

SPICEBUSH AT SEA PINES OWNERS ASSOCIATION, INC.

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

November 2025

Dear Spicebush Owner:

The 2026 Annual Maintenance Fee (AMF) billing has been sent via your delivery preference; US Mail or email. The **2026 AMF is \$1,325.00** and due no later than January 31, 2026, regardless of the week number owned. A discount of \$15 per unit/week owned can be taken if payment is received by **December 31, 2025**. Your statement balance does NOT include the early pay discount. You should deduct an additional \$15.00 from the balance on your statement if paying by 12/31/2025. Payments made **after 1/31/2026** are subject to finance charges and future collection fees.

Payment by check or online at www.spicebushatseapines.com are accepted. An additional 3.5% processing fee will be included for credit card payments. When making an online payment make sure to include your owner number and/or unit and week number.

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 2027 week or later should be paid in the amount of \$1,325.00 in order for a deposit to be approved.

The Fall newsletter, Spicebush 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 2025

Dear Fellow Spicebush Owners,

The Board hopes you are all well and were able to spend some enjoyable time at Spicebush this past year. We met on Sunday, October 19th and held the Annual Meeting on Monday, October 20th. Here is a summary of those meetings.

Board Meeting

The Board approved a \$75 dues increase bringing the Annual Maintenance fee for 2026 to \$1,325. There was much discussion during the board meeting looking through various line items to help keep the costs down. One of the decisions made in the board meeting was to eliminate the landline phones in the units. This will save the Association about \$6,000 per year. Other areas of possible savings were to reduce the trash pickup (currently twice a week year round) to once a week.

In the winter, the Club Group hosts a weekly breakfast at Lowcountry Produce located at the Shops at Sea Pines Center to engage with all of our owners. In the summer, we have a Wine and Cheese event on Tuesdays at the pool. Attendance and interest has been dropping in recent years (some weeks have a number of people and other weeks barely have anyone) so the board is contemplating ways to continue to interact with owners on site next summer. Please stay tuned for updates but during the winter season, please be sure to stop by Lowcountry Produce on Mondays from 9-10am to hear about the latest at the property and meet with our management staff.

We have some upcoming work that we want to share with you. The twin mattresses will be replaced over the winter as they are at the end of their usage. The upstairs carpet has held up well but looks very dated. The board will meet in April of 2026 to discuss replacing the upstairs carpet as well as address the newer but more worn downstairs (living room) carpet. Please feel free to reach out to provide feedback on the potential carpet replacement. Overall, the property was in great condition and it has been maintained well. With the buildings over 45 years old, this is no easy task!

Rental income continues to be a major focus of the board as a way of getting additional income into our Association. Earlier this year we were able to get all of the units on Airbnb and The Club Group has gotten our units on several different platforms (Airbnb, VRBO, Google listings, direct booking). Overall the Hilton Head rental economy experienced about 20-30% decline in

rentals over last year but due in part to these efforts, we are only down about 13%. We hope to make up ground through the last quarter of the year (more below on this).

Annual Meeting

We had several owners in attendance at the meeting. One of the questions was about possibly using zoom in future for the Annual Meeting and we will look into providing this option for next years' annual meeting.

The Association is always looking for ways to increase sales and rentals. Sales is a slower process but rentals can be a faster and hopefully easier way of getting in additional funds. There was a question about how the Reserves are funded and the board reviews a 20-year schedule and makes adjustments based on needs or lifespan when needed.

There were two Board positions open and Charles Landes and Neil Golson were elected a 3-year terms on the board. We would encourage all of our owners to consider running for the board in the future.

Sales/Rentals

As mentioned previously, we are continuing our efforts to increase our revenue through either sales or rentals of our available units. Our direct booking portal is a great way for owners to see the availability and to share that availability with friends and family. You can book online or call Krista to book a week(s). The direct booking feature will also give you all units available during your selected dates so that if you want to book multiple units, you can see how close you will be together! As always, if you don't see what you are looking for, give The Club Group a call or send an email as there are often ways that they can work out vacations that may not be available online.

We are offering another Snowbird Special! Book by November 28, 2025 for a stay between December 5 thru March 6, 2026 and get 25% off the regular rate. Please see the enclosed brochure. You can contact Krista Johnson at 843-671-0409 or email her at krista@htyc.com to arrange for a rental.

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.

Finally, I would like to thank Terry Moore's and Scott Simpson's dedication and service on the board of Spicebush.

We look forward to seeing you in 2026!

Sincerely

The Spicebush Board of Directors:

Kaleb Froehlich – President

Larry Werbeach – Vice President

Courtney Brown – Secretary/Treasurer

Charles Landes – Board Member

Neil Golson – Board Member

Spicebush 2026 Budget

REGIME OPERATIONAL			
	2026	2025	Variance
	Budget	Budget	to Budget
REVENUES			
Member Dues	1,285,200	1,211,760	73,440
HOA Owned Units	(333,900)	(305,910)	(27,990)
Rental Income	100,000	100,000	-
Misc Income		-	-
Interest Income	5,000	8,000	(3,000)
Owner Finance/Fees Income	20,000	25,000	(5,000)
Total	1,076,300	1,038,850	37,450
REVENUES	1,076,300	1,038,850	37,450
COST OF SALES			
Credit Card Discount	5,000	5,000	-
Early Payment Discount	10,000	10,000	-
Bad Debt	101,800	99,890	1,910
Unrealized Gain/Loss		-	-
Total	116,800	114,890	1,910
NET REVENUES	959,500	923,960	35,540
REPAIRS AND MAINTENANCE			
R&M - HVAC	12,000	7,500	4,500
R&M - Landscaping	34,800	33,000	1,800
R&M - Interior	10,000	8,000	2,000
R&M - Exterior	8,000	6,000	2,000
R&M - Plumbing	10,000	10,000	-
R&M - General	45,000	45,000	-
R&M - Electrical/Lighting	8,000	8,000	-
R&M - Pool	32,090	30,097	1,993
Total	159,890	147,597	12,293
UTILITIES			
Electric	50,000	42,000	8,000
Water & Sewer	15,000	13,000	2,000
Propane Gas	22,000	22,000	-
Telephone	26,760	24,660	2,100
Total	113,760	101,660	12,100
GENERAL OP EXPENSES			
Rubbish Removal	15,180	8,634	6,546
Pest Control	6,780	6,960	(180)
Owner Services	10,000	7,500	2,500
Housekeeping Amenities	20,000	20,000	-
Website	11,400	9,600	1,800
Supplies - Office	1,000	3,000	(2,000)
Postage,Printing, Handling	1,500	2,000	(500)
Legal	4,000	7,000	(3,000)
License & Permits	350	350	-
Board of Directors	8,000	7,000	1,000
Accting & Computer	7,500	7,000	500
Bank Service Chg	500	500	-
Taxes - Real Estate	80,857	78,885	1,972
Insurance	109,600	113,000	(3,400)
POA - CSA	56,764	56,516	248
Total	333,431	327,945	5,486
TOTAL OP EXPENSES	607,081	577,202	29,879
OP INCOME B4 MGMT FEES	352,419	346,758	5,661
CGL MGMT FEE			
CGL Base Fee	83,430	82,453	977
CGL Front Office	44,298	44,298	-
CGL Housekeeping	221,244	219,060	2,184
Total	348,972	345,811	3,161
NET OPERATING INCOME	3,447	947	2,500

	2026	2025	Variance
	Dues	Dues	to Budget
Operating Dues	1,050	990	60
Reserve Dues	275	260	15
Total Dues	1,325	1,250	75

RESERVES			
	2026	2025	Variance
	Budget	Budget	to Budget
REVENUES			
Member Dues	336,600	318,240	18,360
HOA Owned Units	(87,450)	(80,340)	(7,110)
Total	249,150	237,900	11,250
REVENUES	249,150	237,900	11,250
COST OF SALES			
Bad Debt	31,900	28,860	3,040
Total	31,900	28,860	3,040
NET REVENUES	217,250	209,040	8,210
REPAIRS AND MAINTENANCE			
Exterior Siding	4,000	6,000	(2,000)
Windows/Screens	16,500	2,000	14,500
Unit Patios	11,000	6,000	5,000
Patio Furniture	3,200	1,600	1,600
Exterior Doors	1,500	4,000	(2,500)
Pool/Deck Surface	-	5,000	(5,000)
Pool Equipment	7,000	4,000	3,000
Pool Cabana Exterior	-	1,500	(1,500)
Pool Furniture	-	3,000	(3,000)
Master Bedroom	-	30,000	(30,000)
Guest Bedroom	35,000	-	35,000
Tennis Court	3,000	-	3,000
Interior Decor	3,600	3,600	-
Carpet/Flooring	29,500	-	29,500
HVAC	27,000	27,000	-
Water Heaters	4,000		4,000
Kitchen Appliances	8,300	9,000	(700)
Landscaping	-	5,500	(5,500)
Other Exterior	800	1,000	(200)
Sidewalk/Parking	-	3,000	(3,000)
Dining Room Furniture	-	60,000	(60,000)
Drywall Repair	1,000	5,000	(4,000)
Window Fixtures	1,000	1,000	-
Total	156,400	178,200	(21,800)
NET INCOME	60,850	30,840	30,010

Spicebush Board of Directors

Kaleb Froehlich

President

576

Email: kalebfroehlich@gmail.com

2024-2027

First

Larry Werbeach

Vice President

580

590

Email: lwerbeach@fuse.net

2023-2026

First

Courtney Brown

Secretary/Treasurer

570

580

Email: brownieono@yahoo.com

2024-2027

First

Neil Golson

581

Email: neil.golson@gmail.com

2025-2028

First

Charles Landes

584

Email: celandas@aol.com

2025-2028

First

Week no	2025	2026	2027	2028	2029
1	10-Jan - 17-Jan	9-Jan - 16-Jan	8-Jan - 15-Jan	14-Jan - 21-Jan	12-Jan - 19-Jan
2	17-Jan - 24-Jan	16-Jan - 23-Jan	15-Jan - 22-Jan	21-Jan - 28-Jan	19-Jan - 26-Jan
3	24-Jan - 31-Jan	23-Jan - 30-Jan	22-Jan - 29-Jan	28-Jan - 4-Feb	26-Jan - 2-Feb
4	31-Jan - 7-Feb	30-Jan - 6-Feb	29-Jan - 5-Feb	4-Feb - 11-Feb	2-Feb - 9-Feb
5	7-Feb - 14-Feb	6-Feb - 13-Feb	5-Feb - 12-Feb	11-Feb - 18-Feb	9-Feb - 16-Feb
6	14-Feb - 21-Feb	13-Feb - 20-Feb	12-Feb - 19-Feb	18-Feb - 25-Feb	16-Feb - 23-Feb
7	21-Feb - 28-Feb	20-Feb - 27-Feb	19-Feb - 26-Feb	25-Feb - 3-Mar	23-Feb - 2-Mar
8	28-Feb - 7-Mar	27-Feb - 6-Mar	26-Feb - 5-Mar	3-Mar - 10-Mar	2-Mar - 9-Mar
9	7-Mar - 14-Mar	6-Mar - 13-Mar	5-Mar - 12-Mar	10-Mar - 17-Mar	9-Mar - 16-Mar
10	14-Mar - 21-Mar	13-Mar - 20-Mar	12-Mar - 19-Mar	17-Mar - 24-Mar	16-Mar - 23-Mar
11	21-Mar - 28-Mar	20-Mar - 27-Mar	19-Mar - 26-Mar	24-Mar - 31-Mar	23-Mar - 30-Mar
12	28-Mar - 4-Apr	27-Mar - 3-Apr	26-Mar - 2-Apr	31-Mar - 7-Apr	30-Mar - 6-Apr
13	4-Apr - 11-Apr	3-Apr - 10-Apr	2-Apr - 9-Apr	7-Apr - 14-Apr	6-Apr - 13-Apr
14	11-Apr - 18-Apr	10-Apr - 17-Apr	9-Apr - 16-Apr	14-Apr - 21-Apr	13-Apr - 20-Apr
15	18-Apr - 25-Apr	17-Apr - 24-Apr	16-Apr - 23-Apr	21-Apr - 28-Apr	20-Apr - 27-Apr
16	25-Apr - 2-May	24-Apr - 1-May	23-Apr - 30-Apr	28-Apr - 5-May	27-Apr - 4-May
17	2-May - 9-May	1-May - 8-May	30-Apr - 7-May	5-May - 12-May	4-May - 11-May
18	9-May - 16-May	8-May - 15-May	7-May - 14-May	12-May - 19-May	11-May - 18-May
19	16-May - 23-May	15-May - 22-May	14-May - 21-May	19-May - 26-May	18-May - 25-May
20	23-May - 30-May	22-May - 29-May	21-May - 28-May	26-May - 2-Jun	25-May - 1-Jun
21	30-May - 6-Jun	29-May - 5-Jun	28-May - 4-Jun	2-Jun - 9-Jun	1-Jun - 8-Jun
22	6-Jun - 13-Jun	5-Jun - 12-Jun	4-Jun - 11-Jun	9-Jun - 16-Jun	8-Jun - 15-Jun
23	13-Jun - 20-Jun	12-Jun - 19-Jun	11-Jun - 18-Jun	16-Jun - 23-Jun	15-Jun - 22-Jun
24	20-Jun - 27-Jun	19-Jun - 26-Jun	18-Jun - 25-Jun	23-Jun - 30-Jun	22-Jun - 29-Jun
25	27-Jun - 4-Jul	26-Jun - 3-Jul	25-Jun - 2-Jul	30-Jun - 7-Jul	29-Jun - 6-Jul
26	4-Jul - 11-Jul	3-Jul - 10-Jul	2-Jul - 9-Jul	7-Jul - 14-Jul	6-Jul - 13-Jul
27	11-Jul - 18-Jul	10-Jul - 17-Jul	9-Jul - 16-Jul	14-Jul - 21-Jul	13-Jul - 20-Jul
28	18-Jul - 25-Jul	17-Jul - 24-Jul	16-Jul - 23-Jul	21-Jul - 28-Jul	20-Jul - 27-Jul
29	25-Jul - 1-Aug	24-Jul - 31-Jul	23-Jul - 30-Jul	28-Jul - 4-Aug	27-Jul - 3-Aug
30	1-Aug - 8-Aug	31-Jul - 7-Aug	30-Jul - 6-Aug	4-Aug - 11-Aug	3-Aug - 10-Aug
31	8-Aug - 15-Aug	7-Aug - 14-Aug	6-Aug - 13-Aug	11-Aug - 18-Aug	10-Aug - 17-Aug
32	15-Aug - 22-Aug	14-Aug - 21-Aug	13-Aug - 20-Aug	18-Aug - 25-Aug	17-Aug - 24-Aug
33	22-Aug - 29-Aug	21-Aug - 28-Aug	20-Aug - 27-Aug	25-Aug - 1-Sep	24-Aug - 31-Aug
34	29-Aug - 5-Sep	28-Aug - 4-Sep	27-Aug - 3-Sep	1-Sep - 8-Sep	31-Aug - 7-Sep
35	5-Sep - 12-Sep	4-Sep - 11-Sep	3-Sep - 10-Sep	8-Sep - 15-Sep	7-Sep - 14-Sep
36	12-Sep - 19-Sep	11-Sep - 18-Sep	10-Sep - 17-Sep	15-Sep - 22-Sep	14-Sep - 21-Sep
37	19-Sep - 26-Sep	18-Sep - 25-Sep	17-Sep - 24-Sep	22-Sep - 29-Sep	21-Sep - 28-Sep
38	26-Sep - 3-Oct	25-Sep - 2-Oct	24-Sep - 1-Oct	29-Sep - 6-Oct	28-Sep - 5-Oct
39	3-Oct - 10-Oct	2-Oct - 9-Oct	1-Oct - 8-Oct	6-Oct - 13-Oct	5-Oct - 12-Oct
40	10-Oct - 17-Oct	9-Oct - 16-Oct	8-Oct - 15-Oct	13-Oct - 20-Oct	12-Oct - 19-Oct
41	17-Oct - 24-Oct	16-Oct - 23-Oct	15-Oct - 22-Oct	20-Oct - 27-Oct	19-Oct - 26-Oct
42	24-Oct - 31-Oct	23-Oct - 30-Oct	22-Oct - 29-Oct	27-Oct - 3-Nov	26-Oct - 2-Nov
43	31-Oct - 7-Nov	30-Oct - 6-Nov	29-Oct - 5-Nov	3-Nov - 10-Nov	2-Nov - 9-Nov
44	7-Nov - 14-Nov	6-Nov - 13-Nov	5-Nov - 12-Nov	10-Nov - 17-Nov	9-Nov - 16-Nov
45	14-Nov - 21-Nov	13-Nov - 20-Nov	12-Nov - 19-Nov	17-Nov - 24-Nov	16-Nov - 23-Nov
46	21-Nov - 28-Nov	20-Nov - 27-Nov	19-Nov - 26-Nov	24-Nov - 1-Dec	23-Nov - 30-Nov
47	28-Nov - 5-Dec	27-Nov - 4-Dec	26-Nov - 3-Dec	1-Dec - 8-Dec	30-Nov - 7-Dec
48	5-Dec - 12-Dec	4-Dec - 11-Dec	3-Dec - 10-Dec	8-Dec - 15-Dec	7-Dec - 14-Dec
49	12-Dec - 19-Dec	11-Dec - 18-Dec	10-Dec - 17-Dec	15-Dec - 22-Dec	14-Dec - 21-Dec
50	19-Dec - 26-Dec	18-Dec - 25-Dec	17-Dec - 24-Dec	22-Dec - 29-Dec	21-Dec - 28-Dec
51	26-Dec - 2-Jan	25-Dec - 1-Jan	24-Dec - 31-Dec	29-Dec - 5-Jan	28-Dec - 4-Jan
52	2-Jan - 9-Jan	1-Jan - 8-Jan	31-Dec - 7-Jan	5-Jan - 12-Jan	4-Jan - 11-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 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	582	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			



Spicebush

AT SEA PINES

Snowbird

Special-25% OFF

Regular Prices



Prices start from
\$135 a night

*Book online by 11/28/25

**See Terms & Conditions

25% OFF

*Escape the Cold – Relax in
Spicebush at Sea Pines*

Facilities

- Heated Pool + Fire Pit
- Lagoon Views
- Private Master Suite
- BBQ Area & Tennis Court

Book Online:

book.spicebushatseapines.com

Code Voucher: WINTER25

**For questions or stays longer than 2 weeks, please call Krista at 843-671-0409.



Terms & Conditions:

*Offer expires November 28th, 2025. Applies new reservations now through November 28th, 2025. Stays of 4+ Nights

**Only valid for weeks booked between December 5th, 2025 – March 6, 2026. Other restrictions may apply