

ISLAND WEST, HOA

NEWSLETTER

JULY 2020

Financial Report:

		2020 June
Total Bank		\$776,635
Hargray Alliance MM	\$ 21,850	
Title Transfer Westen Alliance Savings (BC)	\$ 68,883	
Road Reserve Alliance	\$149,160	
Replacement Reserve Palm House Alliance MM	\$ 34,165	
Road Reserve CD Pinnacle	\$259,945	
Replacement Reserves Western Alliance Savings (BC)	\$ 47,743	
Disaster Relief Western Alliance Savings (BC)	\$ 40,010	
Total Reserves		\$531,023
Total Reserves Including Hargray and TT		\$621,756

(BC) Bank of China FDIC – Insured institution
Alliance Association Bank is a Division of Western Alliance Bank

We are currently \$14,000 over on expenses YTD June and projected to be \$7,000 under budget on income for the entire year. Adjustments to Reserve Account contributions will be considered if trend continues.

REZONING UPDATE:

Jim Cuff Summary Status of Golf Course Issues and The Committee's Activity

Summary of Activities and Results June 29, 2020:

1. Pine Crest HOA has been contacted by John Flynn and they have our boiler plate letters to write to council and planning dept.
2. To follow-up on above, John also sent letters to the other HOA's: Baynard Park, Parkside, Crescent, Eagle's Point and Rose Hill. We are asking them to send letters on our behalf to county council.
3. The Transportation Engineer that IW has contracted with will overlook all traffic data submitted to planning Committee by Reed. They are officially under contract to the IWHOA. The engineer is in contact with Eric Greenway and when Reed submits anything, he will let both the Engineer and Weston know. According to our Transportation Engineer, a one-day traffic study can be used to extrapolate the data needed if they add in the proper data times and planned development already in the works. He will review Reed's data when submitted.
4. Weston has sent a second letter to Topper's attorney, as per their request to contact the attorney, expressing our continued interest in purchasing the Island West Course.

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5. As per my previous memos on the storm water situation with the golf course and Island West, I have been in contact with an Engineer who is familiar with our storm water system developed by Thomas and Hutton and also directly through Ken Skodacek on the final build out of the 23 lots.

The Engineer, possibly John Flynn and myself will travel/walk the entire storm water system within Island West after the next big rainstorm to ascertain any blockage and to get a handle on the amount of water we are seeing today. The Engineer will then do a baseline study to gauge the ability of the presently configured system within Island West to handle a 2-3 inch and greater storms over 10 inches. If the present system cannot handle that then they will propose required modifications that can. With that base line info, we can go to County and Town of Bluffton with costs and designs needed to handle the present load, as well as the future, already approved loads on the drawing boards.

6. I was contacted by Ray Travaglione of IJGA Golf Academy. Ray originally owned IJGA and was the operator when it was at Pine Crest and Traditions. He sold it in 2009/2010-time frame. Now that IJGA closed its doors in Beaufort, Ray is looking to re start a new program for girls only. He is interested in purchasing or partnering with a golf course to accomplish his goals of having an 18-hole course with night lighting for the driving range and practice greens, as well as short game bunker play.

I told him we were not in position to do that. His plan is to start by August and lease from an existing course. I think he is looking at Hilton Head Lakes. I will stay in contact with Ray.

7. Weston will follow up on the June 25 Zoning Appeal Board meeting. The agenda as presented had no Reed involvement and the new business was not spelled out. Weston will follow up with the minutes when published. It should be pointed out that Zoning Appeal group handles all cases with existing zoning seeking changes to zoning within that zone. It basically handles variances to existing zoning. Our Re zone is a major change and must go before the Planning Committee and the Council.

8. Per discussion with Weston, our Petition Letter prepared in March 2020, along with Island West signatures. will be sent to Pine Crest, Rose Hill, Eagles Point, Baynard Park, Parkside and Crescent HOA BOD asking for their signatures and possibly their members to sign it also. Then we can resend to County Council and Planning Committee and their staff. John Flynn and I will try to get that done.

9. John Flynn and I will stay on top of the storm water issues. Included in the stuff already sent was the Beaufort County Storm water people Neil Desai and Katy Herrera. When we get our new baseline data, we will ask to meet with both of these people along with our Storm Water Engineer.

10. I think it will be good to contact SC state environmental people to get them on board about the runoff into the Okatie River. I will try to get them to do a fecal matter and other tests of the head waters now. Again, as a baseline.

Thank you for all your support and work on this community effort.

Jim

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- Copies of our Petition and IW Resident signatures have been sent to the Crescent, Baynard Park, Parkside, Rosehill, and Pinecrest. We have asked for signatures from at least the BOD and as many other residents as possible
- Copies of the same will also be sent to Eagles Point, Pine Ridge, and Old Caroline as soon as contact information can be confirmed
- We received a petition letter and over 140 signatures from Baynard Park thanks to Brianna Isaac and Baynard Park's Mike Merit
- We have received a copy of Petition Letter signed by the Baynard Park BOD

REJUVENATION:

- To date Island West Court and Daniels Island Way have been completed
- The schedule will be updated and sent out weekly in an e-mail blast
- Changes to schedule will be posted on Island West Friends
- Turn off the lawn sprinklers on the day your street is scheduled for the rejuvenation

OTHER ACTIVITY:

- New pine straw was placed on common areas throughout the community
- A meeting was held with May River Landscaping to discuss concerns related to service:
 - Areas to be mowed regularly were reviewed and agreed to
 - New sod will be placed on the entrance side of the pool
 - The side road from the cart path to the sharp curve will be mowed, edged, and treated with herbicide within the next couple of weeks
- The Palm House was power washed
- The Palm house porch and pergolas will be painted
- New mulch will be spread inside around the pool
- The pool entrance outside the gate will be mulched
- We are working on quotes to prune all palm trees throughout Island West
- Alligator Warning Signs were placed at lagoons on #16 and #4 fairways
- Stay off the golf course and cart paths. They are private property and you are also trespassing
- DOG OWNERS NEED TO PICK UP THEIR WASTE WHEN WALKING THEM
- Since the IW Board cannot hold meetings send any questions or comments to IMC or the BOD and a response will be provided