

# MARSH POINTE NEWSLETTER



## New Board Members (2021)

Paul Cooper – President  
Caroline Bell – Vice President  
Steve Diesing – Secretary  
A Plus Property Management -  
Treasurer  
Larry Pechony  
Paul Ford – Volunteer Adviser

## Utilizing our Property Managers

A-Plus Property Management is our property management company. They manage our budget, attend HOA Board meetings and deal with our sub-contractors. They are our first point of contact for questions or concerns at Marsh Pointe and they are here to help all of us. You can contact them any time via email at: [aplus@apluspm.com](mailto:aplus@apluspm.com)

## Do you know Your Covenants and Restrictions?

*Each month, we will include a few of our covenants and restrictions to remind everyone of the most important issues to keeping our community healthy.*

*The HOA documents are online at [marshpointe.org](http://marshpointe.org)*

## **Parking**

Article 8, Section 6

No buses, boats, trailers or recreational vehicles shall be allowed to park on the premises, the street or in the parking spaces. Commercial vehicles or vehicles with commercial signage are only allowed temporary parking during which time related work or repairs are being performed. Resident parking is only allowed in designated driveways, in the cul-de-sac or at the entrance of the subdivision. Additional, but limited, parking is allowed on the street, but only for Owners or those visiting Owners or residents, and only in front of their respective Units. Owner parking shall be limited to one (1) vehicle per bedroom within their respective unit. In no event is parking allowed on any grass surface within the boundary of the Property. Violations of the restrictions noted in this section will be reported to the Town of Mt. Pleasant Police Department for enforcement. This would include abandoned or unlicensed vehicles. The Board of Directors reserves the right to tow any vehicles in violation of these restrictions at the owner's expense.

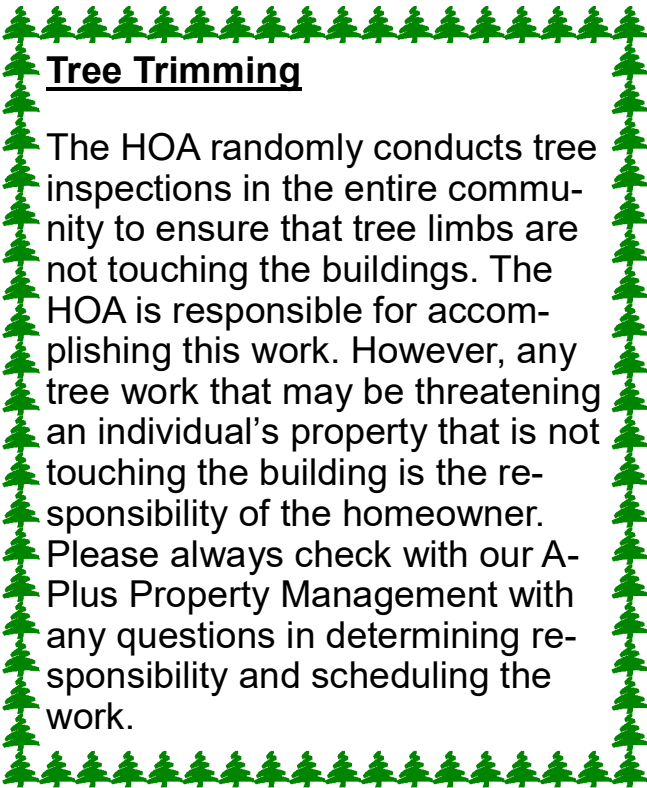
## **Leasing Terms**

Article 8, Section 12

A maximum of 20% (10 Units) of the total units can be leased at any one time. However, those currently under lease shall be grand-fathered if they exceed 20%. Once a year the Association or its Manager shall inquire of each unit owner whether such unit is "Owner Occupied", a "Seasonal Home" or a "Leased Premise". Each owner shall reply within 30 days of such inquiry and inform the Association if any current lease shall terminate. Upon failure to so reply, the Board of Directors can impose a penalty equal to the *penalty for failure to pay monthly regime fees*.

Currently we have 10 rental units and 8 on a waiting list.

**We cannot exceed the maximum allowed units being leased.**



**Tree Trimming**

The HOA randomly conducts tree inspections in the entire community to ensure that tree limbs are not touching the buildings. The HOA is responsible for accomplishing this work. However, any tree work that may be threatening an individual's property that is not touching the building is the responsibility of the homeowner. Please always check with our A-Plus Property Management with any questions in determining responsibility and scheduling the work.

**New Signage**

The Board will be repairing and relocating some of the signage in the neighborhood. Hopefully moving the "Dead End Street" sign closer to the entrance will prevent some traffic from proceeding all the way to the cul-de-sac to turn around. We will also be posting "Tow-Away" signs for illegal parking along the street. We know that parking is a bad problem for all of us but remember the rule: the allowed number of vehicles per unit is equal to the number of bedrooms that unit has. Please be aware of your neighbor when you park your car so as not to block them in any way. We are not allowed to park in front of our neighbor's property unless we have their permission. Of course, we will always give notice to violators first to correct the problem before having a car towed away.



**Pest Control**

A number of residents have reported pests (rats & mice) in their attics and between floors the past couple of months. This is one of the draw-backs to living on the marsh even though most of us love the natural setting we have. Please contact A-Plus Management first for help if you encounter this problem. We have a pest control contractor who can help. We have also heard people complaining about spotting snakes in the yards. Even though most of us hate snakes, they are our friends here in Marsh Pointe. They eat lots of mice and rats so please just avoid them and let them do what they naturally do.

**Building Maintenance Updates**

A number of Improvement projects have been completed to date this year on our buildings paid by the HOA. Here are a few:

Front porches have been replaced at 1068 & 1080. As the budget allows, repairs will also be completed at 1061, 1063 and 1084.

Chimneys covers have been replaced at 1030, 1036, 1040, 1048, 1055, 1072 & 1075

New Shingles for Units 1030 – 1037 will be replaced sometime in the winter/spring timeframe as the budget allows.



## Bi-Annual Meetings

The Board will attempt to hold more neighborhood meetings in the future to keep our residents better informed on the issues that are important to us. We will hold a meeting in the Spring and Fall of each year with the Fall meeting serving as the annual meeting to approve our operating budget for the new calendar year. Please mark your calendars for October 24<sup>th</sup> at 4pm in the cul-de-sac for our Fall meeting.

One very important issue that the Board will present is the potential for raising our monthly regime fees. Our current fee of \$200 has not changed since 2007 and inflation and the cost of insurance and contract fees is applying extreme pressure to our operating budget. The Board is considering raising this fee to \$225 per month. Please come prepared to discuss this issue. Bring your chair and catch up on the news in our neighborhood.