

SPICEBUSH AT SEA PINES OWNERS ASSOCIATION, INC.

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

November 2024

Dear Spicebush Owner:

The 2025 Annual Maintenance Fee (AMF) billing has been sent via your delivery preference; US Mail or email. The **2025 AMF is \$1,250.00** 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 the secure website:

1. Sign into the Owner portion of the website and click on "PAY NOW". Use the toggle button if paying for multiple weeks.
2. "Add to Cart" and "Proceed to Checkout". Enter your billing information. This is also where you must accurately include your owner week and unit number. Without this information your payment may not accurately be applied.
3. Once you have completed the checkout page, click on "Make Payment" to complete the transaction.

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 \$1,250.00 in order for a deposit to be approved.

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

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

We look forward to seeing you when you are on the Island!

The Club Group, Ltd.
Accounts Receivable – Spicebush

Spicebush Owner Newsletter

Fall 2024

Dear Fellow Spicebush Owners,

The Board hopes you are all well and were able to spend some enjoyable time at Spicebush this past summer. We met on Sunday, October 13th and then held the Annual Meeting on Monday, October 14th. Here is a summary of those meetings.

Board Meeting

The Board approved a 2025 budget to be presented to the owners. This budget included increasing dues from \$1,165 to \$1,250, an increase of \$85 per week. \$65 of this increase will go into the Operating fund and \$20 will go into the Reserve fund which is used to cover capital expenditures of the Association. While inflation has slowed in recent months, it is still impacting many of the costs we are faced with.

The property continues to be in good condition and I can personally say the landscaping looked wonderful this past October. We are happy to report we have completed the repairs of the vinyl flooring and subfloor in all of the units as discussed in previous newsletters. We also completed the painting of the exterior of the units which included some minor repairs to the siding. On a lesser note, we also replaced 2 side tables for those of you who take advantage of our wonderful fire pit.

As is the case in every meeting we hold, the Board continued to have extensive discussions on how we can best increase our revenues in an effort to minimize the dues you pay as owners. I am happy to report rental income has increased over previous years but we are still investigating ways to make it even better. While there are some challenges with Airbnb markets fitting our timeshare calendar, we have begun to list available weeks on their website with limited success. We are also investigating improvements to our website to make it more user friendly in the hopes of attracting more renters.

Annual Meeting

We had several owners attend the annual meeting along with all of the Board members and representatives from Club Group who manages our property. The 2025 Budget passed as presented and is included in this newsletter. The Property Management report was presented by Sharon Olive of the Club Group which included a summary of the improvements made to the property as referenced above. She also discussed capital projects to be addressed in 2025

which includes replacing the mattresses in the master bedroom and replacing the chairs surrounding the dining room table.

With two openings on the Board, I am pleased to announce that Kaleb Froehlich and Courtney Brown were elected to fill those positions. Kaleb has served on the Board previously and this will be Courtney's first time on the Board. We congratulate them both and look forward to their participation. With that said, Paul Anderson and Ron Bennett completed their terms. Paul has served for a total of 9 years and Ron for 6 years. We thank them both for their service and all they have contributed to Spicebush.

I am also saddened to report that Sharon Olive of the Club Group will be relocating after managing the Spicebush property for the past 4 years. I hope many of you have had the opportunity to meet her at either the wine and cheese parties or the breakfast get togethers sponsored by the Association. We will miss her but are glad to report we have been able to find her replacement. Her name is Shelly Workman and we look forward to working together with her.

Sales/Rentals

As mentioned previously, we are continuing our efforts to increase our revenue through either sales or rentals of our available units. These efforts have led to increased rental revenue this past year and we continue to work on increasing them even more. We are also offering a "Snowbird 2025 Special" program for our owners. You can now rent a week between December 1, 2024 and March 15, 2025 for a discounted rate of \$1,000 which is \$250 off the normal rate. Please see the attached brochure. You can contact Krista Johnson at 419-671-0409 or email her at krista@hytc.com to arrange for a rental.

Many of you who have arranged rentals in the past may be wondering what happened to Mindy. After serving the Association for a number of years, Mindy has decided to retire. We will miss her dearly but hope she has a wonderful, restful retirement and thank her for her service to the Association.

Other Items

We have included the most up to date Weeks Calendar for your convenience. Please use this one to insure you plan your stay at Spicebush at the appropriate time.

When you stay at Spicebush, we encourage you to take time to complete the Comment Card provided in your unit. All cards are read by the staff so we can address any areas of concern. The Board also reviews them in detail at each meeting and your comments are taken seriously so we can keep Spicebush in the condition you are accustomed to experiencing. We also use

these comments to assist in developing our budget considerations and any changes we may want to make to the property. We welcome and need your comments.

We hope you were able to spend some time at Spicebush in 2024 and look forward to seeing you in 2025.

Sincerely

The Spicebush Board of Directors:

Terry Moore – President

Scott Simpson – Vice President

Larry Werbeach – Treasurer

Kaleb Froehlich – Secretary

Courtney Brown – Board Member

Spicabush
2025 Budget

REGIME OPERATIONAL			
	2025	2024	Variance
	Budget	Budget	to Budget
REVENUES			
Member Dues	1,211,760	1,132,200	79,560
HOA Owned Units	(305,910)	(264,550)	(41,360)
Rental Income	100,000	85,000	15,000
Interest Income	8,000	3,500	4,500
Owner Finance/Fees Income	25,000	20,000	5,000
Total	1,038,850	976,150	62,700
REVENUES	1,038,850	976,150	62,700
COST OF SALES			
Credit Card Discount	5,000	5,000	0
Early Payment Discount	10,000	10,000	0
Bad Debt	99,890	79,725	20,165
Total	114,890	94,725	20,165
NET REVENUES	923,960	881,425	42,535
REPAIRS AND MAINTENANCE			
R&M - HVAC	7,500	5,000	2,500
R&M - Landscaping	33,000	33,000	0
R&M - Interior	8,000	8,000	0
R&M - Exterior	6,000	6,000	0
R&M - Plumbing	10,000	8,000	2,000
R&M - General	45,000	45,000	0
R&M - Electrical/Lighting	8,000	8,000	0
R&M - Pool	30,097	27,000	3,097
Total	147,597	140,000	7,597
UTILITIES			
Telephone	24,660	23,760	900
Water & Sewer	13,000	13,000	0
Propane Gas	22,000	20,000	2,000
Electric	42,000	42,000	0
Total	101,660	98,760	2,900
GENERAL OP EXPENSES			
Rubbish Removal	8,634	8,400	234
Owner Services	7,500	7,500	0
Housekeeping Amenities	20,000	20,000	0
Websile	9,600	9,600	0
Supplies - Office	3,000	3,000	0
Postage,Printing, Handling	2,000	2,000	0
Legal	7,000	8,000	(1,000)
License & Permits	350	300	50
Board of Directors	7,000	7,000	0
Accling & Computer	7,000	7,000	0
Bank Service Chg	500	100	400
Taxes - Real Estate	78,885	76,788	2,097
Insurance	113,000	85,000	28,000
POA - CSA	56,516	55,341	1,175
Pest Control	6,960	5,331	1,629
Total	327,946	295,360	32,586
TOTAL OP EXPENSES	577,202	534,120	43,082
OP INCOME BY MGMT FEES	346,758	347,305	(547)
CGL MGMT FEE			
CGL Base Fee	82,453	81,009	644
CGL Front Office	44,208	46,513	(2,215)
CGL Housekeeping	219,080	217,360	1,710
Total	345,811	345,672	139
NET OPERATING INCOME	947	1,633	(686)

	2025	2024	Variance
	Dues	Dues	to Budget
Operating Dues	990	925	65
Reserve Dues	260	240	20
Total Dues	1,250	1,165	85

RESERVES			
	2025	2024	Variance
	Budget	Budget	to Budget
REVENUES			
Member Dues	318,240	293,760	24,480
HOA Owned Units	(80,340)	(68,640)	(11,700)
Total	237,900	225,120	12,780
REVENUES	237,900	225,120	12,780
COST OF SALES			
Bad Debt	28,860	23,280	5,580
Total	28,860	23,280	5,580
NET REVENUES	209,040	201,840	7,200
GC MAINTENANCE COSTS			
Exterior Sliding	6,000	-	6,000
Windows/Screens	2,000	-	2,000
Unit Patios	6,000	6,000	-
Patio Furniture	1,600	1,600	-
Exterior Doors	4,000	-	4,000
Exterior Paint	-	25,000	(25,000)
Pool/Deck Surface	5,000	5,000	-
Pool Equipment	4,000	4,000	-
Pool Cabana Exterior	1,500	-	1,500
Pool Furniture	3,000	500	2,500
Master Bedroom	30,000	3,000	27,000
Interior Decor	3,600	3,600	-
Beds	-	25,000	(25,000)
HVAC	27,000	27,000	-
Kitchen Appliances	9,000	8,300	700
Landscaping	5,500	-	5,500
Other Exterior	1,000	1,200	(200)
Sidewalk/Parking	3,000	-	3,000
Dining Room Furniture	60,000	-	60,000
Guest Bathroom	-	5,000	(5,000)
Drywall Repair	5,000	5,000	-
Window Fixtures	1,000	-	1,000
Total	178,200	120,200	58,000
NET INCOME	30,840	81,640	(50,800)

Spicebush Board of Directors

Terry Moore 2022-2025 **Second**
President
587
Email: tjmoore54@gmail.com

Scott Simpson 2022-2025 **Second**
Vice President
573
576
Email: scott.mitchell.simpson@gmail.com

Larry Werbeach 2023-2026 **First**
Treasurer
580
Email: lwerbeach@fuse.net

Kaleb Froelich
576
Email: kalebfroehlich@gmail.com 2024-2027 **Second**

Courtney Brown
570
580
Email: brownieono@yahoo.com 2024-2027 **First**

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	

As of 8/23/2024

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 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>
574	1	\$1,000	583	16	\$2,250	588	43	\$1,500
586	1	\$1,000	584	17	\$2,250	579	44	\$1,500
572	2	\$1,000	585	19	\$2,500	587	44	\$1,500
573	2	\$1,000	585	20	\$2,500	578	45	\$2,000
575	3	\$1,000	568	26	\$4,500	584	45	\$2,000
581	3	\$1,000	587	26	\$4,500	570	46	\$2,000
568	4	\$1,000	590	28	\$4,500	583	46	\$2,000
575	4	\$1,000	590	29	\$4,500	572	47	\$1,000
569	5	\$1,000	576	31	\$4,000	588	47	\$1,000
575	5	\$1,000	590	32	\$4,000	570	48	\$1,000
581	6	\$1,000	570	33	\$3,000	588	48	\$1,000
586	6	\$1,000	576	33	\$3,000	577	49	\$1,000
571	7	\$1,000	568	34	\$3,000	586	49	\$1,000
590	7	\$1,000	587	34	\$3,000	576	50	\$1,000
580	8	\$1,250	567	35	\$2,500	584	50	\$1,000
588	8	\$1,250	580	36	\$2,500	567	51	\$1,500
579	9	\$1,500	581	36	\$2,500	585	51	\$1,500
586	9	\$1,500	569	37	\$2,500	582	52	\$1,500
585	10	\$1,750	585	37	\$2,500	589	52	\$1,500
590	10	\$1,750	576	38	\$2,500			
581	11	\$2,000	580	38	\$2,500			
590	11	\$2,000	578	39	\$2,500			
578	12	\$2,000	582	39	\$2,500			
581	12	\$2,000	571	40	\$2,500			
590	12	\$2,000	589	40	\$2,500			
579	13	\$2,500	569	41	\$2,500			
581	13	\$2,500	590	41	\$2,500			
567	14	\$2,500	578	42	\$2,500			
578	14	\$2,500	589	42	\$2,500			
589	15	\$2,500	584	43	\$1,500			

As of 11/6/24

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