SWALLOWTAIL AT SEA PINES OWNERS ASSOCIATION, INC.

PO Box 6989 Hilton Head Island, SC 29938 (843) 363-5699

November 2022

Dear Swallowtail Owner:

The 2023 Annual Maintenance Fee (AMF) has been sent out via your delivery preference; US Mail or email. The **2023 AMF is \$1,075.00** and due no later than January 31, 2023. Also included is the first of two \$100 Special Assessments. A discount of \$15 per unit/week can be taken if payment is received by **December 31, 2022**. Please note, the balance on the enclosed statement does NOT include the \$15 prepay discount. You should deduct \$15 from the balance shown. Payments made after 1/31/2023 are subject to finance charges and future collection fees.

Credit cards are also accepted through our secure website: www.swallowtailatseapines.com An additional 3% processing fee per unit/week is charged for credit cards. Please follow the steps below after signing into the Owner portion of the website to make an online payment:

- 1. To make a payment scroll down to "Make Payment"; enter your 4- digit owner # or the email address we have on file.
- 2. Enter your personal account password if one was created in the past. This password is different than the one created to access the website.
- 3. If you cannot remember your account password, click on "forgot password" and a temporary one will be sent to the email address we have on file.

Also, be aware that the AMF must be paid/prepaid for any year that you desire to deposit with RCI/II, <u>prior to</u> the time you deposit. Once a week is deposited with an exchange company, it is in fact being "used" by the owner. Association by-laws require all fees be paid before a week is "used". Future year fees should be paid at the current year's rate but are considered an "estimate" for that year. Fees for a 2024 week or later should be paid at the \$1,075.00 rate in order for a deposit to be approved.

As the Association has acquired The Right of First Refusal, please contact us prior to any transfer, to ensure a smooth transition. As a reminder, units cannot be automatically "given back" to Swallowtail.

Please refer to the Fall Newsletter posted on the website which has additional important information. We look forward to seeing you when you are on the Island!

The Club Group, Ltd.
Accounts Receivable – Swallowtail

Swallowtail at Sea Pines Owners Association, Inc. Fall Newsletter 2022

Dear Swallowtail Owners,

Your board met in person on property Tuesday October 25 to discuss the affairs of the Association. The Annual meeting was held on Wednesday October 26. We were once again able to achieve a quorum and appreciate everyone that responded to the proxy so that the Association could conduct its business.

Projects

Our major renovation this year was the removal of the popcorn ceiling and repainting the interior a fresh white. A bench at the foot of the bed was added in the upstairs bedroom and the chair was repurposed to the guest room. The living room furniture was replaced with a new sleeper sofa and 2 swivel chairs. Looking ahead, a new Sectional sofa with queen sleeper will be added downstairs to increase seating and comfort while enjoying the new 60" smart TV. We will be moving the taupe sofa currently in the living room up to the sitting room as well as the rattan chair with ottoman (the chair is very much loved by our owners but is showing signs of wear and the sitting room location will help extend its life). The game table chairs will be reupholstered, and a lighted ceiling fan will replace the light fixture.

Other projects on the horizon include resealing and repairing the parking lot and recarpeting downstairs. These two projects are significantly more expensive due to supply chain issues and inflation. Carpet installation will be done in phases as a way of managing the impact of inflation on our Reserves.

With a 45% increase in propane costs, we will not be heating the pool in January and February. During this time, we will complete necessary pool repairs. The hot tub will remain open.

Financial

The projects recently completed, and the ones scheduled have taken a toll on our Reserves, all at the same time as inflation has been a major issue. We were fortunate to have ordered most of the products in advance of the impacts of inflation, though the supply-chain caused significant delays on the completion. As a result, and as a way of helping to maintain our ability to continue upgrading and maintaining Swallowtail, we have issued our first of two special assessments in the amount of \$100 each.

Annual Meeting

President Bill McKernan was reelected. We thank him for his time in helping keep Swallowtail enjoyable for all owners.

The 2023 Budget passed as presented and those statements are included with this newsletter. The \$15 prepay discount remains in effect if paid in full by 12/31/2022. Payment can be made via check, credit card or paid online. Please note that if you pay via credit card, there is a 3% credit card processing fee that will be added.

Sales/Rentals

The Association has several units available for sale and/or rent. We saw strong rentals in 2022 and will be increasing the rental rates in 2023. In addition, we will be charging a Resort Fee of \$75, a Housekeeping Fee of \$175, and a \$75 Damage Waiver fee to renters. The new rental fees for nonowners will enrich the HOA and help keep our annual maintenance fees lower for owners. This additional \$375 charge will be waived to owners as one of the benefits of having ownership in Swallowtail and perhaps encourage a renter to buy. If you have only been to the island at the same time of year, we encourage you take the opportunity to come back to Swallowtail in a different season and enjoy all that Hilton Head and Swallowtail have to offer.

As a reminder, you get Getaway pricing when you book an HOA owned week during certain times of the year, and you get 25% off the sales price of an HOA owned week as well as the first year dues. If you refer a buyer, you get a \$500 referral bonus! For rentals, please call Mindy Burroughs at 843-671-0409 or email her at mindy@htyc.com. For sales information, please call George Flathmann at 843-671-5551 or email him at george@lighthouserealtyhhi.com. We hope to see you soon!

Other Items

We have included the Weeks Calendar for your convenience. Please use this one going forward. 2022 reset the calendar with a Week 53 so Week 1 will begin January 13-20, 2023.

When you stay at Swallowtail, please take time to fill out the Comment Card which we provide to you in your unit. The Comment Card is read by the staff and areas of concern are addressed. The Board also reviews them so that we can keep Swallowtail in top shape for our owners. Your comments are taken seriously, and many of those comments have helped with budget considerations and upgrades to the property. Please fill it out and let us know how we are doing.

Until next time, we hope that each of you has a safe and healthy remaining few months in 2022, and a wonderful 2023!

Sincerely,

Bill McKernan Wes Rogers Dave Nichols Jimmy Jackson Don Kirk

SWALLOWTAIL REGIME OPERATIONAL								
REVENUES	Duogot	Daagot	to Budgot					
Member Dues	1,698,300	1,547,340	150,960					
HOA Owned Units	(338,400)	(278,800)	(59,600)					
Fee Income	32,500	Ó	32,500					
Rental Income	90,000	75,000	15,000					
Misc Income	0	750	(750)					
Interest Income	500	1,500	(1,000)					
Owner Finance/Fees Income	20,000	25,000	(5,000)					
Total	1,502,900	1,370,790	132,110					
REVENUES	1,502,900	1,370,790	132,110					
COST OF SALES								
Credit Card Discount	5,000	3,000	2,000					
Prepaid Discount	16,000	16,000	2,000					
Bad Debt	120,100	101,090	19,010					
Gain/Loss Foreclosed Inv	(20,000)	(20,000)	0					
Total	121,100	100,090	21,010					
NET REVENUES	1,381,800	1,270,700	111,100					
REPAIRS AND MAINTENANCE								
R&M - HVAC	8,000	8,000	0					
R&M - Landscaping	35,640		3,640					
R&M - Plumbing	10,000		0,040					
R&M - General	130,000		o					
R&M - Pool	30,000	30,000	0					
Total	213,640	210,000	3,640					
UTILITIES		. was residen						
Electric	62,000		2,000					
Water & Sewer	18,000		1,000					
Propane Gas	22,000		4,000					
Telephone Total	25,000 127,000		(2,000) 5,000					
GENERAL OP EXPENSES			V27(2004)					
Rubbish Removal	11,405	. Carrier	556					
Owner Services	12,000		0					
Housekeeping Amenities	23,000	50	0					
Advertising Supplies - Office (Kaba)	23,000		0					
Supplies - Office (Kaba) Postage, Printing, Handling	4,000		2,000					
	3,000		0					
Legal License & Permits	10,000 450		0 75					
Board of Directors	7,500		0					
Accting & Computer	8,500	4 9 4 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	0					
Bank Service Chg	1,000		700					
Taxes - Real Estate	181,259		14,097					
Insurance	137,085		27,085					
Interest	3,000		2,500					
POA - CSA	80,462		17,839					
Pest Control	6,356	6,638	(282)					
Total	512,016	447,447	64,569					
TOTAL OP EXPENSES	852,656	779,447	73,209					
OP INCOME B4 MGMT FEES	529,144	491,253	37,891					
CGL MGMT FEE								
CGL Base Fee	127,015	117,805	9,210					
CGL Front Office Fee	74,144	and the second s	3,210					
CGL Housekeeping	321,939	and the second s	23,347					
Total	523,099		32,559					
NET ODED ATIMO BIOOMS	(0)							
NET OPERATING INCOME	6,045	713	5,332					
NET INCOME	6,045	713	5,332					

	2023	2022	Variance	
	Budget	Budget	to Budget	
Operating Dues	900	820	80	
Reserve Dues	175	175	0	
Assessment	100		100	
Total Dues	1,175	995	180	

SWALLOWTAIL REGIME REPAIR & REPLACE					
	2023 Budget	2022 Budget	Variance to Budget		
REVENUES					
Member Dues	330 225	330,225	0		
HOA Owned Units	(103,400)		(43,900)		
Special Assessment	188,700	(39,300)	188,700		
Total	11474223314132347	270,725	144,800		
Total	410,020	210,120	144,000		
REVENUES	415,525	270,725	144,800		
COST OF SALES					
Bad Debt	38,225	23,975	14,250		
Total	38,225	23,975	14,250		
NET REVENUES	377,300	246,750	130,550		
GC MAINTENANCE COSTS					
Replace Exterior Siding	7,000	7,000	o		
Rplc/Rpr Doors/Windows/Screens			(6,500)		
Replace Patios/Decks/Gates	5,000	30,000	(25,000)		
Pool/Spa/Deck Surface	1,500		1,500		
Pool/Spa Equipment	0		(7,450)		
Pool Cabana Exterior	1,500	. 0	1,500		
Pool/Patio Furniture	0	3,000	(3,000)		
Interior Decor	2,000	18,500	(16,500)		
Furniture	0	100,000	(100,000)		
Carpet/Flooring	15,000	0	15,000		
HVAC	18,000	18,000	0		
Water Heaters	5,000	5,000	0		
Kitchen Appliances & W/D	12,100	12,100	0		
Interior Painting	0	,	(125,000)		
Landscaping	5,000		0		
Exterior Signs/Lighting	2,550		500		
Sidewalk/Parking	20,000		20,000		
Dry Wall Repair	5,000	The state of the state of	0		
Master Bathroom	0	0.245.250	(15,000)		
Sitting Room Furniture Total	129,500 234,650		129,500 (130,450)		
Total	204,000	000,100	(100,400)		
TOTAL OP EXPENSES	234,650	365,100	(130,450)		
NET OPERATING INCOME	142,650	(118,350)	261,000		



BENEFITS OF BEING AN OWNER AT SWALLOWTAIL

YOU RECEIVE:

- A \$500 referral bonus if you refer a friend or family member who buys in Swallowtail for the first time.
- A 25% discount on all HOA listings.
- The following year's dues waived for an HOA purchased week.
- Owner discounts on rental rates.

PLEASE CALL GEORGE FLATHMANN AT LIGHTHOUSE REALTY TO TAKE ADVANTAGE OF THESE AND OTHER BENEFITS OFFERED TO OWNERS AT SWALLOWTAIL!

843-671-5551

SWALLOWTAIL HOA RESALES

These weeks are all available for purchase. Existing Swallowtail Owners and their families receive a 25% discount from the published price and the Association will waive the AMF fee associated with the next available usage. If you recommend a friend who purchases, you will be eligible for a \$500 referral bonus. If you have an interest in a particular week or unit that does not show on this list, please contact us for updated information.

For information call George Flathmann 843-671-5551

PLEASE NOTE THIS IS ONLY SOME OF THE HOA WEEKS AVAILABLE, PLEASE CALL GEORGE AT LIGHTHOUSE REALTY FOR ADDITIONAL AVAILABILITY.

		SALES			ALES			SALES			SALES
	<u>WEEK</u>	PRICE		WEEK	RICE		<u>WEEK</u>	PRICE		<u>WEEK</u>	PRICE
2880	1	\$1,000	2891	10	\$ 1,750	2881	35	\$2,500	2882	49	\$1,000
2881	1	\$1,000	2873	11	\$ 2,000	2901	35	\$2,500	2885	50	\$1,000
2882	1	\$1,000	2884	11	\$ 2,000	2876	36	\$2,500	2900	50	\$1,000
2871	2	\$1,000	2885	11	\$ 2,000	2887	36	\$2,500	2870	51	\$1,500
2873	2	\$1,000	2873	12	\$ 2,000	2870	37	\$2,500	2899	51	\$1,500
2874	2	\$1,000	2884	12	\$ 2,000	2876	37	\$2,500	2879	52	\$1,500
2871	3	\$1,000	2884	13	\$ 2,500	2873	38	\$2,500	2905	52	\$1,500
2888	3	\$1,000	2870	15	\$ 2,500	2883	38	\$2,500			
2891	3	\$1,000	2877	15	\$ 2,500	2871	39	\$2,500			
2880	4	\$1,000	2885	15	\$ 2,500	2896	39	\$2,500			
2882	4	\$1,000	2882	16	\$ 2,250	2890	40	\$2,500			
2889	4	\$1,000	2888	16	\$ 2,250	2896	40	\$2,500			
2873	5	\$1,000	2890	16	\$ 2,250	2891	41	\$2,500			
2876	5	\$1,000	2872	17	\$ 2,250	2902	41	\$2,500			
2901	5	\$1,000	2892	18	\$ 2,500	2877	42	\$2,500			
2871	6	\$1,000	2897	18	\$ 2,500	2900	42	\$2,500			
2875	6	\$1,000	2902	18	\$ 2,500	2887	43	\$1,500			
2903	6	\$1,000	2897	19	\$ 2,500	2906	43	\$1,500			
2884	7	\$1,000	2897	20	\$ 2,500	2887	44	\$1,500			
2893	7	\$1,000	2872	24	\$ 4,000	2906	44	\$1,500			
2904	7	\$1,000	2870	31	\$ 4,000	2878	45	\$2,000			
2880	8	\$1,250	2881	31	\$ 4,000	2899	45	\$2,000			
2891	8	\$1,250	2894	32	\$ 4,000	2885	46	\$2,000			
2897	8	\$1,250	2900	32	\$ 4,000	2902	46	\$2,000			
2873	9	\$1,500	2870	33	\$ 3,000	2877	47	\$1,000			
2876	9	\$1,500	2900	33	\$ 3,000	2905	47	\$1,000			
2891	9	\$1,500	2870	34	\$ 3,000	2880	48	\$1,000			
2872	10	\$1,750	2904	34	\$ 3,000	2904	48	\$1,000			
2877	10	\$1,750				2882	49	\$1,000			

Swallowtail Board of Directors

William McKernan President/Treasurer wk. 32 wk. 33 wk. 33	2022 - 2025
E-mail: wmckernansr@wlmckernan.com	
Wes Rogers	
Vice President	2021 - 2024
wk. 29	
wk. 30	
wk. 49	
Email: wrogers4@neo.rr.com	
Jimmy S. Jackson	2020 - 2023
Secretary	
wk. 9	
wk. 36	
E-mail: Jimmy@JSJackson.com	
Donald Kirk	2020 - 2023
wk. 28	2020 2020
wk. 28	
wk. 29	
wk. 30	
wk. 31	
wk. 34	
Email: donaldrkirk@comcast.net	
David Nichols wk. 39 wk. 40	2021 - 2024
E-mail: davidnichols7@gmail.com	

Week						-1
no	2022	2023	2024	2025	2026	2027
1	7-Jan - 14-Jan	13-Jan - 20-Jan	12-Jan - 19-Jan	10-Jan - 17-Jan	9-Jan - 16-Jan	8-Jan - 15-Jan
2	14-Jan - 21-Jan	20-Jan - 27-Jan	19-Jan - 26-Jan	17-Jan - 24-Jan	16-Jan - 23-Jan	15-Jan - 22-Jan
3	21-Jan - 28-Jan	27-Jan - 3-Feb	26-Jan - 2-Feb	24-Jan - 31-Jan	23-Jan - 30-Jan	22-Jan - 29-Jan
4	28-Jan - 4-Feb	3-Feb - 10-Feb	2-Feb - 9-Feb	31-Jan - 7-Feb	30-Jan - 6-Feb	29-Jan - 5-Feb
5	4-Feb - 11-Feb	10-Feb - 17-Feb	9-Feb - 16-Feb	7-Feb - 14-Feb	6-Feb - 13-Feb	5-Feb - 12-Feb
6	11-Feb - 18-Feb	17-Feb - 24-Feb	16-Feb - 23-Feb	14-Feb - 21-Feb	13-Feb - 20-Feb	12-Feb - 19-Feb
7	18-Feb - 25-Feb	24-Feb - 3-Mar	23-Feb - 1-Mar	21-Feb - 28-Feb	20-Feb - 27-Feb	19-Feb - 26-Feb
8	25-Feb - 4-Mar	3-Mar - 10-Mar	1-Mar - 8-Mar	28-Feb - 7-Mar	27-Feb - 6-Mar	26-Feb - 5-Mar
9	4-Mar - 11-Mar	10-Mar - 17-Mar	8-Mar - 15-Mar	7-Mar - 14-Mar	6-Mar - 13-Mar	5-Mar - 12-Mar
10	11-Mar - 18-Mar	17-Mar - 24-Mar	15-Mar - 22-Mar	14-Mar - 21-Mar	13-Mar - 20-Mar	12-Mar - 19-Mar
11	18-Mar - 25-Mar	24-Mar - 31-Mar	22-Mar - 29-Mar	21-Mar - 28-Mar	20-Mar - 27-Mar	19-Mar - 26-Mar
12	25-Mar - 1-Apr	31-Mar - 7-Apr	29-Mar - 5-Apr	28-Mar - 4-Apr	27-Mar - 3-Apr	26-Mar - 2-Apr
13	1-Apr - 8-Apr	7-Apr - 14-Apr	5-Apr - 12-Apr	4-Apr - 11-Apr	3-Apr - 10-Apr	2-Apr - 9-Apr
14	8-Apr - 15-Apr	14-Apr - 21-Apr	12-Apr - 19-Apr	11-Apr - 18-Apr	10-Apr - 17-Apr	9-Apr - 16-Apr
15	15-Apr - 22-Apr	21-Apr - 28-Apr	19-Apr - 26-Apr	18-Apr - 25-Apr	17-Apr - 24-Apr	16-Apr - 23-Apr
16	22-Apr - 29-Apr	28-Apr - 5-May	26-Apr - 3-May	25-Apr - 2-May	24-Apr - 1-May	23-Apr - 30-Apr
17	29-Apr - 6-May	5-May - 12-May	3-May - 10-May	2-May - 9-May	1-May - 8-May	30-Apr - 7-May
18	6-May - 13-May	12-May - 19-May	10-May - 17-May	9-May - 16-May	8-May - 15-May	7-May - 14-May
19	13-May - 20-May	19-May - 26-May	17-May - 24-May	16-May - 23-May	15-May - 22-May	14-May - 21-May
20	20-May - 27-May	26-May - 2-Jun	24-May - 31-May	23-May - 30-May	22-May - 29-May	21-May - 28-May
21	27-May - 3-Jun	2-Jun - 9-Jun	31-May - 7-Jun	30-May - 6-Jun	29-May - 5-Jun	28-May - 4-Jun
22	3-Jun - 10-Jun	9-Jun - 16-Jun	7-Jun - 14-Jun	6-Jun - 13-Jun	5-Jun - 12-Jun	4-Jun - 11-Jun
23	10-Jun - 17-Jun	16-Jun - 23-Jun	14-Jun - 21-Jun	13-Jun - 20-Jun	12-Jun - 19-Jun	11-Jun - 18-Jun
24	17-Jun - 24-Jun	23-Jun - 30-Jun	21-Jun - 28-Jun	20-Jun - 27-Jun	19-Jun - 26-Jun	18-Jun - 25-Jun
25	24-Jun - 1-Jul	30-Jun - 7-Jul	28-Jun - 5-Jul	27-Jun - 4-Jul	26-Jun - 3-Jul	25-Jun - 2-Jul
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29	22-Jul - 29-Jul	28-Jul - 4-Aug	26-Jul - 2-Aug	25-Jul - 1-Aug	24-Jul - 31-Jul	23-Jul - 30-Jul
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31	5-Aug - 12-Aug	11-Aug - 18-Aug	9-Aug - 16-Aug	8-Aug - 15-Aug	7-Aug - 14-Aug	6-Aug - 13-Aug
32	12-Aug - 19-Aug	18-Aug - 25-Aug	16-Aug - 23-Aug	15-Aug - 22-Aug	14-Aug - 21-Aug	13-Aug - 20-Aug
33	19-Aug - 26-Aug	25-Aug - 1-Sep	23-Aug - 30-Aug	22-Aug - 29-Aug	21-Aug - 28-Aug	20-Aug - 27-Aug
34	26-Aug - 2-Sep	1-Sep - 8-Sep	30-Aug - 6-Sep	29-Aug - 5-Sep	28-Aug - 4-Sep	27-Aug - 3-Sep
35	2-Sep - 9-Sep	8-Sep - 15-Sep	6-Sep - 13-Sep	5-Sep - 12-Sep	4-Sep - 11-Sep	3-Sep - 10-Sep
36	9-Sep - 16-Sep	15-Sep - 22-Sep	13-Sep - 20-Sep	12-Sep - 19-Sep	11-Sep - 18-Sep	10-Sep - 17-Sep
37				19-Sep - 26-Sep		
38			27-Sep - 4-Oct			24-Sep - 1-Oct
39	30-Sep - 7-Oct		4-Oct - 11-Oct		2-Oct - 9-Oct	1-Oct - 8-Oct
40	7-Oct - 14-Oct		11-Oct - 18-Oct		9-Oct - 16-Oct	8-Oct - 15-Oct
41	14-Oct - 21-Oct	20-Oct - 27-Oct	18-Oct - 25-Oct	17-Oct - 24-Oct	16-Oct - 23-Oct	15-Oct - 22-Oct
42	21-Oct - 28-Oct	27-Oct - 3-Nov	25-Oct - 1-Nov	24-Oct - 31-Oct	23-Oct - 30-Oct	22-Oct - 29-Oct
43	28-Oct - 4-Nov	3-Nov - 10-Nov	1-Nov - 8-Nov	31-Oct - 7-Nov	30-Oct - 6-Nov	29-Oct - 5-Nov
44	4-Nov - 11-Nov	10-Nov - 17-Nov	8-Nov - 15-Nov	7-Nov - 14-Nov	6-Nov - 13-Nov	5-Nov - 12-Nov
45	11-Nov - 18-Nov	17-Nov - 24-Nov	15-Nov - 22-Nov		13-Nov - 20-Nov	12-Nov - 19-Nov
46	18-Nov - 25-Nov	24-Nov - 1-Dec	22-Nov - 29-Nov		20-Nov - 27-Nov	19-Nov - 26-Nov
47	25-Nov - 2-Dec	1-Dec - 8-Dec	29-Nov - 6-Dec	28-Nov - 5-Dec	27-Nov - 4-Dec	26-Nov - 3-Dec
48	2-Dec - 9-Dec	8-Dec - 15-Dec	6-Dec - 13-Dec		4-Dec - 11-Dec	3-Dec - 10-Dec
49	9-Dec - 16-Dec	15-Dec - 22-Dec			11-Dec - 18-Dec	
50	16-Dec - 23-Dec	22-Dec - 29-Dec		THE RESERVE THE PROPERTY OF THE PERSON OF TH	18-Dec - 25-Dec	
51	23-Dec - 30-Dec	29-Dec - 5-Jan	27-Dec - 3-Jan	26-Dec - 2-Jan	25-Dec - 1-Jan	24-Dec - 31-Dec
52 53	30-Dec - 6-Jan	5-Jan - 12-Jan	3-Jan - 10-Jan	2-Jan - 9-Jan	1-Jan - 8-Jan	31-Dec - 7-Jan
	6-Jan 13-Jan					7-Jan 14-Jan