

June 2019

Hello Spicebush owners,

Your Board of Directors met for its regular two-day meeting last month, one of the two scheduled times during the year when we meet in person. After each meeting, we send owners a report like this one covering our activities and updating you on matters that affect your Spicebush property and Sea Pines in general.

At this meeting, we welcomed a new Board member and were saddened by the loss of an old friend. **Ron Bennett**, who was elected at the Annual Meeting of Owners last October, joined us for the first meeting of his current Board term. With a moment of silence, we then remembered **Theresa Thomas**, Secretary of the Board and a previous Board member for many terms over the years. Theresa passed away in February. In addition to her long-time Spicebush connection, she was a respected Island resident and real estate professional who was known by many in this community and whose presence will be sorely missed. The Board also honored her memory with a donation to Hospice Care of the Lowcountry. The Board elected Pete McElroy, who rejoined the Board in 2017, to fill the Secretary position.

A number of Spicebush owners have used Theresa's Resale Company in looking for opportunities to buy additional time-share weeks at Spicebush or other properties, or to sell an existing holding. If you currently have a listing or other contract or sales agreement with The Resale Company, you may wish to contact them for information on your agreement.

We do want to make you aware of another option. Your Board recently selected **Lighthouse Realty** to represent Spicebush for the sale of Association-owned weeks. Lighthouse Realty is a division of The Club Group, Ltd., which has managed Spicebush for the past 15 years. Lighthouse Realty is well-qualified and prepared, with 34 years of experience right here in the heart of Sea Pines with nine agents, and two high-visibility sales offices – on the Harbour Town Yacht Basin and at the Shoppes in Sea Pines Center.

You will be receiving additional information from Lighthouse Realty in the very near future. Should you have any questions in the interim, feel free to call George Flathmann at 843-671-5551.

Turning to the Spicebush units, we mentioned in our fall letter a **major interior project** to remove the textured or “popcorn” ceiling treatments and to repaint all the walls and ceilings. This work can only be done when a unit is unoccupied. To fulfill our commitments to arriving guests, it also has to be done during the low-occupancy November-December period, which allows for completion of 12 units. The work on the first 12 units was finished on schedule in 2018, and the remaining 12 units will be completed at the end of this year. As part of this project, we replaced all the door hardware – knobs and hinges – with brushed nickel-finish fixtures. New colors, the removal of the texture on the ceilings and the new hardware make a big difference, and the units look fresh and like new. Outside the units, we added fresh pine-bark nugget mulch in the courtyard area by the door, making the outside entrance appearance more appealing.

The second phase of this project, planned for next year, includes replacing the carpet in the first-floor living area. We would like to get your input on the choices we are considering. You can easily provide that by logging into our website, www.spicebushatseapines.com, and going to “Flooring Survey” under the “Members” section. That page describes the choices, asks for your opinion and allows space for any comments you may wish to include. We encourage you to respond to the survey promptly, and no later than July 15, 2019. If you have not already created an online account, please do so to view all the information under the “Members” section. If you do not have internet access but would still like to participate in the survey, please give The Club Group a call at 843-363-5699, and they will send a paper copy of the survey for you to return by mail.

The Board values your feedback on this survey. We are expanding our use of electronic communications, so having your email on file is a valuable way to receive Spicebush information quickly.

A popular outdoor amenity is the **fire pit**, located since its installation in 2015 by the gas grills north of the pool. This past January, a sewer pipe ruptured in the area near the canal and behind buildings 571-574 and 575-578. The repair was extensive and took the better part of a week. All the work and costs were the responsibility of the local sewer district utility, however we had to remove the fire pit to allow the massive utility equipment repair vehicles an access route to the area of the break. Easement restrictions prevented the fire pit from being reinstalled at its original location, and it has been out of service ever since. At this meeting, however, the Board approved plans for its reinstallation by about September 1 at a new location just south of the pool. The fire pit area, including space for the Adirondack chairs, will be landscaped and fenced in. Access will be through a walkway

from the pool deck. A small plaque also will be placed in this area in remembrance of Theresa Thomas.

Placement of the fire pit closer to the pool also allows for another security feature to correct a long-standing problem. We have known for some time that people from neighboring homes or villas not connected with Spicebush walk over or ride bikes to use our pool and tennis facilities, ignoring signs saying that these areas are only for Spicebush owners and guests. This summer, as part of the fire pit installation, we will be replacing the existing two green chain-link pool-access gates with **new security gates** with coded numerical keypads, similar to the unit entrance door keypads installed last year. With these changes, the pool, tennis and fire pit areas will all be behind secure gates to help control unauthorized access. We believe these changes will enhance these already-popular features of your Spicebush property. Other outdoor amenities are being planned to be added later this year.

Finally, **new signage** was added in several key areas around the canal and lagoon areas alerting people that alligators can be present and that guests should remain cautious in these surroundings.

Back in March, you received a notification from the Club Group of **changes to the parking regulations at the Sea Pines Beach Club**. Sea Pines Resort, owner of the Club, instituted practices in 2018 that limited parking at the Club such that Spicebush owners and many other Sea Pines guests were not able to park there during the summer months. These limitations continue in 2019 and now prohibit both drop-offs at the Beach Club and vehicle parking at the Plantation Golf Club lot across Sea Pines Drive. This year, on a trial basis, a dedicated shuttle bus for those affected has begun operating and makes a continuous loop from a parking area on Greenwood Drive near Fraser Circle directly to the Beach Club and back from 9:00 to 5:00, seven days a week. A pamphlet describing this service is in your check-in packet. However, Spicebush is close enough that many may prefer just to walk or ride bikes to the Beach Club area. In addition, Tower Beach, located on the road to South Beach, has no parking restrictions for owners, so by driving there you may discover a more peaceful and relaxing ocean alternative.

Completing the **Comment Card** in your unit at the end of your stay is very important. Every one of the cards is read, and the contents are shared with the Board. This is the easiest way to give us your feedback, to make sure problems are identified and corrected, and to guide us in planning for improvements. Many of our decisions are based on your input on these cards.

Rentals continue to be an important part of our operations. If you are unable to use your week, please consider offering it for rent through this program. Or, if you have friends or family members who want to experience Spicebush and all its features, a **rental** may be a great opportunity. The contact for rentals is Mindy Burroughs with the Club Group at 843-363-6300 or email at mindy@htyc.com. Mindy also is the contact for owner Getaways for fall and winter weeks.

Finally, please note that included in this mailing is a **Volunteer Form** to serve on the Spicebush Board. (A copy is also available on the Spicebush website.) In the fall, we will have two open Board slots that will be filled by election at the Annual Meeting in October. If you have an interest in becoming a Board member, please complete this form and return it by the due date. Then, in preparation for the Meeting, in September **all owners will receive the proxy voting letter**. It is very important that you return the proxy form to ensure that enough are returned to obtain a quorum. Please watch for information later this summer and return your ballot promptly.

On behalf of all the Board members, thank you for the opportunity to serve you, have a great year and enjoy your vacation on Hilton Head and at Spicebush.

Best wishes,

The Spicebush Board of Directors

Paul Anderson, President
Kaleb Froehlich, Vice-President
Peter McElroy, Secretary
Helmut Knipp, Treasurer
Ron Bennett