

SWALLOWTAIL AT SEA PINES OWNERS ASSOCIATION, INC.

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

November 2024

Dear Swallowtail Owner:

The 2025 Annual Maintenance Fee (AMF) has been sent out via your delivery preference; US Mail or email. The **2025 AMF is \$1,350.00** and due no later than January 31, 2025. A discount of \$15 per unit/week can be taken if payment is received by **December 31, 2024**. Payments made **after 1/31/2025** are subject to finance charges and future collection fees.

Payment by check or credit card are accepted, with an additional 3.5% added in for credit cards. Please follow the steps below for making payments through our secure website:

1. Sign into the Owner portion of the website.
2. Scroll down to "Make Payment"; enter your Owner # or the email address we have on file.
3. Enter your personal account password if one was created in the past. This password is different than the one created to access the website.
4. 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.

Per Association by-laws, **Annual Fees must be paid/prepaid for any year that you desire to deposit with RCI/II, prior to the time of deposit.** Future year fees should be paid at the current year's rate but are considered an "estimate" for that year. Fees for a 2026 week or later should be paid in the amount of \$1,350.00 in order for a deposit to be approved.

As a reminder, The Association has the "Right of First Refusal". Please contact us prior to any transfer of weeks to ensure a smooth transition between buyer and seller.

We look forward to seeing you when you are on the Island! We continue to strive to keep your property in the best condition possible. We appreciate any feedback that you may have. Please complete comment cards whenever you get the chance.

The Fall newsletter, Swallowtail Budget, Calendar and other important information can be accessed on the Owners website at: **WWW.SWALLOWTAILATSEAPINES.COM**

The Club Group, Ltd.
Accounts Receivable – Swallowtail

Swallowtail at Sea Pines Owners Association, Inc.

Fall Newsletter 2024

Fellow Swallowtail Owners,

Your board met in person on property on Monday October 7, 2024 to discuss the affairs of the Association. The Annual Meeting was held on Tuesday October 8 and we were able to conduct the Annual Meeting thanks to your participation via proxy. We are glad to have the ability to vote electronically as we know many of our owners were affected by the two Hurricanes that blew through shortly before the meeting.

Hurricane Helene and Milton

Swallowtail was spared any damage from these two storms. Helene caused a lot of leaf litter and we lost a number of small branches. There was no material damage to any of the units. Milton was far enough south of us that we got just a little wind and rain.

Our thoughts and prayers go out to those that were not so fortunate. We know the devastation that can be caused by such powerful storms from loss of property, to loss of life, to loss of business and livelihood. We hope for a speedy recovery for all those affected.

Annual Meeting

The Board thanked everyone who filled out the Comment Card. The Owner Comment Cards that are in each unit are helpful ways for the Board and The Club Group to address issues and determine where priorities should be set. The Board also reviewed the financials and proposed budget. Wes Rogers and Dave Nichols were reelected to the Board for 3 years.

From the owners in attendance, the feedback we received on the recent upgrades to our units was overwhelmingly positive. The new gas grill, for instance, has been a very popular update for owners on the beach side of the pool. There was an enthusiastic discussion on the floor about how inexpensive it is for us, as owners, to stay at Swallowtail when compared to the cost of a Hilton Head hotel room, or for a similar unit on the local rental market.

A few couples spoke of the recurring friendships they've made at Swallowtail and how now they look forward to reuniting each year. All agreed that Swallowtail is a hidden gem and that, as owners, we should actively promote our special secret with friends and family members in order to grow our ownership base and reduce the number of HOA-owned weeks, thus helping keep our dues to a minimum. And if you refer someone who purchases an HOA week, you'll receive a \$500 referral fee, to boot!

2025 Budget

As discussed in the previous President's letter that traveled with the Annual Meeting Notice, the budget sets the dues at \$1,350 per week for 2025. Rather than only going toward Operations, the largest portion of this increase is going towards Capital Expenditures to keep Swallowtail looking fresh, updated, and comfortable for each stay. The big projects in 2025 are accelerating the carpeting and foyer tile replacement. The carpet on the first floor is nearly 12 years old and must be replaced. The pool deck, coping (insider perimeter of the pool) and plaster (walking surface under the water) are all looking bad and need to be addressed. The board is considering several different options.

The pool will be closed in January and February to address some of the repairs needed at the pool. As those repairs are completed, we will share some photos of the work at the pool!

10/28/2024

Also discussed, but not in the 2025 budget is to replace the twin beds in the Guest bedroom with XL Twins. The mattress replacement is scheduled to be completed in 2026 and the comments we have gotten back have been positive about making those twins longer!

Sales/Rentals

As a Board, we continue to focus on sales and rentals of HOA weeks. We have a lot of availability. We have heard from a number of owners who used to enjoy one week but have found that owning two weeks back-to-back is much better as it avoids the "just got settled and now it is time to leave" feeling. We have a list of weeks published in the unit, at the pool, online, and in this package for your review. This is just a sample, so if you are interested in purchasing an additional week, feel free to contact George Flathmann at Lighthouse Realty or Talyn Silva with CGL to see what else is available for you!

Our rental program has been increasing year after year thanks to owners renting additional weeks and/or referring friends and family to rent. Krista Johnson has taken over Mindy's position and has done an excellent job at helping owners find solutions to their needs or in helping renters rebook with Swallowtail. We have added Airbnb to our marketing focus as a way of helping to boost visibility and attract new renters. We have seen a nearly 15% increase in rental activity in 2024 over 2023 due to these efforts.

As an owner, you always get preferred treatment whether it be sales or rentals. If purchasing a week, you as an owner get a 25% discount on the sales price plus the first years dues are waived. If you are renting a week through us, we waive the Housekeeping Fee, Resort Fee, and Damage Waiver fee. This equates to a \$325 reduction in what it would cost you to rent into Swallowtail if you weren't an owner! Whether purchasing or renting, we hope you will contact us when you next plan a trip to Hilton Head.

Sales:

George Flathmann:

843-671-5551 george@lighthouserealtyhhi.com

Talyn Silva:

843-363-5699 ext. 1021 tsilva@cglhhi.com

Rentals: Krista Johnson – 843-671-0409 krista@htyc.com

We hope you have a truly wonderful rest of 2024 with friends and family. We look forward to seeing you at your next trip to your home at Swallowtail!

Sincerely,

Don Kirk - President

Wes Rogers – Vice President

Dave Nichols – Treasurer

Todd Hoppenstedt – Board Member

Jimmy Jackson – Board Member

SWALLOWTAIL

OPERATIONAL BUDGET			
	2025	2024	Variance
	Budget	Budget	to Budget
REVENUES			
Member Dues	1,915,305	1,802,085	113,220
HOA Owned Units	(421,225)	(378,180)	(43,045)
Fee Income	5,000	10,000	(5,000)
Rental Income	140,000	125,000	15,000
Misc Income	1,000	1,000	0
Interest Income	500	500	0
Owner Finance/Fees Income	30,000	30,000	0
Total	1,670,580	1,590,405	80,175
REVENUES	1,670,580	1,590,405	80,175
COST OF SALES			
Credit Card Discount	8,000	10,000	(2,000)
Prepaid Discount	16,000	16,000	0
Bad Debt	143,190	124,880	18,310
Gain/Loss Foreclosed Inv		(20,000)	20,000
Total	167,190	130,880	36,310
NET REVENUES	1,503,390	1,459,525	43,865
REPAIRS AND MAINTENANCE			
R&M - HVAC	10,000	8,000	2,000
R&M - Landscaping	38,100	38,040	60
R&M - Plumbing	12,000	10,000	2,000
R&M - General	137,000	134,000	3,000
R&M - Pool	36,140	35,900	240
Total	233,240	225,940	7,300
UTILITIES			
Electric	65,000	65,000	0
Water & Sewer	23,000	21,000	2,000
Propane Gas	22,000	22,000	0
TV/Internet	31,204	28,000	3,204
Total	141,204	136,000	5,204
GENERAL OP EXPENSES			
Pest Control	9,600	8,756	844
Rubbish Removal	14,760	13,200	1,560
Owner Services	10,000	10,000	0
Housekeeping Amenities	28,000	28,000	0
Advertising	23,000	23,000	0
Supplies - Office	4,500	4,000	500
Postage,Printing,Handling	3,000	2,500	500
Printing		200	(200)
Legal	10,000	10,000	0
License & Permits	600	500	100
Board of Directors	7,500	7,500	0
Acct'g & Computer	8,000	8,000	0
Bank Service Chg	500	500	0
Taxes - Real Estate	193,883	180,684	13,199
Insurance	167,000	166,805	195
Interest	5,000	5,000	0
POA - CSA	87,674	85,806	1,868
Total	573,017	554,451	18,566
TOTAL OP EXPENSES	947,461	916,391	31,070
CGL MGMT FEE			
CGL Base Fee	135,000	133,366	1,634
CGL Front Office Fee	74,143	77,851	(3,708)
CGL Housekeeping	342,000	338,036	3,964
Total	551,143	549,253	1,890
NET OPERATING INCOME	4,786	(6,119)	10,905

	2025	2024	Variance
	Dues	Dues	to Budget
Operating Dues	1,015	955	60
Reserve Dues	335	200	135
Assessment	-	100	(100)
Total Dues	1,350	1,255	95

RESERVE BUDGET			
	2025	2024	Variance
	Budget	Budget	to Budget
REVENUES			
Member Dues	632,145	377,400	254,745
HOA Owned Units	(139,025)	(118,800)	(20,225)
Special Assessment	0	188,700	(188,700)
Total	493,120	447,300	45,820
REVENUES	493,120	447,300	45,820
COST OF SALES			
Bad Debt	48,910	40,800	8,110
Total	48,910	40,800	8,110
NET REVENUES	444,210	406,500	37,710
RESERVE			
Replace Exterior Siding	20,000	20,000	0
Doors/Windows/Screens	16,000	11,000	5,000
Replace Patios/Decks/Gates	5,000	5,000	0
Patio Furniture	3,000	0	3,000
Skylites/Attic Vents	0	2,500	(2,500)
Pool/Spa/Deck Surface	25,000	0	25,000
Pool/Spa Equipment	0	7,000	(7,000)
Pool/Patio Furniture	0	1,050	(1,050)
Interior Decor	2,000	2,000	0
Carpet/Flooring	151,000	40,000	111,000
HVAC	27,000	27,000	0
Kitchen Appliances & W/D	12,100	12,100	0
Landscaping/Tree pruning	5,000	12,000	(7,000)
Exterior Signs/Lighting	2,050	2,050	0
Sidewalk/Parking	0	10,000	(10,000)
Dry Wall Repair	3,000	3,000	0
New Grill Area	0	1,000	(1,000)
Total	271,150	155,700	115,450
NET INCOME	173,060	250,800	(77,740)

Swallowtail Board of Directors

Donald Kirk

2023-2026

President

wk. 28

wk. 28

wk. 29

wk. 30

wk. 31

wk. 34

Email: donaldrkirk@comcast.net

Wes Rogers

2024 - 2027

Vice President

wk. 29

wk. 30

wk. 49

Email: wrogers4@neo.rr.com

David Nichols

2024 – 2027

Secretary/Treasurer

Wk. 38

wk. 39

wk. 40

E-mail: davidnichols7@gmail.com

***Jimmy S. Jackson**

2023 - 2026

wk. 9

wk. 36

E-mail: Jimmy@JSJackson.com

Jackson

Todd Hoppenstedt

2023 - 2025

wk. 29

wk. 29

E-mail: trhoppenstedt@comcast.net

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 Elizabeth at 843-671-5551 or
Talyn at 843-363-5699 ext. 1021**

PLEASE NOTE THIS IS ONLY SOME OF THE HOA WEEKS AVAILABLE,
PLEASE CALL TALYN AT THE CLUB GROUP FOR ADDITIONAL AVAILABILITY.

<u>UNIT</u>	<u>WEEK</u>	<u>SALES PRICE</u>	<u>UNIT</u>	<u>WEEK</u>	<u>SALES PRICE</u>	<u>UNIT</u>	<u>WEEK</u>	<u>SALES PRICE</u>	<u>UNIT</u>	<u>WEEK</u>	<u>SALES PRICE</u>
2880	1	\$1,000	2891	10	\$ 1,750	2891	35	\$2,500	2900	50	\$1,000
2881	1	\$1,000	2875	11	\$ 2,000	2880	36	\$2,500	2870	51	\$1,500
2882	1	\$1,000	2885	11	\$ 2,000	2897	36	\$2,500	2899	51	\$1,500
2871	2	\$1,000	2887	11	\$ 2,000	2870	37	\$2,500	2879	52	\$1,500
2873	2	\$1,000	2888	12	\$ 2,000	2873	37	\$2,500	2905	52	\$1,500
2874	2	\$1,000	2873	13	\$ 2,500	2874	38	\$2,500			
2871	3	\$1,000	2870	14	\$ 2,500	2904	38	\$2,500			
2888	3	\$1,000	2870	15	\$ 2,500	2871	39	\$2,500			
2891	3	\$1,000	2877	15	\$ 2,500	2896	39	\$2,500			
2880	4	\$1,000	2882	16	\$ 2,250	2890	40	\$2,500			
2882	4	\$1,000	2899	16	\$ 2,250	2896	40	\$2,500			
2904	4	\$1,000	2890	16	\$ 2,250	2891	41	\$2,500			
2873	5	\$1,000	2872	17	\$ 2,250	2902	41	\$2,500			
2876	5	\$1,000	2892	18	\$ 2,500	2877	42	\$2,500			
2901	5	\$1,000	2897	18	\$ 2,500	2900	42	\$2,500			
2871	6	\$1,000	2902	18	\$ 2,500	2887	43	\$1,500			
2875	6	\$1,000	2897	19	\$ 2,500	2906	43	\$1,500			
2903	6	\$1,000	2875	20	\$ 2,500	2887	44	\$1,500			
2884	7	\$1,000	2870	31	\$ 4,000	2906	44	\$1,500			
2893	7	\$1,000	2874	31	\$ 4,000	2878	45	\$2,000			
2904	7	\$1,000	2894	32	\$ 4,000	2899	45	\$2,000			
2897	8	\$1,250	2900	32	\$ 4,000	2885	46	\$2,000			
2870	9	\$1,500	2870	33	\$ 3,000	2902	46	\$2,000			
2871	9	\$1,500	2877	33	\$ 3,000	2877	47	\$1,000			
2873	9	\$1,500	2870	34	\$ 3,000	2905	47	\$1,000			
2876	9	\$1,500	2879	34	\$ 3,000	2880	48	\$1,000			
2870	10	\$1,750	2904	34	\$ 3,000	2904	48	\$1,000			
2872	10	\$1,750	2874	35	\$ 2,500	2905	49	\$1,000			
2877	10	\$1,750	2880	35	\$ 2,500	2885	50	\$1,000			

As of 10/22/24

Week no	2024	2025	2026	2027	2028
1	12-Jan - 19-Jan	10-Jan - 17-Jan	9-Jan - 16-Jan	8-Jan - 15-Jan	14-Jan - 21-Jan
2	19-Jan - 26-Jan	17-Jan - 24-Jan	16-Jan - 23-Jan	15-Jan - 22-Jan	21-Jan - 28-Jan
3	26-Jan - 2-Feb	24-Jan - 31-Jan	23-Jan - 30-Jan	22-Jan - 29-Jan	28-Jan - 4-Feb
4	2-Feb - 9-Feb	31-Jan - 7-Feb	30-Jan - 6-Feb	29-Jan - 5-Feb	4-Feb - 11-Feb
5	9-Feb - 16-Feb	7-Feb - 14-Feb	6-Feb - 13-Feb	5-Feb - 12-Feb	11-Feb - 18-Feb
6	16-Feb - 23-Feb	14-Feb - 21-Feb	13-Feb - 20-Feb	12-Feb - 19-Feb	18-Feb - 25-Feb
7	23-Feb - 1-Mar	21-Feb - 28-Feb	20-Feb - 27-Feb	19-Feb - 26-Feb	25-Feb - 3-Mar
8	1-Mar - 8-Mar	28-Feb - 7-Mar	27-Feb - 6-Mar	26-Feb - 5-Mar	3-Mar - 10-Mar
9	8-Mar - 15-Mar	7-Mar - 14-Mar	6-Mar - 13-Mar	5-Mar - 12-Mar	10-Mar - 17-Mar
10	15-Mar - 22-Mar	14-Mar - 21-Mar	13-Mar - 20-Mar	12-Mar - 19-Mar	17-Mar - 24-Mar
11	22-Mar - 29-Mar	21-Mar - 28-Mar	20-Mar - 27-Mar	19-Mar - 26-Mar	24-Mar - 31-Mar
12	29-Mar - 5-Apr	28-Mar - 4-Apr	27-Mar - 3-Apr	26-Mar - 2-Apr	31-Mar - 7-Apr
13	5-Apr - 12-Apr	4-Apr - 11-Apr	3-Apr - 10-Apr	2-Apr - 9-Apr	7-Apr - 14-Apr
14	12-Apr - 19-Apr	11-Apr - 18-Apr	10-Apr - 17-Apr	9-Apr - 16-Apr	14-Apr - 21-Apr
15	19-Apr - 26-Apr	18-Apr - 25-Apr	17-Apr - 24-Apr	16-Apr - 23-Apr	21-Apr - 28-Apr
16	26-Apr - 3-May	25-Apr - 2-May	24-Apr - 1-May	23-Apr - 30-Apr	28-Apr - 5-May
17	3-May - 10-May	2-May - 9-May	1-May - 8-May	30-Apr - 7-May	5-May - 12-May
18	10-May - 17-May	9-May - 16-May	8-May - 15-May	7-May - 14-May	12-May - 19-May
19	17-May - 24-May	16-May - 23-May	15-May - 22-May	14-May - 21-May	19-May - 26-May
20	24-May - 31-May	23-May - 30-May	22-May - 29-May	21-May - 28-May	26-May - 2-Jun
21	31-May - 7-Jun	30-May - 6-Jun	29-May - 5-Jun	28-May - 4-Jun	2-Jun - 9-Jun
22	7-Jun - 14-Jun	6-Jun - 13-Jun	5-Jun - 12-Jun	4-Jun - 11-Jun	9-Jun - 16-Jun
23	14-Jun - 21-Jun	13-Jun - 20-Jun	12-Jun - 19-Jun	11-Jun - 18-Jun	16-Jun - 23-Jun
24	21-Jun - 28-Jun	20-Jun - 27-Jun	19-Jun - 26-Jun	18-Jun - 25-Jun	23-Jun - 30-Jun
25	28-Jun - 5-Jul	27-Jun - 4-Jul	26-Jun - 3-Jul	25-Jun - 2-Jul	30-Jun - 7-Jul
26	5-Jul - 12-Jul	4-Jul - 11-Jul	3-Jul - 10-Jul	2-Jul - 9-Jul	7-Jul - 14-Jul
27	12-Jul - 19-Jul	11-Jul - 18-Jul	10-Jul - 17-Jul	9-Jul - 16-Jul	14-Jul - 21-Jul
28	19-Jul - 26-Jul	18-Jul - 25-Jul	17-Jul - 24-Jul	16-Jul - 23-Jul	21-Jul - 28-Jul
29	26-Jul - 2-Aug	25-Jul - 1-Aug	24-Jul - 31-Jul	23-Jul - 30-Jul	28-Jul - 4-Aug
30	2-Aug - 9-Aug	1-Aug - 8-Aug	31-Jul - 7-Aug	30-Jul - 6-Aug	4-Aug - 11-Aug
31	9-Aug - 16-Aug	8-Aug - 15-Aug	7-Aug - 14-Aug	6-Aug - 13-Aug	11-Aug - 18-Aug
32	16-Aug - 23-Aug	15-Aug - 22-Aug	14-Aug - 21-Aug	13-Aug - 20-Aug	18-Aug - 25-Aug
33	23-Aug - 30-Aug	22-Aug - 29-Aug	21-Aug - 28-Aug	20-Aug - 27-Aug	25-Aug - 1-Sep
34	30-Aug - 6-Sep	29-Aug - 5-Sep	28-Aug - 4-Sep	27-Aug - 3-Sep	1-Sep - 8-Sep
35	6-Sep - 13-Sep	5-Sep - 12-Sep	4-Sep - 11-Sep	3-Sep - 10-Sep	8-Sep - 15-Sep
36	13-Sep - 20-Sep	12-Sep - 19-Sep	11-Sep - 18-Sep	10-Sep - 17-Sep	15-Sep - 22-Sep
37	20-Sep - 27-Sep	19-Sep - 26-Sep	18-Sep - 25-Sep	17-Sep - 24-Sep	22-Sep - 29-Sep
38	27-Sep - 4-Oct	26-Sep - 3-Oct	25-Sep - 2-Oct	24-Sep - 1-Oct	29-Sep - 6-Oct
39	4-Oct - 11-Oct	3-Oct - 10-Oct	2-Oct - 9-Oct	1-Oct - 8-Oct	6-Oct - 13-Oct
40	11-Oct - 18-Oct	10-Oct - 17-Oct	9-Oct - 16-Oct	8-Oct - 15-Oct	13-Oct - 20-Oct
41	18-Oct - 25-Oct	17-Oct - 24-Oct	16-Oct - 23-Oct	15-Oct - 22-Oct	20-Oct - 27-Oct
42	25-Oct - 1-Nov	24-Oct - 31-Oct	23-Oct - 30-Oct	22-Oct - 29-Oct	27-Oct - 3-Nov
43	1-Nov - 8-Nov	31-Oct - 7-Nov	30-Oct - 6-Nov	29-Oct - 5-Nov	3-Nov - 10-Nov
44	8-Nov - 15-Nov	7-Nov - 14-Nov	6-Nov - 13-Nov	5-Nov - 12-Nov	10-Nov - 17-Nov
45	15-Nov - 22-Nov	14-Nov - 21-Nov	13-Nov - 20-Nov	12-Nov - 19-Nov	17-Nov - 24-Nov
46	22-Nov - 29-Nov	21-Nov - 28-Nov	20-Nov - 27-Nov	19-Nov - 26-Nov	24-Nov - 1-Dec
47	29-Nov - 6-Dec	28-Nov - 5-Dec	27-Nov - 4-Dec	26-Nov - 3-Dec	1-Dec - 8-Dec
48	6-Dec - 13-Dec	5-Dec - 12-Dec	4-Dec - 11-Dec	3-Dec - 10-Dec	8-Dec - 15-Dec
49	13-Dec - 20-Dec	12-Dec - 19-Dec	11-Dec - 18-Dec	10-Dec - 17-Dec	15-Dec - 22-Dec
50	20-Dec - 27-Dec	19-Dec - 26-Dec	18-Dec - 25-Dec	17-Dec - 24-Dec	22-Dec - 29-Dec
51	27-Dec - 3-Jan	26-Dec - 2-Jan	25-Dec - 1-Jan	24-Dec - 31-Dec	29-Dec - 5-Jan
52	3-Jan - 10-Jan	2-Jan - 9-Jan	1-Jan - 8-Jan	31-Dec - 7-Jan	5-Jan - 12-Jan
53				7-Jan - 14-Jan	



Snowbird

2025 Special

Book a Week from **Dec. 1st - March 15th** and enjoy **\$250 OFF** your stay! **

NOW
\$1,000*

WAS
\$1,250

**New reservations only. Offer ends Nov, 25th – Don't miss your chance to lock in this amazing deal!

*Taxes, and credit cards fees not included in the \$1,000 offer.



CALL KRISTA NOW AT 843-671-0409