

QUEENS GRANT V NEWS

EDITOR: THERESA PANKOW

JULY 2018

MESSAGE FROM THE MANAGER:

DAVE LEWELLEN, PROPERTY MANAGER, IMC RESORT SERVICE

Summer has officially arrived with several 90 degree plus days in a row, plus the typical afternoon pop up thunderstorms. The Island is teeming with owners and guests which is great for the local economy.

Queens Grant V is looking good with new plantings and sod around the pool area and the pressure washing really has made a big difference in the appearance of the units. We have moved ahead with many exterior repairs with more to come. Many of the roofs have been cleaned off mainly due to the large live oaks dropping their leaves, small branches, etc. We hope to have these trees trimmed soon as a preventative step, especially as we move farther into storm season.

The pool has been looking great and is getting a lot of use. The front entrance into the Queens Grant neighborhoods now has temporary signage that replaced the stucco walls as we await the final product of the PDPOA plans for landscaping and signage.

The new Hargray bulk rate program is now in effect. As of May 31 each owner needed to send in a check made out to Queens Grant V in the amount of \$55.00 (for the May service) and as of June 1, you should all have received by now the new coupon books with the \$55.00 added to your base monthly regime fee. About half of the owners have paid the May fee. If you have not, please do so soon!

Hope you are either already here or are planning a trip to HHI over the summer months. If not, hope to see you at the annual meeting in the fall!

Dave Lewellen, PCAM
IMC Resort Services, Inc.

THE PRESIDENT'S CORNER

Kim Andrew Dahlberg, President Queens Grant V

Hurrah! At last, summer is here. A few weeks ago, I watched a loggerhead turtle crawl back to the ocean, after depositing her eggs on shore. What an amazing sight and memory! Whether a seasoned or newly established owner, Palmetto Dunes Oceanfront Resort is a special place which turns 50 years old this year. I'm sure others have lots of memories that have been made over the past five decades. To celebrate, Palmetto Dunes Resort is collecting 50 stories to share, so join the conversation! They want to hear what has made Palmetto Dunes (PD) so special to you. Visit palmettodunes50.com and share your memories, vacation photos, and stories about PD then and now—and check out the rich history, culture, and people that have made Palmetto Dunes Oceanfront Resort the place it is today.

Happy Anniversary, Palmetto Dunes! PDPOA is planning a 50th Anniversary Fishing Tournament for September and a 50th Anniversary Oyster Roast for November. As of this newsletter, the dates are still tentative, but will be published in the Palmetto Perspective once confirmed.

The 2018 Atlantic hurricane season officially commenced on June 1st. If you haven't prepared yet, **now** is the time to do so. The Town of Hilton Head has provided an excellent guide in the [Citizen's Guide to Emergency Preparedness](#), and Beaufort County has [prepared a video](#) on how to access the most reliable and up-to-date information. You can also sign up for the Sheriff's Office [NIXLE alert and advisory system](#), which links to Facebook and Twitter. An alert link will also be available for those who have not subscribed at <http://www.bcs0.net/>.

As you walk the beach, you may have seen the newly installed sand fences to assist with expediting and increasing the sand dunes. Additionally, over 140,000 plants were planted to help maintain the sand dunes. When walking the beach, please keep in mind, there is a 15-foot buffer from the sand dunes.

When contemplating changes to your villa, please **obtain approval first** from the QGV Architectural Review Board (ARB) **and** the PDPOA ARB. Both governing documents may require that the Queens Grant V (QGV) ARB and PDPOA ARB approve all proposed architectural changes before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction. Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of our villas is directly related to the condition, appearance and aesthetics of QGV and Palmetto Dunes as a whole. By regulating the kind and types of architectural changes that are allowed, our regime is better able to maintain our property values. Getting QGV ARB and PDPOA ARB to approve proposed architectural changes is not just a good idea to protect your investment, it is a requirement! If you have any questions, please do not hesitate to contact our Association Manager,

Dave Lewellen – dave@imchhi.com IMC Resort Services, Inc. (843 785-4775, ext. 207) and PDPOA ARB Administrator, Kate Nolan – knolan@pdpoa.org (843 785-1109, ext. 104).

On behalf of the QGV board, I would like to extend a warm welcome to our newest neighbor, Angela and Joe Barron from Virginia, (Unit #689) who has purchased a villa in QGV since the last newsletter.

I hope all of our owners will become active members of our community. Whether you are a full-time resident or part-time resident or own your villa as a rental property, we welcome your input on all topics pertaining to QGV.

The QGV Board of Directors have scheduled the following 2018 board meetings:

- August 29, 2018@10:00am
- October 17, 2018@10:00am
- October 20, 2018 Annual Meeting@10:00am
- November 7, 2018@10:00am

Additional board meetings may be convened as issues surface. All owners, keeping abreast of QGV and contributing during the Open Forum at board meetings is only good business. When you choose to attend the Board meetings, you are doing part of your duty as a member of QGV. Look forward to seeing more owners at board meetings.

The regular QGV Board of Directors meetings are convened at the IMC Hilton Head Island office located at 2 Corpus Christi Place. Come and hear how your Board is supporting your investment. See you at any of the Board meetings.

BOARD OF ADMINISTRATOR'S NEWS

Kim Andrew Dahlberg, President Queens Grant V

The Board of Administrators (BOA) comprises of all Queens Grant I-V board members (27 total members) and have continually been meeting each month since November 2017. Since the last newsletter, the following is a summary of major BOA actions:

- The main Queens Grant road pavement assessment report was completed internally. A specification was drafted and sent out to five bidders. The BOA approved performing the QG main road repair and sealing not to exceed a total cost of \$32K, as further negotiation of terms and conditions will be pursued with the final three bidders. In addition to sealing and repairing sections of the roadway, the spec calls out to stripe the overflow parking areas and repaint the speedbumps. The work is targeted after the summer season for either the fall 2018 or spring 2019 depending upon weather

conditions. Estimated QGV cost is approximately \$6K to come from the common reserve fund.

- The Mailbox Building between QGI and QGII shows damage, most likely during Hurricane Matthew, and wear. A specification for the electrical and structural work was drafted and sent out to three bidders respectively. The BOA approved performing the electrical work (to Oceanside Electric) not to exceed a total cost of \$1500 and structural work (to Crossroads Enterprises) not to exceed \$7400. Estimated QGV cost is approximately \$1800 to come from the common reserve fund.
- Lake Doctors Pond Report showed the three ponds were treated for algae, emergent weeds, and underwater weeds. The large lagoon spillway gate was found broken during a walkaround. This caused the pond level to be 6 - 8 inches low. The gate was most likely damaged during Hurricane Matthew. With pond level low, this condition promotes algae growth around the edges of the pond. The BOA approved Lake Doctors to repair the spillway gate not to exceed a total cost of \$500. Estimated QGV cost is approximately \$100 to come from the common reserve fund.

The total QGV cost of approximately \$8K will come from our common reserve fund. You may recall, the QGV board established this fund in 2015 to better manage expenses related to the maintenance of the Queens Grant common areas. As of the end of June, we had \$37.5K in that fund.

At each BOA meeting there have been discussions about the QG entrance signage. As many of you have seen, the existing entrance walls were demolished and facsimile temporary signs installed in April. The PDPOA has requested input from the BOA regarding the color of the signs, placement of the signs and landscaping. Construction of the permanent signs is expected to begin in late September. Costs for the entrance signage and landscaping will be paid by the PDPOA.

At the May BOA meeting, Kartrena Harris-Carter, PDPOA Community Standards Representative, was introduced. She described her function as being a liaison to facilitate administration of Queens Grant code rules and regulations as well as those mandated by the PDPOA and Greenwood covenants. She described the owner noncompliance process when an issue of noncompliance is discovered. The process is to first issue a verbal warning and set a time window to have the situation resolved, follow up with a written warning and then a fine. We asked that whenever she finds issues of noncompliance that she brings those issues to the attention of the respective QG President.

The next BOA meeting is scheduled for 1pm on August 7th at the PDPOA conference room.

LANDSCAPE REPORT

MARY AMONITTI, VICE PRESIDENT QUEENS GRANT V

As all of you may know by now, we changed our landscape company. We now have May River Landscape Company. Kim, Dave and I walked the entire community with May River and discussed what our vision is for our regime. We have planted new trees, plants and have been working on the irrigation systems, which we had to repair and replace part of the system.

Brandon, our onsite manager, and I did another walk through a few weeks ago to discuss the progress that had been made and future improvements such as new plantings, pine straw removal away from the units, landscape removal and cut backs from the buildings. As we make improvements, we will keep you informed.

I heard from a few of you and I appreciate you letting me know your concern and we will try to address them as soon as we can. Thank you to the owners who called, emailed and saw me in the parking lot for your thanks in addressing and making the regime landscape look better.

Here are two areas we have made significant changes to. Removal of the old landscape around the pool and as you can see, it looks so much better and will take a while to grow in. Clean-up and new planting around the PSD area to make it safer and look better around their man hole covers.

Please keep your comments coming in and I will be happy to respond to your requests.





WALKWAY LIGHTING

JOAN EHRGOTT, TREASURER QUEENS GRANT V

Every month, a lighting inspection is completed in the Georgetown, Foxhall and the Pool area. From start to finish, all lighting is checked and replaced where it is not working. Our goal is to always keep our walk paths safe. In the last year, three landscape light fixtures were damaged (two in Georgetown and one in Foxhall) and all have been replaced.

April Inspection - All lights working in Georgetown. Foxhall (one landscape light was replaced) all other lights are working.

May Inspection - Georgetown (one flood light was replaced) all other lights are working. Foxhall (2 flood lights and 1 landscape light replaced) all other lights are working.

June Inspection - All lights working in Georgetown. (one fixture broken and has been replaced). Foxhall (two landscape lights were replaced) all other lights are working.

Pool lighting - Electrical upgrades to the pool house area and grill have been completed.

In the event that you notice any lights not operating within Queens Grant V, please contact Dave Lewellen, IMC Resort Service Inc. (dave@imchhi.com)

TREASURER'S REPORT

JOAN EHRGOTT, TREASURER QUEENS GRANT V

Summer is here and we are half way through 2018. Our most recent financial report shows, QGV income and expenses remain within budget. All invoices come through the Lockbox system for review to make sure that each bill is accurate. After this analysis, the bill is approved for payment. QGV assets (Title Transfer Reserves and Schwab Investment CDs) are growing. The CDs are renewed annually to take advantage of better interest rates. An audit on the financial statements of QGV has been performed by Robert W. Tillison Jr. for the year of 2017. The QGV board will be reviewing the independent accountant's report at the next Board meeting.

STRUCTURES COMMITTEE

DAVID CAMARA, DIRECTOR QUEENS GRANT V

Upping Our Curb Appeal

One thing, I believe, we can all agree on is that Queens Grant V owners are proud of our homes. Nothing gives us more satisfaction, as home owners, than spending time in them as well as the visual enjoyment of seeing each of our villas positioned in the surrounding environment. Isn't that one of the reasons we all wanted to live here.

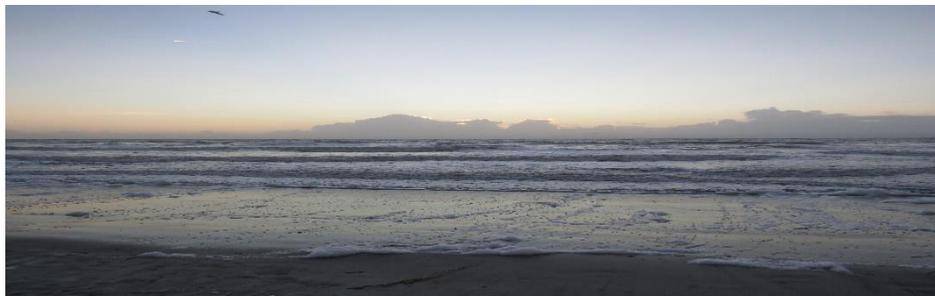
In this regard, it's your board's responsibility to oversee maintaining this visual of our community. We would like to phrase it "Upping Our Curb Appeal". As you may know the board is actively been working now for over a year on a project that will increase the value of each villa individual by improving visually the exterior.

The first part of our project has been accomplished, consisting of up grading the exterior by using state of the art construction products that will survive in this climate for years to come without having to be repaired on a yearly basics as we do now.

The second part of this project, in regards to design, has also been accomplish. We've identified how to maintain the present appearance at lower cost through design. For example, our existing fencing is very costly to maintain & rebuild as we have experienced. Today there are many new fencing products that are very attractive, easy to install, and maintain with a much longer life.

The final part of being able to implement this project is financial. The board has discussed various options which are still under review. Hopefully by the fall we will come to terms regarding a clear decision so that this project can move forward.

We'll Keep You Informed!



PALMETTO DUNES PROPERTY OWNERS ASSOCIATION (PDPOA) NEWS

Kim Andrew Dahlberg, President Queens Grant V

The following is an up-date on PDPOA's four long-term strategic plan main themes:

1. Improve desired balance between part-time and full-time owners – currently about 80% of the property owners in Palmetto Dunes are part-time and 20% full-time; PDPOA would like to increase the number of full-time and second-home owners to bring the balance closer to what it was during the first two decades. – PDPOA has created an Ad Hoc Committee that will be engaging a vendor for a rebrand this year. They will also be sending out another amenity survey to all property owners this fall.
2. Upgrade the lagoon system – Lagoon dredging is on-going. Another section of shoreline pruning has been completed. PDPOA is working on developing educational signage for critical areas around the lagoon and is actively identifying locations for providing owners additional access to the lagoon.
3. Enact a reasonable proactive compliance process – PDPOA will be 50 years old in 2018 and over the years, some owners have taken liberties with the PDPOA covenants. - If you would like to report any covenant compliance issues or share thoughts on PDPOA compliance procedures, please contact Kiley Fusco at kfusco@pdpoa.org. To view the PDPOA governing documents and fine structures, click on the below link on resort regulations to open the pdf; <http://pdpoa.org/owners/resources/governing-documents/>.
4. Explore desired community amenities – There has been, and continues to be, a serious interest in acquiring property for a PDPOA amenity that would create a sense of community in Palmetto Dunes. In late 2017, the PDPOA identified a property within the community that warranted further evaluation. Earlier this year the PDPOA approved the purchase of a 2.6-acre lagoon frontage lot at 7 Lee Shore in Palmetto Dunes to repurpose for property owners. The next steps in the process: seeking property owner input through an amenity survey, property owner engagement sessions, and assembling a team of owners to work with PDPOA land planning consultants on creating conceptual plans to redevelop the property.

The Palmetto Dunes Buggy provides courtesy transportation within Palmetto Dunes, Leamington and Shelter Cove. This courtesy transportation allows us to enjoy the beach, golf courses, restaurants, shops and tennis courts, as well as Shelter Cove Harbour, Shelter Cove Towne Centre and the Plaza at Shelter Cove. This is an on-demand service and vehicles will be dispatched on a first-come, first-served, basis as requests are received. The hours of operation for 2018 are March 25th – Sept 8th, 8:00AM – 9:00PM. The phone number for pickup is (843) 689-4222.

The PDPOA Annual Meeting will be on Saturday, October 13 at 9:00 a.m. at the PDPOA Administrative building. Please keep an eye out for the July Palmetto Perspective as it will contain meeting information as well as proxy postcards. **All owners in QGV are voting members at the PDPOA annual meeting.** You can also fill out a proxy card online today right on the PDPOA website at www.pdpoa.org/news.

In addition, the next regularly scheduled PDPOA Board of Directors meeting is on Thursday, August 16th at 2:00 p.m. in the PDPOA conference room.

OTHER NEWS

Property Owner Discount Program

The PDPOA offers a property owner discount program. You can pick up your program key tag in the Pass Office M-F 9-5. This program is for **owners only** and cannot be used by guests or renters. Owners will be asked to show proof of ownership upon receipt.

Some of the restaurant vendors include Nick's, Dune's House Grill, Big Jim's, Scott's Fish Market, Crab Coastal Restaurants which include Aunt Chilada's Easy Street Cafe, The Boardroom, Carolina Crab Company, The Crazy Crab Harbour Town, The Crazy Crab Jarvis Creek, Fishcamp on Broad Creek, Reilley's Grill and Bar, and Reilley's North End Pub and all of the restaurants in the SERG restaurant group.

Some other vendors include Palmetto Dunes golf courses; Marriott Spa and Fitness Center; Hilton Head Outfitters.

Prevent Potential Problems

Preventative maintenance is your best bet for preventing major problems. Here are a few tips to keep your villa safe and your appliances running at their best:

- To prevent fires, inspect the clothes dryer exhaust ducts annually and clean the lint filter before each use – One of our villas had an exhaust duct vented improperly.
- Replace clothes washer hoses every three years to prevent bursting and water damage.
- Check air filters monthly and replace as needed.
- Clean the condenser coils on your refrigerator annually and check the door seals are airtight.
- Consider turning off the water via the main water supply to your villa if it will be unoccupied for several weeks. If you do, also turn off the water heater and turn on the sinks and tub faucets to drain the water in your pipes.
- Don't allow heavy grease buildup on your stove or in your oven.

Critter Control Reminder

Remember **NOT** to feed the birds within Queens Grant. Rodents eat the same diet that is in the bird seed – various nuts and grains. By feeding the birds you will attract unwanted critters to your home. These critters will then try to find any small opening to enter the villas to nest inside during the cooler months. If you or your renters hear any nocturnal sounds in the walls or attic space, please call IMC to report this so that steps can be taken to exterminate whatever has entered.

Our regime has set outside traps to try to control any problems. Remember getting rid of a rodent problem can cost up to \$1,000 per villa to seal off the holes and make sure no rodents are left inside. Your board would much rather spend those funds elsewhere. The birds have plenty of other food sources on the island without our bird feeders. Let's leave the critters outside our villas – and not invite them in.

QGV Rules Reminder

We are into the busy time of the year with rentals and guests, so the QGV Board wants to remind everyone of a few commonly overlooked rules:

- Towels, clothing and/or rugs may not be hung over chairs, railings, or fences to dry.
- Only items such as patio furniture, potted plants, and grills may be kept on your deck or patio.
- **Bicycles may not be chained to trees/bushes or left along walkways.** They should be stored inside of fenced service yards or inside of villas only.
- No pool or beach toys, floats, etc. may be left out on the grounds, especially the walkways. **Walkways must be kept clear at all times.**
- No motorcycles, campers, trailers, RV's, mopeds, or boats are permitted.
- All apartments shall be utilized for residential purposes only. No owner shall permit occupancy by more than two persons per bedroom based on the original design of the villa.

Access to Palmetto Dunes & Queens Grant V

Property owners are able to use vehicle decals to access Palmetto Dunes and QGV. Remember to check your vehicle decals for their expiration dates. You will need to show your current vehicle registration to obtain your decal. The decal issued will need to be placed on the vehicle's front windshield, in the middle above the rearview mirror. Guests will need passes to enter and park in Palmetto Dunes and QGV. Please contact the Pass Office at pass-office@pdpoa.org or call (843) 785-1125 (Gate Pass Office) so they can assist you in obtaining your PIN.

Travel+Leisure

Hilton Head Island has been named the **No. 1 Island in the Continental U.S.** in Travel+Leisure World's Best Awards 2017 readers' survey for the second consecutive year. Hilton Head Island was also ranked the **No. 2 island in the world** above islands such as Bali, Santorini and Maui. Last year Hilton Head Island was No. 8 on the world's list.

The travel magazine with nearly 5 million readers around the globe describes Hilton Head Island as a South Carolina outpost where generations of families have made an annual trip “a tradition and little wonder,” where there is something for “everyone who wants to be outside — and all activities can be reached by bicycle.”

What an incredible endorsement for Hilton Head Island.



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