

SPICEBUSH AT SEA PINES OWNERS ASSOCIATION, INC.

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

November 2021

Dear Spicebush Owner:

The 2022 Annual Maintenance Fee (AMF) billing has been sent via your delivery preference; US Mail or email. The 2022 AMF is \$1,010.00 and due no later than January 31, 2022. A discount of \$15 per unit/week can be taken if payment is received by **December 31, 2021**. Payments made after 1/31/2022 are subject to finance charges and future collection fees.

Credit cards are also accepted through our secure website. 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 "Pay Annual Maintenance Fee" on the Owner Portal; enter your quantity equal to the number of weeks you are paying and proceed to checkout;
2. On the Checkout page, enter your personal information. This is also where you must accurately include either your owner # or unit & week number. Without this information your payment may not accurately be applied.
3. Once you have completed the checkout page, "Continue" to add your credit card information and finally "Place Order" to complete the transaction.

Also, be aware that the AMF must be paid/prepaid for any year that you desire to deposit with RCI/II, prior to 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 2023 week or later should be paid at the \$1,010.00 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 Spicebush.

Thank you and we look forward to seeing you when you are on the Island!

The Club Group, Ltd.
Accounts Receivable – Spicebush

Spicebush Owner Newsletter

Fall 2021

Dear Fellow Spicebush Owners,

On behalf of the board, I hope this letter finds you and your loved ones healthy and safe. Your board met in October and I wanted to update you on our discussions.

Coronavirus

We hope that each of you have been able to be safe during this challenging time. While so much has changed, Spicebush continues to be what it has always been: a Home Away from Home. With the natural spaces on the property and in Sea Pines, our owners have continued to enjoy the use of their home here on Hilton Head in a safe and naturally distanced way. If you haven't been to Spicebush in a while, we hope that you will make a point to use your week or rent an additional week and take advantage of all that Spicebush has to offer during these trying times.

Recent Projects

Spicebush has a very fresh and updated look and we encourage you to check out the website with the updated units. You can find that by going to www.spicebushatseapines.com. We continue to make changes and plan to do some minor updates in 2022. Those updates are the chandelier in the Dining Room, the Guest Bathroom fixtures and the Guest Bedroom chair.

Sales/Rentals

The Association has several units that are available for sale and/or rent. As an owner, you are entitled to special discounts when purchasing an HOA unit or special rental rates during certain seasons. If you are looking to extend your ownership and add either an adjacent week or a week during a different season, please call George Flathmann at 843-671-5551 or you can email him at george@lighthouse Realty hhi.com. If you are interested in renting a week, you can reach out to Mindy Burrough at 843-671-0409 or email her at mindy@htyc.com. We hope you will schedule a time to spend at your home away from home soon!

Other Items

Spicebush is in really good shape! We are always looking for ways to enhance Spicebush and we review the Comment Cards that are included in each unit after your stay. Please take some time and let us know how we can improve the property so you and others can continue to benefit from all that Spicebush has to offer.

At the Annual Meeting, Ron Bennett and Paul Anderson were elected to serve 3 year terms. As part of the Spring Newsletter, we will be including a Volunteer form for you to fill out if you would like to consider running for the board. We encourage our ownership to participate in the governance of the Association so please be on the lookout next newsletter for that Volunteer form.

IMPORTANT NOTICE:

As you know, Spicebush operates on a "fixed week ownership" model. Every few years, due to "calendar creep", it is necessary to add a 53rd week to the calendar to ensure that owners have their purchased week remain in the same general time frame each year. The industry does this so that an owner does not find their week 26, for example, moving into June and missing the 4th of July date that was integral to their purchase of that week. Our Master Deed also contemplated the need for this action.

So, please utilize the attached calendar, tossing older versions, so that you can plan your visits properly in the coming years.

We hope you and your family stay safe as you travel in the summer and hope to see you soon!

Sincerely,

Pete McElroy – President

Scott Simpson – Vice President

Ron Bennett – Treasurer

Terry Moore – Secretary

Paul Anderson – Board Member

SpiceBush
REGIME OPERATIONAL

	12/31/22	12/31/21	Variance
	Budget	Budget	to Budget
REVENUES			
Member Dues	1,022,040	930,240	91,800
HOA Owned Units	(203,740)	(184,680)	(19,060)
Rental Income	45,000	45,000	0
Misc Income	250	250	0
Interest Income	1,000	1,000	0
Owner Finance/Fees Income	20,000	20,000	0
Total	884,550	811,810	72,740

	2022	2021	Variance
Operating Dues	835	760	75
Reserve Dues	175	175	0
Total Dues	1,010	935	75

REVENUES	884,550	811,810	72,740
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COST OF SALES			
Credit Card Discount	1,500	1,500	0
Early Payment Discount	10,000	10,000	0
Bad Debt	66,145	63,420	(2,725)
Total	77,645	74,920	(2,725)

NET REVENUES	806,905	736,890	70,015
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REPAIRS AND MAINTENANCE			
R&M - HVAC	5,000	4,000	(1,000)
R&M - Landscaping	31,000	31,000	0
R&M - Interior	12,000	12,000	0
R&M - Exterior	14,000	14,000	0
R&M - Plumbing	8,000	6,000	(2,000)
R&M - General	35,000	32,000	(3,000)
R&M - Electrical/Lighting	9,000	6,500	(2,500)
R&M - Pool	25,000	24,000	(1,000)
Total	139,000	129,500	(9,500)

UTILITIES			
Telephone/Cable/Wifi	24,000	15,000	(9,000)
Water & Sewer	12,000	12,000	0
Propane Gas	15,000	12,000	(3,000)
Electric	42,000	42,000	0
Total	93,000	81,000	(12,000)

GENERAL OP EXPENSES			
Rubbish Removal	7,000	6,000	(1,000)
Owner Services	7,500	7,500	0
Housekeeping Amenities	17,000	15,000	(2,000)
Website	2,500	1,500	(1,000)
Supplies - Office	3,000	3,000	0
Postage, Printing, Handling	2,500	1,500	(1,000)
Legal	11,000	11,000	0
License & Permits	300	300	0
Board of Directors	8,000	8,000	0
Accting & Computer	7,000	7,000	0
Bank Service Chg	100	100	0
Taxes - Real Estate	71,051	66,523	(4,528)
Insurance	85,000	70,000	(15,000)
POA - CSA	42,239	27,000	(15,239)
Pest Control	4,500	4,250	(250)
Total	268,690	228,673	(40,017)

TOTAL OP EXPENSES	500,690	439,173	(61,517)
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CGL MGMT FEE			
CGL Base Fee	71,115	68,791	(2,324)
CGL Front Office	44,298	44,298	0
CGL Housekeeping	188,938	182,764	(6,174)
Total	304,351	295,853	(8,498)

NET OPERATING INCOME	1,864	1,864	(0)
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BENEFITS OF BEING AN OWNER AT SPICEBUSH

YOU RECEIVE:

- A \$500 referral bonus if you refer a friend or family member who buys in Spicebush 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 SPICEBUSH!

843-671-5551

Spicebush Board of Directors

Peter McElroy <i>President</i> 571 572 Email: pmcelroy@ceklaw.net and kelso373@aol.com	2020-2023	Second
Scott Simpson <i>Vice President</i> 573 576 Email: scott.mitchell.simpson@gmail.com	2019-2022	First
Ron Bennett <i>Treasurer</i> 570 Email: sueron@cox.net	2021-2024	Second
Terry Moore 587 Email: tjmoore54@gmail.com	2019-2022	First
Paul Anderson 583 Email: paulanderson609@gmail.com	2021-2024	First

SPICEBUSH HOA RESALES

These weeks are all available for purchase. Existing Spicebush 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.

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.

<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>
575	1	\$1,000	579	13	\$1,500	589	38	\$2,000
586	1	\$1,000	580	13	\$1,500	576	39	\$2,000
572	2	\$1,000	567	14	\$2,000	582	39	\$2,000
573	2	\$1,000	588	14	\$2,000	571	40	\$2,000
575	3	\$1,000	589	15	\$2,500	583	40	\$2,000
576	3	\$1,000	575	17	\$2,500	569	41	\$1,500
568	4	\$1,000	581	20	\$3,000	590	41	\$1,500
575	4	\$1,000	580	22	\$3,500	578	42	\$1,500
569	5	\$1,000	573	23	\$3,500	589	42	\$1,500
575	5	\$1,000	579	30	\$3,500	584	43	\$1,000
581	6	\$1,000	575	31	\$3,500	588	43	\$1,000
586	6	\$1,000	590	31	\$3,500	579	44	\$1,000
571	7	\$1,000	575	32	\$3,000	587	44	\$1,000
590	7	\$1,000	590	32	\$3,000	578	45	\$1,000
580	8	\$1,500	570	33	\$2,500	584	45	\$1,000
588	8	\$1,500	574	33	\$2,500	570	46	\$1,000
576	9	\$1,500	569	34	\$2,500	575	46	\$1,000
586	9	\$1,500	582	34	\$2,500	572	47	\$1,000
576	10	\$1,500	567	35	\$2,500	590	47	\$1,000
590	10	\$1,500	581	35	\$2,500	570	48	\$1,000
581	11	\$1,500	567	36	\$2,500	588	48	\$1,000
590	11	\$1,500	581	36	\$2,500	577	49	\$1,000
575	12	\$1,500	569	37	\$2,000	586	49	\$1,000
578	12	\$1,500	585	37	\$2,000	576	50	\$1,000
590	12	\$1,500	576	38	\$2,000	584	51	\$1,000
						582	52	\$1,000

Week no	2021	2022	2023	2024	2025
1	8-Jan - 15-Jan	7-Jan - 14-Jan	13-Jan - 20-Jan	12-Jan - 19-Jan	10-Jan - 17-Jan
2	15-Jan - 22-Jan	14-Jan - 21-Jan	20-Jan - 27-Jan	19-Jan - 26-Jan	17-Jan - 24-Jan
3	22-Jan - 29-Jan	21-Jan - 28-Jan	27-Jan - 3-Feb	26-Jan - 2-Feb	24-Jan - 31-Jan
4	29-Jan - 5-Feb	28-Jan - 4-Feb	3-Feb - 10-Feb	2-Feb - 9-Feb	31-Jan - 7-Feb
5	5-Feb - 12-Feb	4-Feb - 11-Feb	10-Feb - 17-Feb	9-Feb - 16-Feb	7-Feb - 14-Feb
6	12-Feb - 19-Feb	11-Feb - 18-Feb	17-Feb - 24-Feb	16-Feb - 23-Feb	14-Feb - 21-Feb
7	19-Feb - 26-Feb	18-Feb - 25-Feb	24-Feb - 3-Mar	23-Feb - 1-Mar	21-Feb - 28-Feb
8	26-Feb - 5-Mar	25-Feb - 4-Mar	3-Mar - 10-Mar	1-Mar - 8-Mar	28-Feb - 7-Mar
9	5-Mar - 12-Mar	4-Mar - 11-Mar	10-Mar - 17-Mar	8-Mar - 15-Mar	7-Mar - 14-Mar
10	12-Mar - 19-Mar	11-Mar - 18-Mar	17-Mar - 24-Mar	15-Mar - 22-Mar	14-Mar - 21-Mar
11	19-Mar - 26-Mar	18-Mar - 25-Mar	24-Mar - 31-Mar	22-Mar - 29-Mar	21-Mar - 28-Mar
12	26-Mar - 2-Apr	25-Mar - 1-Apr	31-Mar - 7-Apr	29-Mar - 5-Apr	28-Mar - 4-Apr
13	2-Apr - 9-Apr	1-Apr - 8-Apr	7-Apr - 14-Apr	5-Apr - 12-Apr	4-Apr - 11-Apr
14	9-Apr - 16-Apr	8-Apr - 15-Apr	14-Apr - 21-Apr	12-Apr - 19-Apr	11-Apr - 18-Apr
15	16-Apr - 23-Apr	15-Apr - 22-Apr	21-Apr - 28-Apr	19-Apr - 26-Apr	18-Apr - 25-Apr
16	23-Apr - 30-Apr	22-Apr - 29-Apr	28-Apr - 5-May	26-Apr - 3-May	25-Apr - 2-May
17	30-Apr - 7-May	29-Apr - 6-May	5-May - 12-May	3-May - 10-May	2-May - 9-May
18	7-May - 14-May	6-May - 13-May	12-May - 19-May	10-May - 17-May	9-May - 16-May
19	14-May - 21-May	13-May - 20-May	19-May - 26-May	17-May - 24-May	16-May - 23-May
20	21-May - 28-May	20-May - 27-May	26-May - 2-Jun	24-May - 31-May	23-May - 30-May
21	28-May - 4-Jun	27-May - 3-Jun	2-Jun - 9-Jun	31-May - 7-Jun	30-May - 6-Jun
22	4-Jun - 11-Jun	3-Jun - 10-Jun	9-Jun - 16-Jun	7-Jun - 14-Jun	6-Jun - 13-Jun
23	11-Jun - 18-Jun	10-Jun - 17-Jun	16-Jun - 23-Jun	14-Jun - 21-Jun	13-Jun - 20-Jun
24	18-Jun - 25-Jun	17-Jun - 24-Jun	23-Jun - 30-Jun	21-Jun - 28-Jun	20-Jun - 27-Jun
25	25-Jun - 2-Jul	24-Jun - 1-Jul	30-Jun - 7-Jul	28-Jun - 5-Jul	27-Jun - 4-Jul
26	2-Jul - 9-Jul	1-Jul - 8-Jul	7-Jul - 14-Jul	5-Jul - 12-Jul	4-Jul - 11-Jul
27	9-Jul - 16-Jul	8-Jul - 15-Jul	14-Jul - 21-Jul	12-Jul - 19-Jul	11-Jul - 18-Jul
28	16-Jul - 23-Jul	15-Jul - 22-Jul	21-Jul - 28-Jul	19-Jul - 26-Jul	18-Jul - 25-Jul
29	23-Jul - 30-Jul	22-Jul - 29-Jul	28-Jul - 4-Aug	26-Jul - 2-Aug	25-Jul - 1-Aug
30	30-Jul - 6-Aug	29-Jul - 5-Aug	4-Aug - 11-Aug	2-Aug - 9-Aug	1-Aug - 8-Aug
31	6-Aug - 13-Aug	5-Aug - 12-Aug	11-Aug - 18-Aug	9-Aug - 16-Aug	8-Aug - 15-Aug
32	13-Aug - 20-Aug	12-Aug - 19-Aug	18-Aug - 25-Aug	16-Aug - 23-Aug	15-Aug - 22-Aug
33	20-Aug - 27-Aug	19-Aug - 26-Aug	25-Aug - 1-Sep	23-Aug - 30-Aug	22-Aug - 29-Aug
34	27-Aug - 3-Sep	26-Aug - 2-Sep	1-Sep - 8-Sep	30-Aug - 6-Sep	29-Aug - 5-Sep
35	3-Sep - 10-Sep	2-Sep - 9-Sep	8-Sep - 15-Sep	6-Sep - 13-Sep	5-Sep - 12-Sep
36	10-Sep - 17-Sep	9-Sep - 16-Sep	15-Sep - 22-Sep	13-Sep - 20-Sep	12-Sep - 19-Sep
37	17-Sep - 24-Sep	16-Sep - 23-Sep	22-Sep - 29-Sep	20-Sep - 27-Sep	19-Sep - 26-Sep
38	24-Sep - 1-Oct	23-Sep - 30-Sep	29-Sep - 6-Oct	27-Sep - 4-Oct	26-Sep - 3-Oct
39	1-Oct - 8-Oct	30-Sep - 7-Oct	6-Oct - 13-Oct	4-Oct - 11-Oct	3-Oct - 10-Oct
40	8-Oct - 15-Oct	7-Oct - 14-Oct	13-Oct - 20-Oct	11-Oct - 18-Oct	10-Oct - 17-Oct
41	15-Oct - 22-Oct	14-Oct - 21-Oct	20-Oct - 27-Oct	18-Oct - 25-Oct	17-Oct - 24-Oct
42	22-Oct - 29-Oct	21-Oct - 28-Oct	27-Oct - 3-Nov	25-Oct - 1-Nov	24-Oct - 31-Oct
43	29-Oct - 5-Nov	28-Oct - 4-Nov	3-Nov - 10-Nov	1-Nov - 8-Nov	31-Oct - 7-Nov
44	5-Nov - 12-Nov	4-Nov - 11-Nov	10-Nov - 17-Nov	8-Nov - 15-Nov	7-Nov - 14-Nov
45	12-Nov - 19-Nov	11-Nov - 18-Nov	17-Nov - 24-Nov	15-Nov - 22-Nov	14-Nov - 21-Nov
46	19-Nov - 26-Nov	18-Nov - 25-Nov	24-Nov - 1-Dec	22-Nov - 29-Nov	21-Nov - 28-Nov
47	26-Nov - 3-Dec	25-Nov - 2-Dec	1-Dec - 8-Dec	29-Nov - 6-Dec	28-Nov - 5-Dec
48	3-Dec - 10-Dec	2-Dec - 9-Dec	8-Dec - 15-Dec	6-Dec - 13-Dec	5-Dec - 12-Dec
49	10-Dec - 17-Dec	9-Dec - 16-Dec	15-Dec - 22-Dec	13-Dec - 20-Dec	12-Dec - 19-Dec
50	17-Dec - 24-Dec	16-Dec - 23-Dec	22-Dec - 29-Dec	20-Dec - 27-Dec	19-Dec - 26-Dec
51	24-Dec - 31-Dec	23-Dec - 30-Dec	29-Dec - 5-Jan	27-Dec - 3-Jan	26-Dec - 2-Jan
52	31-Dec - 7-Jan	30-Dec - 6-Jan	5-Jan - 12-Jan	3-Jan - 10-Jan	2-Jan - 9-Jan
53		6-Jan - 13-Jan			