

SPICEBUSH AT SEA PINES OWNERS ASSOCIATION, INC.

PO Box 6989

Hilton Head Island, SC 29938

(843) 363-5699

November 2023

Dear Spicebush Owner:

The 2024 Annual Maintenance Fee (AMF) billing has been sent via your delivery preference; US Mail or email. The **2024 AMF is \$1,165.00** and due no later than January 31, 2024. A discount of \$15 per unit/week can be taken if payment is received by **December 31, 2023**. Please note, the balance on the enclosed statement does NOT include the \$15 prepay 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 2025 week or later should be paid at the \$1,165.00 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 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 2023

Dear Fellow Spicebush Owners,

We, as a Board, hope you are all well and have enjoyed your time spent at Spicebush this past summer.

We met as a Board on Sunday, October 22 and then held the Annual Meeting on Monday, October 23, 2023. Here is a summary of the results of those meetings.

Board Meeting

The 2024 Budget includes an overall increase of \$75 per week with \$25 going towards Operations and \$50 going into the Reserve account which is used to manage our capital expenditures. As you all know, inflation has impacted all of our lives and the same is true for Spicebush which has also experienced a significant increase in property insurance costs.

I hope all of you will agree that the property is looking as good as ever as we continue to strive to improve and maintain the Spicebush experience. Significant improvements include the lamps in the Master Bedroom which are equipped with charging ports for cellphones and other electronic devices and the built-in benches with hooks in the foyer which makes this space more usable.

As indicated in the Spring newsletter, we have continued to replace the vinyl flooring in the kitchen and repair the subfloor where necessary. Many of the units have already been repaired with the remainder to be completed by year end. While this was a cost we had not anticipated, we have been able to successfully manage this situation by moving projects that we had contemplated doing in 2023 and 2024 into future years without impacting the overall condition of the property.

An extensive discussion was held regarding measures we can take to increase our revenues while minimizing any increases in the dues you pay as owners. As you may know, a major challenge for the Association is dealing with a significant number of non-revenue producing weeks which is an issue we share with most other time share associations. As you can imagine, the majority of the weeks involved are between November and February. We are working diligently to develop programs to increase rentals at all times but especially during this time period. As an initial endeavor, we have established a discounted rental program for owners which is described in more detail elsewhere in this mailing. We are continuing to pursue additional programs as well.

Annual Meeting

In addition to all of the Board members, we had a good representation of owners at the meeting. The 2024 Budget was presented and is included with this newsletter. The Property Management report was given by Sharon Olive of the Club Group which included a summary of the improvements made to the property including the lamps in the Master Bedroom, the improvements in the foyer and the repairs to the kitchen flooring.

With one opening on the Board for the coming year, I am pleased to announce that Larry Werbeach was elected to that position. It will be Larry's first time on the Board and we look forward to his input and participation. With that said, Peter McElroy completed his term on the Board. We thank Peter for his leadership and service in leading the efforts to maintain Spicebush as a preferred vacation destination.

Sales/Rentals

As mentioned previously, the Association has several units available for sale and/or rent. Rentals have continued to increase in 2023 even as we started charging a Resort Fee of \$75 and a Housekeeping fee of \$175. This additional charge is waived to owners as a benefit of their ownership. Owners will also be able to take advantage of a discounted rate that is 1/3 off the standard rate for any weeks rented in January and February provided they have paid their 2024 annual dues as explained elsewhere in this mailing. We encourage you to take advantage of this opportunity to experience Spicebush and Hilton Head at a time other than your traditional week(s). Please contact Mindy Burroughs at 843-671-0409 or email her at mindy@htyc.com to arrange for a rental.

We have also recently been successful in selling 3 Association owned weeks. As a reminder, 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 receive a \$500 referral bonus! For sales information, please call George Flathmann at 873-671-5551 or email him at george@lighthouse Realty hhi.com.

Other Items

We have included the most up to date Weeks Calendar for your convenience, Please use this one going forward to insure you have the current one.

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 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 that 2023 was wonderful year for you as we look forward to the same in 2024.

Sincerely,

The Spicebush Board of Directors:

Terry Moore – President
Scott Simpson – Vice President
Paul Anderson – Secretary
Ron Bennett – Treasurer
Larry Werbeach – Board Member

Spicebush at Sea Pines

REGIME OPERATIONAL			
	2024	2023	Variance
	Budget	Budget	to Budget
REVENUES			
Member Dues	1,132,200	1,101,600	30,600
HOA Owned Units	(264,550)	(247,500)	(17,050)
Fee Income		18,750	(18,750)
Rental Income	85,000	70,000	15,000
Interest Income	3,500	200	3,300
Owner Finance/Fees Income	20,000	18,000	2,000
Total	976,150	961,050	15,100
REVENUES	976,150	961,050	15,100
COST OF SALES			
Credit Card Discount	5,000	3,500	1,500
Early Payment Discount	10,000	10,000	0
Bad Debt	79,725	88,400	(8,675)
Total	94,725	101,900	(7,175)
NET REVENUES	881,425	859,150	22,275
REPAIRS AND MAINTENANCE			
R&M - HVAC	5,000	5,000	0
R&M - Landscaping	33,000	32,000	1,000
R&M - Interior	8,000	8,000	0
R&M - Exterior	6,000	12,000	(6,000)
R&M - Plumbing	8,000	8,000	0
R&M - General	45,000	45,000	0
R&M - Electrical/Lighting	8,000	6,000	2,000
R&M - Pool	27,000	22,280	4,720
Total	140,000	138,280	1,720
UTILITIES			
Telephone	23,760	25,000	(1,240)
Water & Sewer	13,000	13,000	0
Propane Gas	20,000	20,000	0
Electric	42,000	42,000	0
Total	98,760	100,000	(1,240)
GENERAL OP EXPENSES			
Rubbish Removal	8,400	6,900	1,500
Owner Services	7,500	7,500	0
Housekeeping Amenities	20,000	17,000	3,000
Website	9,600	9,600	0
Supplies - Office	3,000	3,000	0
Postage, Printing, Handling	2,000	2,000	0
Legal	8,000	11,000	(3,000)
License & Permits	300	300	0
Board of Directors	7,000	7,000	0
Accting & Computer	7,000	7,000	0
Bank Service Chg	100	100	0
Taxes - Real Estate	76,788	76,997	(209)
Insurance	85,000	72,074	12,926
POA - CSA	55,341	52,191	3,150
Pest Control	5,331	5,000	331
Total	295,360	277,662	17,698
TOTAL OP EXPENSES	534,120	515,942	18,178
OP INCOME B4 MGMT FEES	347,305	343,208	4,097
CGL MGMT FEE			
CGL Base Fee	81,809	77,913	3,896
CGL Front Office	46,513	44,298	2,215
CGL Housekeeping	217,350	207,000	10,350
Total	345,672	329,211	16,461
NET OPERATING INCOME	1,634	13,997	(12,363)

	2024	2023	Variance
	Budget	Budget	to Budget
Operating Dues	925	900	25
Reserve Dues	240	190	50
Special Assessment			
Total Dues	1,165	1,090	75

RESERVES			
	2024	2023	Variance
	Budget	Budget	to Budget
REVENUES			
Member Dues	293,760	232,560	61,200
HOA Owned Units	(68,640)	(52,250)	(16,390)
Total	225,120	180,310	44,810
REVENUES	225,120	180,310	44,810
COST OF SALES			
Bad Debt	23,280	21,090	2,190
Total	23,280	21,090	2,190
NET REVENUES	201,840	159,220	42,620
GC MAINTENANCE COSTS			
Exterior Siding	-	6,000	(6,000)
Windows/Screens	-	5,000	(5,000)
Unit Patios	6,000	6,000	-
Patio Furniture	1,600	1,600	-
Exterior Doors	-	1,500	(1,500)
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 Cabana Interior	-	3,000	(3,000)
Pool Furniture	500	1,200	(700)
Master Bedroom	3,000	-	3,000
Interior Decor	3,600	4,000	(400)
Beds	25,000	-	25,000
Carpet/Flooring	-	10,000	(10,000)
HVAC	27,000	7,000	20,000
Kitchen Appliances	8,300	6,000	2,300
Landscaping	-	3,500	(3,500)
Other Exterior	1,200	2,500	(1,300)
Sidewalk/Parking	-	7,000	(7,000)
Guest Bathroom	5,000	-	5,000
Drywall Repair	5,000	2,500	2,500
Window Fixtures	-	9,000	(9,000)
Total	120,200	102,300	17,900
NET INCOME	81,640	56,920	24,720

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

Ron Bennett 2021-2024 Second
Treasurer
570
Email: sueron@cox.net

Paul Anderson 2021-2024 First
Secretary
583
Email: paulanderson609@gmail.com

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

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>
574	1	\$1,000	583	16	\$2,250	578	45	\$2,000
586	1	\$1,000	584	17	\$2,250	584	45	\$2,000
572	2	\$1,000	587	24	\$4,000	570	46	\$2,000
573	2	\$1,000	568	26	\$4,500	585	46	\$2,000
575	3	\$1,000	587	26	\$4,500	572	47	\$1,000
581	3	\$1,000	576	31	\$4,000	590	47	\$1,000
568	4	\$1,000	590	32	\$4,000	570	48	\$1,000
575	4	\$1,000	570	33	\$3,000	588	48	\$1,000
569	5	\$1,000	576	33	\$3,000	577	49	\$1,000
575	5	\$1,000	568	34	\$3,000	586	49	\$1,000
581	6	\$1,000	582	34	\$3,000	576	50	\$1,000
586	6	\$1,000	567	35	\$2,500	584	50	\$1,000
571	7	\$1,000	572	36	\$2,500	567	51	\$1,500
590	7	\$1,000	581	36	\$2,500	584	51	\$1,500
580	8	\$1,250	569	37	\$2,500	582	52	\$1,500
588	8	\$1,250	585	37	\$2,500	589	52	\$1,500
576	9	\$1,500	576	38	\$2,500			
586	9	\$1,500	580	38	\$2,500			
576	10	\$1,750	578	39	\$2,500			
590	10	\$1,750	582	39	\$2,500			
581	11	\$2,000	571	40	\$2,500			
590	11	\$2,000	589	40	\$2,500			
578	12	\$2,000	569	41	\$2,500			
581	12	\$2,000	590	41	\$2,500			
590	12	\$2,000	578	42	\$2,500			
579	13	\$2,500	589	42	\$2,500			
580	13	\$2,500	584	43	\$1,500			
567	14	\$2,500	588	43	\$1,500			
575	14	\$2,500	579	44	\$1,500			
589	15	\$2,500	587	44	\$1,500			

Week no	2023	2024	2025	2026	2027
1	13-Jan - 20-Jan	12-Jan - 19-Jan	10-Jan - 17-Jan	9-Jan - 16-Jan	8-Jan - 15-Jan
2	20-Jan - 27-Jan	19-Jan - 26-Jan	17-Jan - 24-Jan	16-Jan - 23-Jan	15-Jan - 22-Jan
3	27-Jan - 3-Feb	26-Jan - 2-Feb	24-Jan - 31-Jan	23-Jan - 30-Jan	22-Jan - 29-Jan
4	3-Feb - 10-Feb	2-Feb - 9-Feb	31-Jan - 7-Feb	30-Jan - 6-Feb	29-Jan - 5-Feb
5	10-Feb - 17-Feb	9-Feb - 16-Feb	7-Feb - 14-Feb	6-Feb - 13-Feb	5-Feb - 12-Feb
6	17-Feb - 24-Feb	16-Feb - 23-Feb	14-Feb - 21-Feb	13-Feb - 20-Feb	12-Feb - 19-Feb
7	24-Feb - 3-Mar	23-Feb - 1-Mar	21-Feb - 28-Feb	20-Feb - 27-Feb	19-Feb - 26-Feb
8	3-Mar - 10-Mar	1-Mar - 8-Mar	28-Feb - 7-Mar	27-Feb - 6-Mar	26-Feb - 5-Mar
9	10-Mar - 17-Mar	8-Mar - 15-Mar	7-Mar - 14-Mar	6-Mar - 13-Mar	5-Mar - 12-Mar
10	17-Mar - 24-Mar	15-Mar - 22-Mar	14-Mar - 21-Mar	13-Mar - 20-Mar	12-Mar - 19-Mar
11	24-Mar - 31-Mar	22-Mar - 29-Mar	21-Mar - 28-Mar	20-Mar - 27-Mar	19-Mar - 26-Mar
12	31-Mar - 7-Apr	29-Mar - 5-Apr	28-Mar - 4-Apr	27-Mar - 3-Apr	26-Mar - 2-Apr
13	7-Apr - 14-Apr	5-Apr - 12-Apr	4-Apr - 11-Apr	3-Apr - 10-Apr	2-Apr - 9-Apr
14	14-Apr - 21-Apr	12-Apr - 19-Apr	11-Apr - 18-Apr	10-Apr - 17-Apr	9-Apr - 16-Apr
15	21-Apr - 28-Apr	19-Apr - 26-Apr	18-Apr - 25-Apr	17-Apr - 24-Apr	16-Apr - 23-Apr
16	28-Apr - 5-May	26-Apr - 3-May	25-Apr - 2-May	24-Apr - 1-May	23-Apr - 30-Apr
17	5-May - 12-May	3-May - 10-May	2-May - 9-May	1-May - 8-May	30-Apr - 7-May
18	12-May - 19-May	10-May - 17-May	9-May - 16-May	8-May - 15-May	7-May - 14-May
19	19-May - 26-May	17-May - 24-May	16-May - 23-May	15-May - 22-May	14-May - 21-May
20	26-May - 2-Jun	24-May - 31-May	23-May - 30-May	22-May - 29-May	21-May - 28-May
21	2-Jun - 9-Jun	31-May - 7-Jun	30-May - 6-Jun	29-May - 5-Jun	28-May - 4-Jun
22	9-Jun - 16-Jun	7-Jun - 14-Jun	6-Jun - 13-Jun	5-Jun - 12-Jun	4-Jun - 11-Jun
23	16-Jun - 23-Jun	14-Jun - 21-Jun	13-Jun - 20-Jun	12-Jun - 19-Jun	11-Jun - 18-Jun
24	23-Jun - 30-Jun	21-Jun - 28-Jun	20-Jun - 27-Jun	19-Jun - 26-Jun	18-Jun - 25-Jun
25	30-Jun - 7-Jul	28-Jun - 5-Jul	27-Jun - 4-Jul	26-Jun - 3-Jul	25-Jun - 2-Jul
26	7-Jul - 14-Jul	5-Jul - 12-Jul	4-Jul - 11-Jul	3-Jul - 10-Jul	2-Jul - 9-Jul
27	14-Jul - 21-Jul	12-Jul - 19-Jul	11-Jul - 18-Jul	10-Jul - 17-Jul	9-Jul - 16-Jul
28	21-Jul - 28-Jul	19-Jul - 26-Jul	18-Jul - 25-Jul	17-Jul - 24-Jul	16-Jul - 23-Jul
29	28-Jul - 4-Aug	26-Jul - 2-Aug	25-Jul - 1-Aug	24-Jul - 31-Jul	23-Jul - 30-Jul
30	4-Aug - 11-Aug	2-Aug - 9-Aug	1-Aug - 8-Aug	31-Jul - 7-Aug	30-Jul - 6-Aug
31	11-Aug - 18-Aug	9-Aug - 16-Aug	8-Aug - 15-Aug	7-Aug - 14-Aug	6-Aug - 13-Aug
32	18-Aug - 25-Aug	16-Aug - 23-Aug	15-Aug - 22-Aug	14-Aug - 21-Aug	13-Aug - 20-Aug
33	25-Aug - 1-Sep	23-Aug - 30-Aug	22-Aug - 29-Aug	21-Aug - 28-Aug	20-Aug - 27-Aug
34	1-Sep - 8-Sep	30-Aug - 6-Sep	29-Aug - 5-Sep	28-Aug - 4-Sep	27-Aug - 3-Sep
35	8-Sep - 15-Sep	6-Sep - 13-Sep	5-Sep - 12-Sep	4-Sep - 11-Sep	3-Sep - 10-Sep
36	15-Sep - 22-Sep	13-Sep - 20-Sep	12-Sep - 19-Sep	11-Sep - 18-Sep	10-Sep - 17-Sep
37	22-Sep - 29-Sep	20-Sep - 27-Sep	19-Sep - 26-Sep	18-Sep - 25-Sep	17-Sep - 24-Sep
38	29-Sep - 6-Oct	27-Sep - 4-Oct	26-Sep - 3-Oct	25-Sep - 2-Oct	24-Sep - 1-Oct
39	6-Oct - 13-Oct	4-Oct - 11-Oct	3-Oct - 10-Oct	2-Oct - 9-Oct	1-Oct - 8-Oct
40	13-Oct - 20-Oct	11-Oct - 18-Oct	10-Oct - 17-Oct	9-Oct - 16-Oct	8-Oct - 15-Oct
41	20-Oct - 27-Oct	18-Oct - 25-Oct	17-Oct - 24-Oct	16-Oct - 23-Oct	15-Oct - 22-Oct
42	27-Oct - 3-Nov	25-Oct - 1-Nov	24-Oct - 31-Oct	23-Oct - 30-Oct	22-Oct - 29-Oct
43	3-Nov - 10-Nov	1-Nov - 8-Nov	31-Oct - 7-Nov	30-Oct - 6-Nov	29-Oct - 5-Nov
44	10-Nov - 17-Nov	8-Nov - 15-Nov	7-Nov - 14-Nov	6-Nov - 13-Nov	5-Nov - 12-Nov
45	17-Nov - 24-Nov	15-Nov - 22-Nov	14-Nov - 21-Nov	13-Nov - 20-Nov	12-Nov - 19-Nov
46	24-Nov - 1-Dec	22-Nov - 29-Nov	21-Nov - 28-Nov	20-Nov - 27-Nov	19-Nov - 26-Nov
47	1-Dec - 8-Dec	29-Nov - 6-Dec	28-Nov - 5-Dec	27-Nov - 4-Dec	26-Nov - 3-Dec
48	8-Dec - 15-Dec	6-Dec - 13-Dec	5-Dec - 12-Dec	4-Dec - 11-Dec	3-Dec - 10-Dec
49	15-Dec - 22-Dec	13-Dec - 20-Dec	12-Dec - 19-Dec	11-Dec - 18-Dec	10-Dec - 17-Dec
50	22-Dec - 29-Dec	20-Dec - 27-Dec	19-Dec - 26-Dec	18-Dec - 25-Dec	17-Dec - 24-Dec
51	29-Dec - 5-Jan	27-Dec - 3-Jan	26-Dec - 2-Jan	25-Dec - 1-Jan	24-Dec - 31-Dec
52	5-Jan - 12-Jan	3-Jan - 10-Jan	2-Jan - 9-Jan	1-Jan - 8-Jan	31-Dec - 7-Jan
53					7-Jan 14-Jan



Spicebush

AT SEA PINES

OWNER BENEFITS

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.
- The following years 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.


\$500
Bonus



**CONTACT
GEORGE**

<https://spicebushatseapines.com/>
tsilva@cglhhi.com

843-671-5551
Lighthouse Realty



Spicebush at Sea Pines

Exclusive Early Bird Special

Embrace the Splendor of Our Spacious Villas
with Exclusive Low Rates

Earlybird Special



Spicebush
AT SEA PINES

Pay your Annual Maintenance
Fee by 12/31/2023 and get a
Special Discounted Rate for the
months of January & February.

Act fast! Availability is limited!
Pay your Management Fee by
December 31st. Then call
Mindy at 843-671-0409 to book
your January-February rental
week at \$300-OFF!

*After December 31st, 2023 normal fees and rates apply
Exclusive rates apply to owners who have paid their 2024 regime fees



Just
\$825

Per week

Expiration
12/31/2023



The Board would like to thank you, for your continued involvement in your home away from home.