



»» IMPORTANT INFORMATION

2018 ANNUAL MEETING - MARCH 22 AT 6:00PM

The annual meeting of the membership will take place on March 22 at 6:00pm at the clubhouse. There will be a presentation from the Board President. Votes will be counted for the two Board positions that are open in 2018.

Board term lengths are staggered to promote continuity and ensure that there is always carryover of existing and experienced Board members. If anyone is interested in running for the Board this year, please contact Marsha for more information on the specifics of the responsibilities involved and to submit a bio. We hope to see you in March!

ROLE OF THE BOARD OF DIRECTORS

The Board of Directors are your elected officials at Summer House. They volunteer their time for the benefit of You, the homeowners and tenants. In order to perform their duties, each Board member spends time reviewing weekly action sheets provided by the manager. They will make suggestions and at times, vote for new improvements or discuss matters that affect the future financial standing of the Association. The responsibility of the Board members does not stop there. Each year a new budget must be determined and voted on by the Board. They work closely with management to look 20 years out to be sure that the reserves are ample and that a solid financial plan is in place.

SUMMER HOUSE UPDATES JANUARY 2018



- » New gas logs have been installed for the outdoor fireplace located in the pool area.
- » Two new grills have been installed for the pool area.
- » There have been a number of complaints regarding vehicles that are parking in front of buildings without parking decals. Please come by the office and register your vehicles. Management will give approval for towing if a vehicle is not registered and occupies a parking space without a parking decal. Let's all work together!

»» 2018 ANNUAL PARTY



The Annual Party was a great success. Would like to give a big Thank You to Marcia Hunter (homeowner) who assisted with planning this event. Thank you Mark for bartending the event. We would like to recognize the following vendors May River Landscaping, Enviro Clean, Hargray, Scott Wild (Regime Attorney), Engel & Volkers for their donations. Thank all of the residents that came out to celebrate. We are looking forward to the Summer Bash. Volunteers are needed for planning this upcoming event. We have received a number of compliments from the residents. If you are interested in assisting and have some ideas that you would like to suggest, please contact management.

»» STATUS OF THE SUMMER HOUSE CONSTRUCTION DEFECTS REPAIR PROJECT BY RICHARD SCHULMAN, PRESIDENT OF THE BOARD OF DIRECTORS

I reported earlier this year that the construction defects lawsuit, which had been in process for three years, was settled. I indicated in that last report that the Board of Directors was taking the next step, which was to institute a plan to make the repairs to the Summer House development that was identified by the lawsuit. This required the award of contracts to the appropriate parties that were needed to execute those repairs.

After doing research with respect to this type of project, i.e., investigating similar projects being conducted in the Hilton Head area, it became apparent that the first step to executing a large construction repair project was to hire an architect. The architect acts as the lead on a construction project by defining in detail the work the construction contractor to perform the work. The architect also works closely with the Board to identify and award a contract to the construction contractor based on the drawings/specification package generated by the architect, which defines the construction defect repair work and how the repairs should be implemented.

Therefore, to execute a plan to award an architect contract, the Board generated a request

for proposal (RFP) defining the requirements of an architect for the Summer House project. This RFP was sent to multiple architects in the area, and the Board received proposals from three architects.

After intensive reviews of the proposals, interviews with the architects, detailed reviews of references involved with previous projects of these architects, and an evaluation of the proposed costs, an architect was selected for the Summer House project. The architect that was selected is The Sherratt Company, located in Hilton Head Island. This architect was selected based on his extensive experience working on similar projects to Summer House, and an acceptable cost.

This award was made two months ago and the architect has been turned on to start the development of the drawing package.

The Board is working with the architect to award a contract to a construction contractor to perform the work defined by The Sherratt Company. The Summer House homeowners will be kept informed of the status of this project as the key milestones are completed.

>> LETS EAT OUT



Photos from www.facebook.com/SakeHouseBluffton/

SAKE HOUSE

BY NANCY SCHULMAN

Japanese food has become popular over the past few years. Many Japanese restaurants offer hibachi dinners which are popular with families, especially kids, since the food is cooked right in front of you and the chef puts on a “show”. While entertaining I don’t consider this true Japanese food. What comes to my mind is SUSHI. So, for this article I’d like to introduce you to the delights of sushi. Let me begin by saying that to truly enjoy this you must like fish. I’ve heard people say “I don’t eat raw fish”. One, not all sushi is raw, two, many items contain no fish only vegetables, and three, you should give it a try at least once, because you never know.

Our go-to restaurant for sushi is Sake House in Bluffton on Route 278 in the same strip mall as Best Buy. For novices to this food, I’d begin with a soup and/or salad. Appetizers are optional because sushi itself comes in small pieces. Soup is a smooth broth (called clear soup) with sliced mushrooms and scallions or the traditional miso soup which has small pieces of tofu, scallion, and seaweed in it. For appetizers gyoza [pan fried dumplings filled with pork or vegetables] is always a good choice. Don’t want fried, try the shumai, a steamed shrimp dumpling. Tempura is lightly battered and fried shrimp and vegetables, or chicken, or some combination. For a raw appetizer I like the spicy tuna or salmon tartar or sunomono (thinly sliced raw fish, cucumber and lemon in a ponzu sauce).

True raw fish is called SASHIMI sliced very thin. NIGIRI is thin slices of fish sitting on top of rice. Then there are the rolls, many of which are cooked and contain fish with cucumber, celery, or avocado wrapped in rice. They are cut into 6 pieces. I prefer the raw rolls: tuna, salmon, or

yellowtail. The spicy variety has a slight kick to it. To any of the above you can enhance the flavor with slices of ginger, soy sauce, and/or wasabi. All entrees offer some combination of different rolls and sashimi, or assorted sashimi (different fish).

Sake House has an extensive menu of fancy rolls each with a special name. Fortunately, there is a description of the roll on the menu. These rolls are larger and cut into 8 pieces. Again, some are cooked while others are raw. If you are a fan of soft shelled crab, the spider roll is a must. The lobster roll is lobster tempura rolled with lettuce, cucumber, and tobiko, served with a special sauce. I’m partial to the crunchy roll which is tempura shrimp wrapped in rice with spicy crabmeat on top. One of the most popular is the Golden Tokyo roll; deep fried crabmeat, celery, and avocado with spicy crabmeat on top. The raw rolls have a variety of fish or seafood inside as well as outside. Two of my favorites are the Phoenix’s Tear and the Dynamite roll. The Phoenix Tear contains spicy salmon and tempura while the Dynamite roll has spicy tuna and crunchy crabmeat.



We’ve been going to the Sake House for many years now and like to order different things each visit. We have never been disappointed. The restaurant also has traditional hibachi tables in a separate room. I’ve saved the best for last:

on Monday through Thursday there is a large selection of sushi at half price, which is a bargain. The fancy rolls are more expensive and can add up fast. I realize that this food is not for everyone. Whether raw or cooked you must be a fan of fish. But I have every confidence that if you give Japanese food a try, you’ll soon be a fan.

SUMMER HOUSE
SITEPLAN



COMMUNITY ACTIVITY

There have been a number of concerns regarding police activity here at Summer House. There was an incident during the holiday that warranted the sheriffs to secure the perimeter of the front of the property in pursuit of an individual that was being pursued by the sheriff down Marshland Road. They were able to catch the perpetrator in Indigo Run.

The other incident was unfortunate that dealt with an unstable individual. During the holidays there tends to more depression. The person arrested was a guest of a resident. The resident has been spoken to and confident that the resident's guest will not be back to Summer House. Please remember that you the resident are responsible for your guest's actions while they are visiting. If you should happen to see any suspicious activity, please call the sheriffs department to investigate. We all want to feel safe here and working together as a community is the first step.

It has been mentioned that possibly forming a Neighborhood Watch Committee here at Summer House. If anyone is interested in participating, please contact management at marsha@summerhousehi.com.

PARKING – LET’S WORK TOGETHER!

One of the biggest concerns facing Summer House residents is parking. It can be frustrating to come home from work or an outing only to find someone without a parking sticker parked in front of your building.

Two windshield stickers are available per residence, when the necessary paperwork is provided. When moving in, folks need to present a valid driver's license, current vehicle registration, and insurance cards for any vehicles to be kept on the premises. Tenant parking beyond two vehicles with stickers must be in one of six designated visitor parking areas.

On occasion, you may need a temporary car pass. For example, if your vehicle is being serviced. A temporary pass can be obtained by visiting the Summer House property manager's office during office hours, 9 a.m. – 5 p.m.

Parking stickers are to be placed in the lower right corner of the drivers' side rear window. Temporary parking passes should be kept on the dashboard at all times.

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 this 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.

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**

Monday -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**

»» SAVE THE DATE -



CHAMBER RESTAURANT WEEK
FEBRUARY 3-10

»» SALES UPDATE

Summer House has seen an uptick in market value in the last 90 days. Four, two bedroom villas have sold with an average sale price of \$171,625 selling at 96% of list price. There are Two, two bedroom villas for sale starting at \$180,000 and One, three bedroom villa for sale at \$225,000. There are also two garages currently for sale. If you would like more information or a free property value assessment please feel free to contact me directly: kevin.quat@era.com

FEBRUARY 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3 Chamber Restaurant Week American Heart Association Ball
4 Chamber Restaurant Week	5 Chamber Restaurant Week	6 Chamber Restaurant Week	7 Chamber Restaurant Week	8 Chamber Restaurant Week	9 Chamber Restaurant Week	10 Chamber Restaurant Week Regime Fee Deadline
11	12 Summer House Community Meeting	13	14 Valentine's Day Ash Wednesday	15	16	17
18	19 President's Day	20	21	22	23	24
25	26	27	28			

»» 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.



BOARD OF DIRECTORS

- President** - Richard Schulman
- Vice President** - David Benedict
- Treasurer** - Jim Kroll
- Secretary** - Dawn Lamb
- Member At Large** - Jeff Rocket

MANAGEMENT TEAM

- Summer House Property Manager** – Marsha Garrett
- Maintenance Supervisor** - Mark Blackburn

»» GETTING ALONG WITH YOUR NEIGHBORS

The biggest complaint we hear from our residents is regarding noise in the breezeways and balconies. Please keep in mind that folks do not 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 Marsha@summerhousehhi.com.
Absolute Island Management, Inc. | 380 Marshland Rd | Hilton Head, SC
888-344-4246 office | info@absoluteisland.com | Absoluteisland.com

Board of Directors Contact:

summerhouseboard@absoluteisland.com
380 Marshland Road
Hilton Head, SC 29926

If you are not sure if you are up-to-date with your HO6 policy, please contact the Summer House office, 843/681-2877.