



» ARCHITECTS MEMO

To all of the residents, repair work is about to begin and your help is needed to make the process go as smoothly as possible. The planned starting location is the building to the left of the clubhouse where the site work is near complete and progress in a logical fashion throughout the complex following the implementation of the site repair work. As you can imagine, the first building will be a learning experience due to the unknown quantity of decay and water intrusion problems. Plans are being developed to minimize parking problems created by the necessity of having dumpsters near the buildings being repaired. The plan is to only have 3 buildings under repair at any one

time. Residents will not have to move out, but will be slightly inconvenienced when work on their respective dwelling is being implemented. A communication plan has been established to provide the residents with both long range and short range communication of the work schedule.

Should you have any questions please provide them in writing to Marsha your Regime Manager and she will contact me or Highsmith Construction to obtain the answers.

Thank you, Peter Sherratt, AIA, Architect

» ROLES 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 Regime. 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 will 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.

» COMMUNITY SAFETY AND AWARENESS

Over the past several years, Summer House has become one of the most desirable locations on the Island to live. One of the things that makes SH so great is you, the Residents. This reputation is reinforced every time a prospective owner or renter comes to our office with questions about living here. They say, "we shopped all over between here and Beaufort, this is by far the best value that we have seen." I have listed below some recommendations that when followed will continue to keep Summer House at the top of the market.

» **Be mindful of the noise level you create in your home.** Try not to let your door slam, avoid music and loud talking on the balcony after 10pm.

» **Pick up after your dog.** This is not only a cleanliness issue – it is also a safety issue as diseases can come into your home when you or your dog step on a fresh

land mine.

» **Leash your dog** – it's the law. If you want to let your dog run without a leash that's fine, please take him/her to a dog park or another designated area.

» **Recycle all plastics, glass, aluminum and paper.** There is no need to separate them, just put them into the blue bins at the

compactor area. Please empty out your recyclables from the plastic bags. We have been told by the company that handles the recyclables, that the plastic bags damage the sorting machine. They do not recycle mattresses – you must call a trash removal company for this and other pieces of furniture.

SUMMER HOUSE UPDATES SEPTEMBER 2018

- » **New cameras have been installed at the front entrance and compactor area.**
- » **We are still having issues with some pet owners not picking up after their pets.** If you should see a resident that does not clean up after their pet, please notify Management. Rules and Regulations are in place for a reason and fines may be imposed per the Master Deed of the Regime. There are eight (8) doggie stations located throughout the community.
- » **Management is researching the possibility of having all pet owners provide a DNA test for their pets.** The Humane Society here on the island has been contacted to see if this is a service they may be able to provide to Summer House.
- » **Management is researching having a Pet Day here in the community.** We would hope to have local pet vendors on site and possibly have a vet offer microchips for your pet.
- » **The construction is due to begin the middle of October on the "A" building.**
- » **The new parking passes have been ordered.** The expected date of delivery is October 4th. Once they are ready to be distributed, you will need to bring your registration and proof of insurance into the office when picking up your new parking pass. Management will stay late one evening and come in on a Saturday to accommodate the Residents who work.
- » **We are looking into a new front entrance touch kiosk system to be installed.** The current fobs and directory codes would still work on the new system once installed.
- » **The postal carrier has informed Management that two of the parcel keys are missing from the parcel boxes.** The USPS tries to deliver packages that can fit either in your mailbox or in a parcel box. If you happen to have a larger package it would be delivered to the Management office. If you should happen to have a parcel box key, please return it to the designated parcel box.

*** Starting November 1, 2018, businesses in the Town of Hilton Head Island will no longer be able to provide single-use plastic bags. It's the law and will help us reduce the waste and protect our waterways and marine life.

>> LETS EAT OUT



Photo from Skull Creek Boathouse facebook

SKULL CREEK BOATHOUSE

BY NANCY SCHULMAN

OMG – why have I waited so long to write about the Skull Creek Boathouse (AKA The Boathouse) on Squire Pope Road. It is my favorite fish restaurant on the island. We've been going there for years and whenever we have guests we always take them there. A member of the Serg group they have a huge menu and daily specials that should not be ignored.

If you've never been there before, definitely take your time to look over the menu. To begin there are the usual items you'd expect: soup, salads, peel & eat shrimp, mussels, clams, and oysters. Salads can easily be shared. Hubby and I are partial to the Green Goddess Caesar. Soups come in a cup or bowl (share this size). I really like their seafood chowder and gumbo. There is also a soup of the day, if it happens to be she crab soup, go for it! The Boathouse also has a nice choice of ceviche that allows you to select your seafood and the sauce you prefer. The sushi and tuna are all freshly made. I'm a big fan of the spicy tuna tartare and tuna sashimi. You can easily order several of these for your dinner and walk away happy.

For this article I'm going to concentrate on their dinner menu. Let me begin with the specials. Daily there are at least half a dozen entrees based on the freshest fish available. If in doubt I usually ask my server for their recommendations. My number one choice if they have it trigger fish any way it is prepared. I've also had swordfish, grouper,

salmon, halibut, all beautifully prepared. The regular menu is grouped by method of preparation: broiled, fried, crab & lobster, throwdowns which are really steamed seafood pots. Under the heading "first rate seafood" are some great choices I've tried and can easily recommend: sea scallops, scored flounder, grouper Imperial, as well as stuffed flounder. Don't want any sauce, no problem, any fresh fish can be ordered grilled. Not a fish lover, they have a limited number of meat items. While I have never ordered any, I have a good friend who does not eat fish. She is always happy with her steak entrée.



The restaurant is open for lunch daily and on weekends for brunch. In fact, on Sundays from 10-3 is brunch buffet. We've never been but the menu sure does sound good. Lunch offers combos of soup or salad with half sandwich or entrée.

The only negative comment is that the restaurant does not take reservations except in the winter months. During the tourist season the wait can be VERY long as there are huge groups of families. However, for those of us who live here know Saturday is check-in, so if you go before 6pm you can usually get a table. Even if there is a wait the Boathouse is definitely worth it. In recent years they've enlarged the outside bar and tables so you can easily have a drink and enjoy the view.

SITEPLAN



>> PARKING – LET’S WORK TOGETHER!

The design of the Summer House Community, with respect to the layout and placement of buildings in relationship to parking requirements, was poorly conceived by the original developer. The position of some of the buildings resulted in too few parking spaces in front of each building to accommodate the number of condominiums in that building. Although there are 259 parking spaces plus 70 garages for 194 condominiums, not all of the parking is located where residents would like them.

Because of the parking space layout, it is physically impossible to provide a parking spot in front of each building for each of the residents. Even though there are enough parking spots and garages in the community to accommodate one car per condominium, some residents will have to park away from their building. In addition, residents with more than one car or residents having guests with cars, just makes the problem worse.

TO HELP ALLEVIATE THE PARKING SITUATION, THE FOLLOWING RULES MUST BE FOLLOWED:

1. Residents with garages should use them to park their car.
2. Guests of residents with cars should park them in the guest parking areas on either side of the “J” building. (shown in the Gray on map)
3. Residents with more than one car should only park one car in front of their building and their other cars in the guest parking spaces.
4. If your vehicle does not display current registration/plates it will be towed off property.

Following these rules will not entirely solve our parking problem, but it will at least demonstrate our respect for our neighbors in the Summer House Community.

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.

>> SOME SPRING SUMMER HOUSE HOUSEKEEPING

TRASH DISPOSAL

The trash compactor is located at the front of the property. You may not leave garbage outside your front door for any length of time. A fee of \$25.00 per bag per occurrence will be assessed for violations. Disposal of furniture, appliances, mattresses, or any large or bulky items must be arranged for separately by the homeowner and may not be left at the compactors or anywhere on the property. A fee of \$500.00 per item per occurrence will be assessed for violations.

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.

GROUND CONTROL

The appearance of the grounds of the Community is improving but we do need your help to maintain its natural beauty.

- » Please do not dispose of your cigarette butts on the grounds
- » Please do not leave mattresses at the trash compactor station or anything that will not fit inside
- » Always pick up after your dog
- » Remove any hanging plants or chandeliers from the walls or roof of your balcony.
- » Respect the hours of operation of the pool area by being quiet after 10pm

MANAGEMENT TEAM

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

Board of Directors Contact:
 shboard@summerhousehiltonhead.com
 380 Marshland Road
 Hilton Head, SC 29926

**>> PROPERTY OWNERS
A REMINDER ABOUT
SUMMER HOUSE
HO6 POLICY**

- » Per the Summer House Master Deed and Bylaws, each homeowner is required to carry an HO6 Policy for their condo. A copy of this policy should be kept up to date with the management office.
- » Summer House staff will be reaching out to those who are delinquent. There is a \$50 fine if your policy is not provided yearly.
- » If you are not sure if you are up-to-date with your HO6 policy, please contact the Summer House office, 843/681-2877.



>> BALCONIES/BREEZEWAYS

Board approval is required for any alterations to landscaping, balconies or patios. Please remember that requests for changes should be submitted in writing to the board. As stated in The Master Deed, objects may not hang over or be attached to balconies. Also, permanent enclosure of a balcony is prohibited.

No gas or barbecue grills of any type are permitted on balconies or in any other areas. All residents are invited to use the gas grills located near the pool and Summer House Clubhouse.

Help keep breezeways clean! It's tempting to leave garbage bags and other items in the breezeways. The Master Deed states that common areas must be clear. This guideline enables Summer House to keep the property safe for all to use.

OCTOBER & NOVEMBER CALENDAR OF EVENTS

- » Waterside Sidewalk Sale (Oct 5-7) 10am-6pm Shelter Cove
- » Burger, Bacon & BBQ and "Mini" island (Oct 5) 5-9pm Shelter Cove
- » Lowcountry Vegfest (Oct 10) 10am-5pm Shelter Cove
- » Historic Bluffton Arts & Seafood Festival 5K/10K (Oct 13-21)
- » La Isla Festival (Oct 14) 12-8pm Shelter Cove
- » Pledge the Pink Packet Pickup (Oct 25) 4-8pm Shelter Cove
- » Carolina Dreamers Car Club Cruise-In (Oct 25) Shelter Cove
- » Hilton Head Motoring Festival & Concours d'Elegance (Oct 26- Nov 4)
- » Pumpkin Patch (Oct 27) 4-8pm Shelter Cove (No Pets Please)
- » Trunk-o-ween (Oct 31) 5-7pm Shelter Cove
- » Hilton Head Oyster Festival (Nov 9-10)
- » Pedal 4 Kids Community Ride (Nov 16-18)
- » Harbour Town Lights (Nov 13-Dec 31)
- » Winter Wonderland Festival (Dec 7)
- » Jingle Jingle 5K & Health Walk (Dec 24)



>> DRYER VENT CLEANING

Clogged dryer vents are the leading cause of residential fires in the U.S. According to the Consumer Products Safety Commission, there are an estimated annual 15, 500 fires, 10 deaths, 310 injuries and over \$84,000,000 in property damage resulting from clothes dryers. Lack of maintenance is the leading cause of dryer fires, and LINT is the leading material to ignite. Reduced airflow due to improper cleaning of the dryer vent system results in lint build-up, which causes overheating by preventing a fast-enough drying action.

It has become apparent by observing the external dryer vents for the individual condos in Summer

House that in many cases the dryer vent system is not being properly maintained. This is a danger to all of the residents/homeowners in Summer House. It was recommended that the dryer vents are cleaned out every three (3) years. More details to follow in the coming months.

BENEFITS OF DRYER EXHAUST VENT CLEANING

Efficiency: - A clean exhaust duct allows discharge of the heat and moisture without resistance. The resistance will increase backpressure in the system. Without good exhaust flow-throughout the system, clothes will take much longer to dry resulting in wasting energy, natural resources, and time. The result will show up in increased utility costs.

CONTACT NUMBERS

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**

For general questions or to submit an idea for how the community can be even better please feel free to email Marsha@summerhousehi.com.