

Spring 2014

THE CABANA REPORT

Brought to you by



2014 Annual Meeting
a great turn out

FROM PIZZA AND REFRESHMENTS TO A SLIDE SHOW

The 2014 annual meeting was a great success. For a summary of the slide show please visit:

<http://www.summerhousehiltonhead.com/owners>

The annual meeting this year saw attendance of over 60 homeowners. Held March 20th, 2014 in the Summer House Clubhouse, the annual meeting was called to order by President Schulman. Ballots were collected and the new board for the Summer House community was announced after the slide show.

PRESENTATION HIGHLIGHTS (ON SUMMER HOUSE WEBSITE) INCLUDE:

- A new website tab for owners.
- Review of the 2013 goals.
- Values of Summer House properties are increasing.
- Reserve account is increasing.
- Review of other 2013 accomplishments (also available on the website).
- After hours Security was explained.
- Past due collection of HOA dues of \$20,000.
- Update on the construction defect investigation progress.
- Explained the reasons to update your water heater.
- Financial summary was presented.
- Explanation of Association dues increase (major reasons for increase, insurance, additional security and need to increase reserves funds for future improvements).
- 2014 improvements outlined.
- Major long term future improvements discussed

Questions or comments? Please email
phil@absoluteisland.com

SUMMER HOUSE HOUSERS 2014



Homeowners listening and learning more about the community

2014 BOARD	2014 GOALS	PROPERTY VALUES
Richard Schulman Charles Masalin Gary Derrigan David Benedict Greg Roberts	Paint all hallways and railings Replace tile around the pool and spa Replace the mailboxes Replace the flooring in the fitness center	Values are increasing at Summer House. If you are interested in knowing how best to prepare your property for sale please contact the management office for a list of tips

Your money going into infrastructure

In the past few months quite a lot has happened at Summer House. The parking lot was refinished and stripped. The outdoor kitchen received a much needed roof. The pool deck has been repainted. New landscape color and pine straw has been added to key areas of the community as well as new flooring has been installed in the fitness center.

We are working hard to ensure your property values will continue to increase. If you have a desire to be more active please contact Phil in the management office. We always welcome the participation of homeowners to chair or participate in committees.

A Summer House resident happy hour will be happening in the next few months so please keep an eye out for the invitation.

How best to live happily in a condominium community

Condominium living has so many advantages including sharing some of the nicest amenities like our pool and fitness center. At times however there can be challenges.

Please use these tips to ensure a happy life for you and your neighbors:

- Be respectful of noise levels that come from your villa. Sound travels especially up and down. Your neighbors may have a different schedule than you so keep that in mind when you are jumping up and down when you see your pet or at the thought of laying on your couch when you get home.
- Meet your neighbors. We are all in the community together. Whether you like being social or not, we encourage everyone to be a good neighbor and introduce yourself. It makes for a pleasant home life and you never know when you will make a new friend.



AROUND TOWN



NEW STUFF:

Now you can grill rain or shine with the new roof over the pergola at the pool kitchen. This nice addition also will lower the wear on items in the kitchen itself serving a dual purpose.

Plus check out the new signage and rocks. Summer House continues to have the BEST amenities on the island.

SPRING IS HERE

What does that mean for the systems of my home? Here are some tips for maintaining the HVAC

Improper refrigerant charge can damage your compressor, which is the heart of your air conditioning system; this is an expensive air conditioner repair. Systems improperly charged will cause increased electric bills because this will reduce the efficiency of your air conditioning system. The proper refrigerant charge will provide longer equipment life, lower your utility bills and reduce the need for air conditioning service.

CHECK YOUR REFRIGERANT LEVEL

A dirty condenser coil (outside unit) will reduce your air conditioning systems ability to remove and reject heat from your home. This will cause your system to run longer and increase your electric bills. The benefit of a clean condenser coil is proper heat rejection, reduced run time and lower energy bills. A dirty air conditioning condenser can lead to system failure and

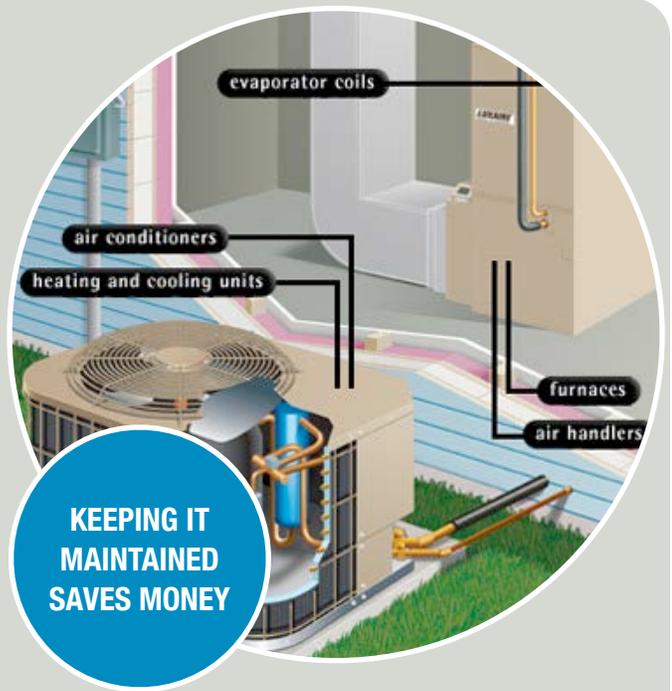
the need for you air conditioner to be repaired.

REPLACE FILTERS EVERY 90 DAYS

Dirt and house dust that escapes through your air conditioning filter can cling to the cold moist coil. This will restrict the air flow through the coil reducing your air conditioning system of performance and capacity. Maintaining the evaporator coil will ensure that proper air flow is delivered to all areas of your home, increase comfort levels, provide better dehumidification, and a cleaner healthier indoor environment. Inspecting and changing your air filter on a monthly basis will help prevent air conditioner repairs.

CLEAN OUT CONDENSATION LINES

As your air conditioning system removes heat from your home, humidity is extracted from the air.



The condensation created by warmer air passing over a cold coil must be drained from your system. This is done through a condensate drain line. The drain must be checked and cleared of algae build up or foreign particles clogging the drain, which could cause water damage to the ceiling or floors of your home. By keeping your air conditioner drain line clear you will reduce the need for air conditioning service and overflow problems which can result in water damage. Proper draining will also aid in maintaining indoor humidity levels.

Wingfest Update:

What makes a property manager good at making chicken wings? Nothing really but your property managers rose to the challenge and participated in the 19th Annual Hargray Wingfest. The event raised money for the Children's Scholarship Fund for the Island Rec Center. And...the results are in...thanks to your support WE WON!

RESIDENT FUNCTION

- Drinks
- Good Food
- Neighborly Fun

WHEN?

CINCO de MAYO -
May 5th, 5 - 7pm

SUMMER HOUSE POOL

HAPPY
HOUR

MANAGEMENT

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