

The Farm at Buckwalter, HOA

2019 Newsletter – 1st Edition



Update Us!

Did you recently change your phone number, mailing or email address? *Let us know!*

We're glad to be able to quickly and efficiently transmit information through email blasts to the entire community – be sure you're included!

Updates to your contact information can be emailed directly to JPowell@imchhi.com.

After Hours Emergencies

IMC Resort Services, Inc. provides for a manager to be on call after business hours for emergencies. If you have an after-hours emergency related to the HOA common space (Monday through Friday before 8:30am or after 4:30pm, during a holiday or on a weekend) please call (843) 785-4775 and follow the instructions on the outgoing message.

*Please be aware, if your call is **not** of an emergency nature, you will be billed for the service.*

Welcome to 2019! Last year was a blast, and a lot happened: January saw snow in many parts of South Carolina, the Winter Olympics were held, the indecisive Hurricane Florence and 14 other named storms soared through the Atlantic, to name a few. A little more locally, your HOA conducted their annual meeting and Lenny Giarrantano was elected to the Board – congratulations Lenny!

Another big announcement to be aware of: the HOA dues incurred a minor increase of \$4.80/month per home. Please be sure to adjust any automatic payments with your bank to the correct fee amount. For 2019, your semi-annual dues will be in the amount of \$434.05. This is due January 1st and July 1st and late by the last day of that respective month.



Did you miss the annual meeting? Don't fret! The 2019 meeting schedule is on the back of this newsletter so you can plan accordingly. See you there!

Completed Items

We're proud to announce many projects were completed in 2018 which enhance and preserve our beautiful community. The pool deck was repainted, drainage clearing and preventative measures (to include appointment of a lagoon committee) were conducted, sidewalks were repaired, the playground mulch was replenished, roads were rejuvenated, and the windmill replaced in the traffic circle, to name a few.

We're looking forward to another productive year in 2019!

Looking Ahead: 2019

This year there are a handful of projects already considered by the Board. These include re-strapping the pool chairs and chaise lounges, conducting a Reserve Study, changing the entrance lighting to canopy tree lights to prevent vandalism of the bulbs, planting enhancements for the traffic circles, swapping all light bulbs to LED, replace the fans inside the Farmer's Rest clubhouse, as well as install a full security camera system.

Some vendor changes are also in the works to include a new association landscaper and new security patrol company.

The Board continues to make strides to improve the safety and appeal of the community! Look forward to these projects being enacted in 2019 and be sure to attend the Board meetings to hear regular updates.

See 2019 Board Meeting Schedule on back.

Semi-annual HOA fees are due on the first day of January and July.

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Don't "Leaf" the Debris!

While residents enjoy the cool evenings, the unfortunate side effect is unintentional debris (bottles, cans, general litter) which gather along the roadways and in rear yards. We already contend with the regular influx of falling leaves. Can you believe that all of these items and many more have been found floating in our lagoons!?

Don't "Leaf" the Debris! Bottles, grass clippings, leaves, branches, spare tires, window screens, children's toys... the list goes on and on. Items that can accumulate outside and become lagoon decoration or even fall into the storm drains can negatively impact the entire association's drainage system.

- Leaves and grass/branch clippings should be picked up regularly, bagged and properly disposed of at the Town disposal center on Simmonsville Road.
- Toys and other household items should be properly stored or disposed of accordingly.
- Bottles, cans, old buckets and similar items should be disposed of.

2019 Board Meeting Schedule

Held in the Farmer's Rest Clubhouse on scheduled Tuesdays at 7:00pm.

All owners are welcome to attend!

- Tues, Feb 19 - Community Concerns Meeting
- Tues, May 21 - Community Concerns Meeting
- Tues, Sept 10 - Open Budget Meeting
- Tues, Oct 8 - Community Concerns Meeting
- Tues, Nov 12 - Annual Homeowners' Meeting

Architectural Enhancements or Improvements

While the Board reviews updated Architectural Guidelines, be sure to know when you need to apply for exterior changes. Are you repainting your mailbox post to keep it maintained? No application needed. Are you renovating a window, planning an exterior paint project (doors, shutters, etc.), or installing a fence? These and other common projects do require approval before being conducted.

Common projects within your community include playset installation, paint color changes, patio screen enclosure, fence installation, driveway extension, tree removal, and solar panel installation.

The application is available online at www.imchhi.com/the-farm-at-buckwalter and should be submitted to the IMC Bluffton office.

Our Clubhouse

Residents have a unique opportunity to reserve the clubhouse for personal events!

Just contact IMC at (843) 785-4775 x2 for availability. The application can also be found at www.imchhi.com/the-farm-at-buckwalter

Clubhouse rentals require a \$150 refundable deposit as well as a \$150 fee.

*Rental of the Farmer's Rest **does not** include the pool. This perk is subject to blackout dates and is available only to residents current on their HOA accounts.*

Did You Know?

IMC Resort Services, Inc. maintains a webpage specifically for YOU!

www.imchhi.com/the-farm-at-buckwalter hosts a wealth of information regarding the community including community standards, ARC guidelines, pool schedule, Board meeting date schedule, community concerns form and so much more! Visit the website and stay updated.

Newsletter created for your enjoyment and information by the management team at IMC Resort Services, Inc.



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