

# SWALLOWTAIL AT SEA PINES OWNERS ASSOCIATION

C/O THE CLUB GROUP

PO BOX 6889

HILTON HEAD ISLAND, SC 29938

FALL 2016 NEWSLETTER

## Hurricane Matthew Update

As you know, Hurricane Matthew passed just offshore of Hilton Head Island on October 8, 2016. Fortunately, damage to building structures on the island was limited although many trees were uprooted and roads were covered with debris and vegetation. These pictures were taken at Swallowtail by The Club Group staff as soon as they were permitted to return to the Island:



And these pictures were taken on October 20, 2016, approximately 10 days later:



As you can see, the Club Group has done a great job in getting the site under control in a short period of time. The remaining brush is in the process of being removed.

As far as the buildings themselves are concerned, 7 of our 37 villas suffered some damage from falling limbs. There was practically no interior damage to those villas from rain penetration and no structural damage to the roofs are apparent. Of the 7 damaged, only one continues to be out of service. Since the week 40 owners were unable to use their week due to the storm, the Board has decided to offer those week 40 owners the use of one HOA week during the period starting November 4, 2016 through February 24, 2017, subject to availability. While the By-Laws do not provide for any owner accommodation in situations like this, we felt this special accommodation was warranted in this extraordinary circumstance. Please contact Mindy Burroughs at 843-671-0409. For further information or updates visit our website ([www.swallowtailatseapines.com](http://www.swallowtailatseapines.com)).

### **2017 Budget and Maintenance Fee**

At the fall meeting, your Board met with owners in residence to discuss and then adopt the budget for 2017. There will be a \$25.00 per week increase in the maintenance fee made up of a \$2.00 per week increase in the operating budget and a \$23.00 per week increase in the reserve and replacement budget. With that increase, the following major projects will be completed in 2017:

- Completion of the exterior painting of all of our villas including repair of any wood rot discovered in the painting process.
- Completion of a second grilling area in the open space midway in our development.
- Replacement of all of the front doors including a keyless entry system using a touch pad and numerical code for entry. This will eliminate the need for owners to travel to Harbour Town to check in. Further details on that process will be forthcoming.

In addition, the replacement budget includes an estimate, currently \$60,000-\$90,000 for repair of damage from Hurricane Matthew. These costs are the “deductible” in our insurance coverage.

### **Swallowtail Rentals**

The Swallowtail rental program has been growing significantly. This includes rentals on behalf of owners who cannot occupy their week(s) and the rental of weeks owned by your Association. Rental income to the Association has grown from \$23,000 to \$50,000 over the past two years. In 2015, 70 weeks were rented and, as of this date, 40 weeks have already been booked for 2017. Rental rates are very affordable for Swallowtail owners particularly during the winter months which have become increasingly popular for owners booking a one or two week winter getaway. And, if you are not planning to use your week in 2017, please contact Mindy Burroughs at 843-671-0409 to place it in the rental pool.

## **Owner Events**

As many of you have experienced, the wine and cheese parties at the swimming pool have been very well attended during the summer and early fall months. This weekly get-together will be moved back to the Harbour Town Yacht Club on Monday's for the welcome breakfast for the winter months. The wine & cheese will resume at the pool late spring.

## **Annual Meeting**

The Annual Meeting the Swallowtail at Sea Pines Owners Association will be held at the Harbour Town Yacht Club on the morning of May 3, 2017 at 10:00am. There will be two positions on the Board of Directors to be filled at that meeting. If you are interested in serving as a Director, information on the process is available on the Swallowtail website in the Owners section.

## **Swallowtail at Sea Pines Owners Association, Inc.**

Charles Heinz, President

Theresa Adams Thomas, Vice-President/Secretary

William McKernan, Treasurer

Jimmy Jackson, Member

Wes Rogers, Member