

# Spicebush Owner Newsletter

## Spring 2023

Hello Spicebushers,

Your Board of Directors met on the property with Andy Sutton and Sharon Olive of The Club Group management in late April. Our “walk” of the grounds was followed by our Spring meeting. All went well, and we had a sunny and slightly cool day to enjoy Spicebush and the Island. Allow me to provide a summary of our observations, discussions, and plans.

### Projects

The last couple of years have not included major projects nor expenditures. This was by design as we have recently completed several significant projects. We are working on rebuilding the Reserves and preparing for some upcoming projects. Some minor but noticeable updates include the pool bathroom flooring being replaced, so that it matches the recently replaced counters and partitions. The Spicebush grounds and landscape received a major pruning. This has opened up the property, and everything looks fresh and inviting. One very obvious cutting was to the bushes that line the path to the pool from the four-building side of the complex. The Master Bedroom received new lamps, complete with charging ports for electronics. The foyer has new built-in benches. These have a seat for taking off/putting on shoes, and hooks are on the bench for jackets, hats, etc. It makes for a far more useful entry space than before.

On the downside, the new (2020) kitchen flooring is unfortunately not holding up. While the vinyl flooring looks great and works well in many installations, the crawlspace beneath the unit kitchens experiences very high humidity, which has significantly affected the wooden subfloor. The vinyl does not breathe the way tile (or carpet in the case of the living room and dining room) does, and so we will be switching back to tile. For 40+ years tile worked well but was prone to cracking. The Club Group and your Board explored many options for dealing with the vinyl, including rolling repairs, but none seem viable or long term. Certainly, none of this was known nor suspected as a problem when the decision to install the vinyl was made. Due to

the environmental issue as the cause, manufacturer warranties and installation guidelines do not change the reality that we need to replace these materials and address any safety concerns quickly. Fortunately, with the Reserves at their present level we will be able to address the immediate situation while a fuller cost picture and payment plan are developed.

Another financial challenge for the Board is the recent receipt of a very significant property insurance premium increase – almost twice last year’s cost. We will need to rework some expenditures – present and in the next budget – to address this. As you know from reports from this and prior Boards, we as an Association struggle with the fact that many of our weeks are non-revenue producing. Simply put, we do not have 100% of our weekly units owned and paying dues. As a result, the weeks that do pay have to bear the major share of costs incurred. Rentals of Association-owned weeks do help the income side of the ledger. The Board works to manage costs carefully, minimize dues increases as much as possible, and keep Spicebush a desirable vacation choice for you and others.

On the brighter side, we are planning upcoming projects. Working with the Board, the Club Group has scheduled the repainting of the exterior of the units and replacing damaged wood. As is very clear, being located near the beach in a warm, humid climate brings with it constant upkeep and care. We also are looking at replacing the Guest Bedroom and Master Bedroom carpeting.

### Calendar

Included with this Newsletter is the most recent resort calendar. 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 by stipulating week 1 starts the 2<sup>nd</sup> Friday of each year.

Despite mentioning this in multiple emails and including this updated calendar in the last four newsletters, there are still comments coming in from owners about not being aware of the calendar update. Please take time to **discard** any previous versions you may have and use the attached calendar with this year's date at the top going forward.

### **Annual Meeting**

The Annual meeting is scheduled for October 23, 2023, at 10 AM. Included with this newsletter is a volunteer form. We encourage our owners to get involved in the Association, and for you to consider joining the Board to help conduct the business of the Spicebush Homeowners' Association. Please fill out and return the form if you are interested in running this Fall. I will be leaving the Board after the upcoming Annual Meeting. I can say without hesitation that I enjoyed the time spent with my Association colleagues. All are interesting and dedicated individuals, and working together for the benefit of Spicebush has been enlightening and rewarding.

### **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 an adjacent week or a week during a different season, please call George Flathmann at 843-671-5551, or email him at [george@lighthouse Realty hhi.com](mailto:george@lighthouse Realty hhi.com). If you are interested in renting a week, you can reach out to Mindy Burroughs at 843-671-0409, or email her at [mindy@htyc.com](mailto:mindy@htyc.com). We hope you will schedule more time to spend at your home away from home soon!

### **Other Items**

Pickleball has really taken off since lines for this game were added on the tennis court. The original lines were pale green. They will be changed out to blue to make it easier to see them for pickleball players, while not distracting for those wishing to play tennis.

We have used the same door code for quite some time in the pool/fire pit area. This code will be changed at least twice a year going forward, so be sure to check the present code found in your Welcome book inside the villa.

As a reminder, Spicebush remains pet free and smoke-free. Failure to comply will result in a \$500 cleaning fee. Emotional support animals do not qualify as support animals in South Carolina. The Front Desk must be notified if you are bringing a service dog.

Spicebush remains a special place. On behalf of the entire Board, I wish you a wonderful Summer and safe travels when you next come to Spicebush!

Sincerely,

Peter McElroy, President

And The Spicebush Board of Directors:

Scott Simpson – Vice President

Terry Moore – Treasurer

Paul Anderson – Secretary

Ron Bennett – Board Member

## Spicebush Board of Directors

<b>Peter McElroy</b> <i>President</i> 571 572 Email: <a href="mailto:pmcelroy@ceklaw.net">pmcelroy@ceklaw.net</a> and <a href="mailto:kelso373@aol.com">kelso373@aol.com</a>	<b>2020-2023</b>	<b>Second</b>
<b>Scott Simpson</b> <i>Vice President</i> 573 576 Email: <a href="mailto:scott.mitchell.simpson@gmail.com">scott.mitchell.simpson@gmail.com</a>	<b>2022-2025</b>	<b>Second</b>
<b>Terry Moore</b> <i>Treasurer</i> 587 Email: <a href="mailto:tjmoore54@gmail.com">tjmoore54@gmail.com</a>	<b>2022-2025</b>	<b>Second</b>
<b>Paul Anderson</b> <i>Secretary</i> 583 Email: <a href="mailto:paulanderson609@gmail.com">paulanderson609@gmail.com</a>	<b>2021-2024</b>	<b>First</b>
<b>Ron Bennett</b> 570 Email: <a href="mailto:sueron@cox.net">sueron@cox.net</a>	<b>2021-2024</b>	<b>Second</b>



Week 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
26	1-Jul - 8-Jul	7-Jul - 14-Jul	5-Jul - 12-Jul	4-Jul - 11-Jul	3-Jul - 10-Jul	2-Jul - 9-Jul
27	8-Jul - 15-Jul	14-Jul - 21-Jul	12-Jul - 19-Jul	11-Jul - 18-Jul	10-Jul - 17-Jul	9-Jul - 16-Jul
28	15-Jul - 22-Jul	21-Jul - 28-Jul	19-Jul - 26-Jul	18-Jul - 25-Jul	17-Jul - 24-Jul	16-Jul - 23-Jul
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
30	29-Jul - 5-Aug	4-Aug - 11-Aug	2-Aug - 9-Aug	1-Aug - 8-Aug	31-Jul - 7-Aug	30-Jul - 6-Aug
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	16-Sep - 23-Sep	22-Sep - 29-Sep	20-Sep - 27-Sep	19-Sep - 26-Sep	18-Sep - 25-Sep	17-Sep - 24-Sep
38	23-Sep - 30-Sep	29-Sep - 6-Oct	27-Sep - 4-Oct	26-Sep - 3-Oct	25-Sep - 2-Oct	24-Sep - 1-Oct
39	30-Sep - 7-Oct	6-Oct - 13-Oct	4-Oct - 11-Oct	3-Oct - 10-Oct	2-Oct - 9-Oct	1-Oct - 8-Oct
40	7-Oct - 14-Oct	13-Oct - 20-Oct	11-Oct - 18-Oct	10-Oct - 17-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	14-Nov - 21-Nov	13-Nov - 20-Nov	12-Nov - 19-Nov
46	18-Nov - 25-Nov	24-Nov - 1-Dec	22-Nov - 29-Nov	21-Nov - 28-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	5-Dec - 12-Dec	4-Dec - 11-Dec	3-Dec - 10-Dec
49	9-Dec - 16-Dec	15-Dec - 22-Dec	13-Dec - 20-Dec	12-Dec - 19-Dec	11-Dec - 18-Dec	10-Dec - 17-Dec
50	16-Dec - 23-Dec	22-Dec - 29-Dec	20-Dec - 27-Dec	19-Dec - 26-Dec	18-Dec - 25-Dec	17-Dec - 24-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	30-Dec - 6-Jan	5-Jan - 12-Jan	3-Jan - 10-Jan	2-Jan - 9-Jan	1-Jan - 8-Jan	31-Dec - 7-Jan
53	6-Jan - 13-Jan					7-Jan - 14-Jan

# 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			

**Printed 5.29.2023**





# Spicebush

AT SEA PINES

## BENEFITS OF BEING AN OWNER AT SPICEBUSH

### YOU RECEIVE:

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

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

843-671-5551

**VOLUNTEER FORM TO SERVE ON  
THE SPICEBUSH OWNERS ASSOCIATION  
BOARD OF DIRECTORS**

At the next Annual Meeting, scheduled for 10:00am, on October 23, 2023, owners will elect one (1) member to serve a three (3) year term on the Board of Directors. Board members meet at least twice annually with the management of The Club Group to conduct the business of the Association. Board Members are reimbursed for actual expenses incurred for travel, lodging and meals. The list of nominees will be included on a Proxy Form with the Notice of Annual Meeting. Please complete this Volunteer Form if you have an interest in serving on the Board of Directors for your Association.

**TO BE CONSIDERED, YOUR FORM MUST BE RECEIVED BY August 17, 2023**

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

\_\_\_\_\_

**VILLA/WEEK:** Spicebush - \_\_\_\_\_

**OCCUPATION:** \_\_\_\_\_  
(IF RETIRED, LIST PRIOR OCCUPATION)

**TELEPHONE:**      **HOME:** \_\_\_\_\_      **OFFICE:** \_\_\_\_\_

**FAX:** \_\_\_\_\_      **E-MAIL:** \_\_\_\_\_

List experience, such as service in Real Estate Advisory Board, Property Management Committee, or any other experience which may qualify you as a candidate:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**How would your participation benefit the Association?**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**What specific issues or areas of Association management are of interest or concern to you?**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If nominated, your name, hometown location, occupation, and education, along with a brief profile, will be included with the Notice of Annual Meeting. To assist in this effort, please provide a summary (75-100 words or less) of your experience, and why you would like to serve as a Director. Please do not abbreviate words or company names. Print clearly or type. Attach additional paper as necessary.

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Signature: \_\_\_\_\_

**Note:** Please be sure that you can commit to attending at least two meetings per year before volunteering to serve. Elected Directors will have their names and email listed in Association publications. This will permit other owners to contact you regarding the operation of their Spicebush property.

Complete and mail, email or Fax to:

Talyn Silva  
The Club Group, Ltd.  
PO Box 6989  
Hilton Head Island, SC 29938  
Fax: (843)363-5799  
Email: [tsilva@cglhhi.com](mailto:tsilva@cglhhi.com)

The submittal of a volunteer form is not a guarantee of being selected as a candidate. Information submitted is proprietary and will be used only by the Board of Directors with the exception of your profile which will be included with the Notice of Annual Meeting should you be nominated.

**THIS FORM MUST BE RECEIVED BY AUGUST 17, 2023**