

ISLAND WEST, HOA

NEWSLETTER

JUNE 2020

Financial Report:

	April 2020	May 2020
Total Bank	\$837,444	\$806,349
Hargray Alliance MM	\$21,846	\$21,848
Title Transfer Western Alliance Savings (BC)	\$68,050	\$68,871
Replacement Reserve Alliance MM	\$157,581	\$157,602
Replacement Reserve Palm House Alliance MM	\$49,571	\$26,651
Road Reserve CD Pinnacle	\$259,403	\$259,670
Replacement Reserves Western Alliance Savings (BC)	\$42,421	\$46,668
Disaster Relief Western Alliance Saving (BC)	\$39,996	\$40,003
Total Reserves	\$548,972	\$530,594
Total Reserve Including Hargray and TT	\$638,868	\$621,313

- The Road Reserve and Replacement Reserve Funds are understated by \$6,000 and \$3,333 respectively as transfers were not made in May. These transfers will be made up in June.
- On the Revenue side we are under budget \$2,717 in Title Transfers and \$1,313 in Interest Income YTD May. However, Total Revenues are only unfavorable \$169 YTD June. This is due primarily to the fact that the total amount of budgeted HOA Fees are reflected on the Balance Sheet as being collected.
- On the Expense side we are over budget \$11,238 in Legal Fees and \$6,935 in Security.
- Total Expenses, excluding Reserve Accounts, are at Budget.

Social Committee:

- The 4th of July parade has been **cancelled** due to COVID 19.
- There are no other events scheduled at this time.

Security:

- Our number one priority is security of our community, all other actions are secondary. Securitas is used to conduct nightly patrols.
- Occasional checks of the pool to ensure that only our members and their family members are authorized utilizing the facility. These checks will be conducted by Securitas Security.
- An owner decal or visitor hang tag is required for any vehicle parked at the Palm House Parking lot anytime, signs are posted.
- Parking on streets between the hours of 2 am and 6 am is prohibited. Tickets will be issued by Securitas. There are no warnings given. The primary reason for this policy is to ensure emergency vehicles do not have access issues on our streets.
- Recently 4x4 posts were installed at 2 openings on Hampton Parkway to block golf carts from entering the Golf Course at hole #15.

Rezoning Proposal:

- A traffic study was conducted in the Island West Area on Tuesday, June 16th.
- The contractor was NECA/IBEW. NECA is the Nat'l Elec. Contractors ASSN and IBEW is the International Brotherhood of Electricians. Online information indicates this association does national traffic pattern studies using cameras.
- Devices were placed at our main entrance as well as:
 - Vaden Entrance
 - Honda Entrance
 - Side Gate Light at 278
 - Enmart Entrance
 - Hampton Parkway intersection with 278

- Richard Myers observed the equipment being removed about 7:30 PM and talked with the contractor representative regarding the study. He asked the individual if the monitoring time was adequate. The representative indicated all the customer wanted was a morning and afternoon traffic pattern starting sometime between the hours of 6:00 AM & 10:00 AM and finishing between the hours 3:00 PM & 7:00 PM. The devices were installed at our entrance at approximately 8:40 AM.
- Many of us have already expressed concerns about the timing and duration of the study. Those concerns include:
 - Reduced traffic due to unemployment resulting from response to the virus.
 - School is not in session.
 - Start time at our front gate not until 8:40, missing a portion of rush hour.
 - Many restaurants are not open or only open at 50%.
 - The inclusion of additional traffic relating to those developments proposed near us such as Pepper Hall and Hampton Parkway, and the expansion of the developments to the West of us such as Sun City and those off of Argent Way near Hardeeville Wal-Mart.
- Jim Cuff, Rezoning Committee Chair, has previously contracted with a professional to review the traffic study in the event it was conducted. All the concerns listed were shared with the contractor and he will review the study once available.
- Our attorney, Weston Newton, continues to monitor actions related to the proposed rezoning, communicating with appropriate county officials regularly and sharing any new information with Richard Myers or Jim Cuff. Any new information will be shared with the HOA on a timely basis.

Rejuvenation Project:

- The Rejuvenation of the roads will begin sometime after the 4th of July.
- The material to be used in the process is currently stored in the Golf Course Parking Lot. Permission to use the Parking Lot for this purpose was granted by Brown Golf. This is the same location the product was stored when the rejuvenation was completed 5 years ago.
- When we have a firm begin date from the vendor, we will share the schedule with the community.
- Traffic control will be provided by the vendor through signage.
- There will be lane closures for one day at a time.
- Access to the front gate will be limited for one day.
- Access to driveways will not be allowed for one night. The rejuvenation is completed on alternating driveway entrances on one side of the street daily.

Pine Straw:

- The Board has received and are reviewing bids from 3 vendors for a pine straw application in selected common areas throughout the community. The Board has approved one of the bids. The pine straw will be applied on June 29th & 30th.

Lagoons:

- Lagoon conditions have improved with treatment, rainfall, and cooler temperatures.
- Lagoons at the Island West entrance, 9, 11, 14, 18 tee boxes, 13 green, and 16 fairway will be treated twice per month through November.
- Continue to use extra caution around lagoons as alligators are still active.

Golf Course:

- **PLEASE STAY OFF THE GOLF COURSE – YOU ARE TRESSPASSING.**
- **Please share with your children.** Kids have been observed riding bikes on the greens and in the sand traps.

Island West is a managed community and residents should review all Island West rules and regulations, ARC information, and covenants before airing criticism on social media. As always, please feel free to contact any Board member with questions or concerns.

Thank You.