senior management roles with luxury hotel chains in San Francisco, Jackson Hole, Florida Keys, St. John USVI and Palm Springs. Philip has a degree in public speaking from the University of Georgia and has led seminars and training sessions on the value of positive communication and follow through in the hospitality industry. Philip's training in customer service and creating memorable experiences transfers well in the real estate management field and will have a tremendous effect on the Summer House community.

Most recently Philip held the general manager role in a luxury high rise condominium community in Atlanta, Georgia where he achieved his

Community Association Management License. In his role as General Manager at Summer House Condominiums he will focus on customer service, energy savings and increasing net operating income by creating revenue streams for the Association. We are confident that Philip will elevate the sense of community with his passion for cooking by hosting events at the pool and clubhouse throughout the year.

Phil will report to the Board of Directors as well as Kevin Quat with Absolute Island Management.

## Upcoming Events

- 2012 RBC Heritage is April 9 - 15th.
- Hilton Head Seafood Festival is April 28th.
- Hilton Head Rib Off is May 19th.
- A meet the manager event will be held in May.

More information to follow shortly.

## Maintenance Tips

*With temperatures beginning to warm in Hilton Head now is the time to have your HVAC system serviced. When having it serviced, ask the technician to add an algae*

*tablet to the condensation drain. This will prevent algae growth and the dreaded condensation line back up. In addition, have them change your filter and inspect the coils. If they are dirty, have them cleaned.*

*A clean coil will make the system last a lot longer as well as will reduce your electric bill.*