

SPICEBUSH AT SEA PINES OWNERS ASSOCIATION, INC.

PO Box 6989

Hilton Head Island, SC 29938

(843) 363-5699

November 2022

Dear Spicebush Owner:

The 2023 Annual Maintenance Fee (AMF) billing has been sent via your delivery preference; US Mail or email. The **2023 AMF is \$1,090.00** and due no later than January 31, 2023. 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 per week discount. You should deduct \$15.00 from the balance shown.

Credit cards are also accepted through our website: www.spicebushatseapines.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 "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 2024 week or later should be paid at the \$1,090.00 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.

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 – Spicebush

Spicebush Owner Newsletter

Fall 2022

Dear Fellow Spicebush Owners,

We as a Board hope that each of you had a wonderful and safe summer filled with good memories.

Your Board met on Sunday, October 16 and then held the Annual Meeting on Monday, October 17, 2022. Here's an update on what has happened and will be happening at Spicebush.

Budget

The 2023 Budget included a dues increase of \$80. Inflationary pressures continue to affect all of us and Spicebush is no different. We have been fortunate to finish out several major projects that really make Spicebush feel brand new in many areas. For 2022 and 2023, our focus is not on major projects, but on smaller but just as noticeable projects. These include replacing all of the dining room chandeliers, updating the lighting and fixtures in the guest bathrooms, and replacing the master bedroom lamps (with ones that include charging ports). Externally we have finished all of the new foot wash areas in the courtyard. This includes some pavers so that you can wash off your feet and beach toys outside. A larger umbrella has been added to cover some of the reclining chairs at the pool. We plan to purchase an additional one to provide some relief from the sun - particularly in the summer. We added Pickleball lines to the tennis court (did you know that Pickleball got its name from a dog named "Pickles"?). The new lines have been such a hit that we will be changing the color so that it stands out better without affecting those who still love tennis (it is a tennis court after all...). In addition, a large box with outdoor games has been placed just inside the pool entry door nearest the bathroom building. It has a variety of games for kids and adults, including a small corn hole set.

Annual Meeting

Terry Moore and Scott Simpson were elected to second terms. We thank both of them for their time in helping keep Spicebush fresh and 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.

We announced as part of the 2023 budget we will be adding a bench to the foyer area in each unit. The current entry table and lamp will be removed. This bench will be a nice place to leave sandals and other footwear, hang towels, and offer a place to sit while getting your shoes on and off. Hopefully this will help keep some of the sand out of the carpet and be an attractive "collection area" for beach and pool toys and towels.

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 and a Housekeeping Fee of \$175 to renters. This additional \$250 charge will be waived to owners as one of the benefits of having ownership in Spicebush. If you have only been to the island at the same time of year, we encourage you take the opportunity to come back to Spicebush in a different season and enjoy all that Hilton Head and Spicebush have to offer.

As a reminder, you get Getaway pricing when you book an HOA owned week during certain times of the year. Also, if you purchase an HOA-owned week, you get 25% off the sales price, and the dues are waived for the first year. 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 873-671-5551 or email him at george@lighthouse Realty hhi.com. We hope to see you soon!

Other Items

We have included the most up to date Weeks Calendar for your convenience. Please use this one going forward. Week 1 will begin January 13-20, 2023.

When you stay at Spicebush, 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 then addressed. The Board also reviews them so that we can keep Spicebush in top shape for our owners. Your comments are taken seriously, and many of those comments have helped frame budget considerations and changes 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,

The Spicebush Board of Directors:

Peter McElroy – President
Scott Simpson – Vice President
Terry Moore – Treasurer
Paul Anderson – Secretary
Ron Bennett – Board Member

SPICEBUSH AT SEA PINES

REGIME OPERATIONAL			
	2023	2022	Variance
	Budget	Budget	to Budget
REVENUES			
Member Dues	1,101,600	1,022,040	79,560
HOA Owned Units	(247,500)	(203,740)	(43,760)
Fee Income	18,750	0	18,750
Rental Income	70,000	45,000	25,000
Misc Income	0	250	(250)
Interest Income	200	1,000	(800)
Owner Finance/Fees Income	18,000	20,000	(2,000)
Total	961,050	884,550	76,500
REVENUES	961,050	884,550	76,500
COST OF SALES			
Credit Card Discount	3,500	1,500	2,000
Early Payment Discount	10,000	10,000	0
Bad Debt	88,400	66,145	22,255
Total	101,900	77,645	24,255
NET REVENUES	859,150	806,905	52,245
REPAIRS AND MAINTENANCE			
R&M - HVAC	5,000	5,000	0
R&M - Landscaping	32,000	31,000	1,000
R&M - Interior	8,000	12,000	(4,000)
R&M - Exterior	12,000	14,000	(2,000)
R&M - Plumbing	8,000	8,000	0
R&M - General	45,000	35,000	10,000
R&M - Electrical/Lighting	6,000	9,000	(3,000)
R&M - Pool	22,280	25,000	(2,720)
Total	138,280	139,000	(720)
UTILITIES			
Internet/Cable/Telephone	25,000	24,000	1,000
Water & Sewer	13,000	12,000	1,000
Propane Gas	20,000	15,000	5,000
Electric	42,000	42,000	0
Total	100,000	93,000	7,000
GENERAL OP EXPENSES			
Rubbish Removal	6,900	7,000	(100)
Owner Services	7,500	7,500	0
Housekeeping Amenities	17,000	17,000	0
Advertising	9,600	2,500	7,100
Supplies - Office	3,000	3,000	0
Postage,Printing, Handling	2,000	2,500	(500)
Legal	11,000	11,000	0
License & Permits	300	300	0
Board of Directors	7,000	8,000	(1,000)
Acting & Computer	7,000	7,000	0
Bank Service Chg	100	100	0
Taxes - Real Estate	76,997	71,051	5,946
Insurance	72,074	85,000	(12,926)
POA - CSA	52,191	42,239	9,952
Pest Control	5,000	4,500	500
Total	277,662	268,690	8,972
TOTAL OP EXPENSES	515,942	500,690	15,252
OP INCOME B4 MGMT FEES	343,208	306,215	36,993
CGL MGMT FEE			
CGL Base Fee	77,913	71,115	6,798
CGL Front Office	44,298	44,298	0
CGL Housekeeping	207,000	188,938	18,062
Total	329,211	304,351	24,860
NET INCOME	13,996	1,864	12,132

	2023	2022	Variance
	Budget	Budget	to Budget
Operating Dues	900	835	65
Reserve Dues	190	175	15
Special Assessment			
Total Dues	1,090	1,010	80

RESERVES			
	2023	2022	Variance
	Budget	Budget	to Budget
REVENUES			
Member Dues	232,560	214,200	18,360
HOA Owned Units	(52,250)	(42,700)	(9,550)
Total	180,310	171,500	8,810
REVENUES	180,310	171,500	8,810
COST OF SALES			
Bad Debt	21,090	15,225	5,865
Total	21,090	15,225	5,865
NET REVENUES	159,220	156,275	2,945
GC MAINTENANCE COSTS			
Exterior Siding	6,000	6,000	0
Windows/Screens	5,000	2,000	3,000
Unit Patios	6,000	15,000	(9,000)
Patio Furniture	1,600	1,600	0
Exterior Doors	1,500	1,500	0
Exterior Paint	25,000	0	25,000
Pool Cabana Exterior	1,500	0	1,500
Pool Cabana Interior	3,000	5,000	(2,000)
Pool Furniture	1,200	3,000	(1,800)
Guest Bedroom	0	27,000	(27,000)
Interior Decor	4,000	3,600	400
Carpet/Flooring	10,000	0	10,000
HVAC	7,000	12,000	(5,000)
Kitchen Appliances	6,000	8,300	(2,300)
TV/DVD's	0	9,700	(9,700)
Landscaping	3,500	15,000	(11,500)
Other Exterior	2,500	1,200	1,300
Sidewalk/Parking	7,000	0	7,000
Dining Room Furniture	0	13,000	(13,000)
Drywall Repair	2,500	1,000	1,500
Window Fixtures	9,000	1,000	8,000
Total	102,300	125,900	(23,600)
TOTAL OP EXPENSES	102,300	125,900	(23,600)
NET INCOME	56,920	30,375	26,545



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 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	589	15	\$2,500	587	44	\$1,500
586	1	\$1,000	572	17	\$2,250	578	45	\$2,000
572	2	\$1,000	568	26	\$4,500	584	45	\$2,000
573	2	\$1,000	587	27	\$4,500	570	46	\$2,000
575	3	\$1,000	576	31	\$4,000	585	46	\$2,000
576	3	\$1,000	590	32	\$4,000	572	47	\$1,000
568	4	\$1,000	590	32	\$4,000	590	47	\$1,000
575	4	\$1,000	574	33	\$3,000	570	48	\$1,000
569	5	\$1,000	576	33	\$3,000	588	48	\$1,000
575	5	\$1,000	568	34	\$3,000	577	49	\$1,000
581	6	\$1,000	582	34	\$3,000	586	49	\$1,000
586	6	\$1,000	567	35	\$2,500	576	50	\$1,000
571	7	\$1,000	575	36	\$2,500	584	50	\$1,000
590	7	\$1,000	581	36	\$2,500	567	51	\$1,500
580	8	\$1,250	569	37	\$2,500	584	51	\$1,500
588	8	\$1,250	585	37	\$2,500	582	52	\$1,500
576	9	\$1,500	576	38	\$2,500	589	52	\$1,500
586	9	\$1,500	576	38	\$2,500			
576	10	\$1,750	578	39	\$2,500			
590	10	\$1,750	582	39	\$2,500			
581	11	\$2,000	583	40	\$2,500			
590	11	\$2,000	589	40	\$2,500			
575	12	\$2,000	569	41	\$2,500			
578	12	\$2,000	590	41	\$2,500			
590	12	\$2,000	578	42	\$2,500			
574	13	\$2,500	589	42	\$2,500			
579	13	\$2,500	584	43	\$1,500			
567	14	\$2,500	588	43	\$1,500			
578	14	\$2,500	579	44	\$1,500			

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	2022-2025	Second
Terry Moore <i>Treasurer</i> 587 Email: tjmoore54@gmail.com	2022-2025	Second
Paul Anderson <i>Secretary</i> 583 Email: paulanderson609@gmail.com	2021-2024	First
Ron Bennett 570 Email: sueron@cox.net	2021-2024	Second

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