

TRUE BLUE

Golf & Racquet Resort Homeowners Association

Summer 2011

Message from the President

Summer is here. This spring we addressed some maintenance issues involving not only the units themselves but also landscaping issues. We found in more than one instance ground soakers that are part of the irrigation system have burst and, even though it is a slower leak, ground areas have been saturated and created issues. If you notice an area staying wet longer than normal, please contact ICARE or Carol Shaw with the location.

Roof structural items identified by our engineering firm are still being corrected to bring the buildings to standard for current codes. We apologize for the inconvenience this may have caused some owners. However, it is important that these items are corrected. The costs of these repairs are included in our construction defect lawsuit.

Over the past few months, we have had renters who, upon facing eviction, not following rules, etc., are calling ICARE and being verbally abusive to the staff. When problems require immediate attention such as water leaks, it makes sense to call ICARE. Otherwise, HOMEOWNERS should be the ones calling ICARE or the rental agency. Our management company, ICARE, is paid to interact with Homeowners not renters.

I personally have been cursed by a renter (over the phone) due to their failure to pick up pet waste. When an individual is seen not policing after their pet and it is reported, a notice will go out. The typical response we get is that, "It wasn't my dog." Please understand that fines are not issued on a whim. It is issued because the witness of the violation can definitely identify the individual. Pet waste continues to be the number one complaint from Homeowners.

I hope everyone has an enjoyable summer, and remember to display your pool bracelets at the pools and tennis courts.

John Lindley
President



Financial Report

We have completed ten months of our fiscal year. The income statement shows that we are approximately \$10,000 over our budget as of April 30, 2011. There have been a few unforeseen and exceptional expenses that we were able to fund without a major impact to the budget and there remains a couple for us to deal within the final two months. Our net income year to date, July 1, 2010 through April 30, 2011, reflects a positive balance of approximately \$48,772. Funding of our reserves is exactly on target.

The unaudited financials as of March 31, 2011 can be viewed in the owners' only area of the Association's Web Page – www.truebluehoa.com. We would be happy to respond to any questions you have. You can either call me or direct an email to tbfincom@truebluehoa.com.

The Board of Directors approved the operating budget for 2011-2012. Detailed information on this subject is included in this mailing.

Charlie Keryc
Treasurer

BOARD OF DIRECTORS MEETING

The last meeting of the Board of Directors was held on March 11, 2011. The minutes of this meeting were reviewed and are posted on the True Blue website at www.truebluehoa.com.

The next meeting of the Board will take place on June 10, 2011 at 1:00 p.m. at Waccamaw Library.

Communications Committee

In looking through some old newsletters the other day, the Summer 2007 issue caught my eye. In it were the results of a Homeowner's survey, and I noticed many of the comments and suggestions are still the same concerns of Homeowners in 2011. Some of these observations follow:

- ◆ Buildings - Carpeting is replaced in 4 to 6 buildings each year. This year we purchased a lighter pattern in bulk and the results look great!
- ◆ Grounds and Maintenance - Then, as now, most Homeowners were satisfied with the appearance of True Blue. Always an evolving project, this year we replaced the pine straw with mulch around the buildings along with replacing bushes, shrubs, trees and reseeding grassy areas. Kevin has done wonders with this never-ending project and we hope his ideas keep on blooming!
- ◆ HOA Cooperation with Rental Companies - This is a two-way street. When the HOA gets a call, it is usually a complaint by someone needing help with a problem. We believe most renters are good folks who abide by our rules. However, a few troublesome Homeowners do make life unbearable for their neighbors. If owners and the rental companies followed their own rules and regulations, most of these issues could be eliminated.
- ◆ Year-Round Security - Additional hours per day and many more days per year have been added. This year a Neighborhood Watch Program was put in place, which appears to be quite successful.
- ◆ Insurance Rates - Our Board continues to work on this ongoing number one issue. Our Board has done an excellent job for this community and deserve our thanks for all their efforts...thanks, Charlie!
- ◆ True Blue Website - The Homeowners website is in place and is updated periodically for everyone's convenience. Homeowners are using the website to communicate their thoughts and concerns. Should the need arise, a blast email is sent out to inform everyone of an upcoming event or issues of concern. Please keep your email address current with ICARE.
- ◆ Picking Up After Pets - No matter how hard we try, this comes down to each pet owner picking up after their pets for the betterment of the community.

Rich Santillo

Rules and Regulations

We would like to remind all our Homeowners that the True Blue Homeowners Association is a non-profit corporation and is covered under the South Carolina Non-Profit Corporation Act. Section 33-31-1605 of the Act states that without the consent of the board (HOA Board) a membership list or any part thereof may not be used for any commercial purpose. The True Blue Board of Directors does not allow any Homeowner or vendor to use the membership list for commercial purposes and does not endorse any specific business.



Charles Robinson
Secretary

***“If you watch a game, it’s fun.
If you play it, it’s recreation.
If you work at it,
it’s golf.”***



— Bob Hope

Save This Date!

Annual Meeting 2011

The annual meeting is scheduled for Saturday, September 24, 2011 at 9:00 AM with registration at 8:30 AM, at the Parish Life Center of Precious Blood Catholic Church on Waverly Road, Pawleys Island, South Carolina. This is the building to the left and behind the ball field as you enter the parking lot. Please try to attend. If you cannot, please send in your proxy so we can get the required percentage to conduct business at the meeting. Voting materials will be mailed in August.



It is anticipated that we will once again have a Homeowner golf outing at True Blue Golf Plantation in the afternoon of September 24.

Construction Defect Law Suit Update

This update is similar to what you read in the newsletter last quarter. Our engineering company has completed their on site inspections and is now in the process of formalizing their report. There have been multiple visits to our property by the defendants' lawyers and experts evaluating the work that their clients performed.



We envision that this process will continue for the foreseeable future. Our objective is to ensure that the disruptions will be minimal. If your building or unit is identified for inspection, ICARE will give you as much advance notice as possible. We thank you for your cooperation.

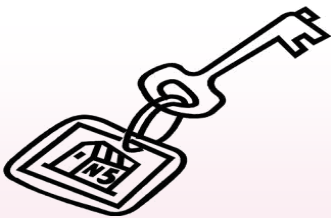
Lastly, our attorneys continue to look at early next year for the suit to go to trial.

Board of Directors Candidates

This year we will elect two directors at our Annual Meeting on September 24, 2011. The nominating committee, made up of Carol Shaw, chairperson, John Lindley and Charles Robinson, requests that anyone interested in these Board positions contact us by July 1, 2011. You may suggest yourself or someone else (be sure they are willing to serve). An application can be obtained by contacting Amy Baker at ICARE. There are generally four meetings per year plus various committee assignments. Candidates should be familiar with both the Master Deed and the Rules and Regulations of the Association. They should have internet access and a basic knowledge of Word and Excel. We encourage both full-time and part-time residents to participate. If you have any questions, please contact a nominating committee member.

Amy Say's

As a friendly reminder to all Homeowners, please be aware it is the responsibility of the Homeowner to provide ICARE with a **working** key to your unit. In accordance with the Master Deed for True Blue, a key for each unit will be kept by the Managing Agent for any emergency issues and maintenance. Thank you to all Homeowners that have provided a key to ICARE and for those of you who have not, please drop one in the mail to the office at your earliest convenience.



As always, The ICARE Group is only a phone call away with any questions or concerns you may have.

843-449-5411 x 106

Amy

Buildings and Grounds

Kevin and crew are keeping very busy making our True Blue community an attractive place to live in.

Pine straw and mulch has been laid and new rose and azalea bushes have been planted. Kevin is presently working on the irrigation system which is badly in need of repair. New annual flowers for the summer are being planted in four locations. Also, some pampas grass is going to be planted around the ponds for erosion prevention. The next major project will be planting new grass in bare areas throughout the complex.

If you have any concerns you can contact:

Carol Shaw

843-979-6184 or email cshwgolf@aol.com

GOLF COURSES

Golf courses offering discounts are as follows:

True Blue / Caledonia

888 - 483 - 6800

843 - 235 - 0900

Tradition Golf

843 - 237 - 5041

877 - 599 - 0888

2011 Homeowner rates at Caledonia and True Blue can be found in the *Owners Only* area of our web site @ www.truebluehoa.com



18th Hole @ True Blue

BUILDING REVIEW LIST

| <u>Date of Review</u> | <u>Building Number</u> | <u>Meet at Building</u> |
|-----------------------|------------------------|-------------------------|
| June 6, 2011 | 28-41 | 28 |
| August 8, 2011 | 62-74 | 62 |
| October 10, 2011 | 1-12 | 1 |
| December 12, 2011 | 13-24 | 13 |

We invite all Homeowners to join us in the walkthroughs as we inspect building exteriors and grounds to determine where improvements are needed. Please join us if you are available. Each review will start at 9:00 AM.

Homeowner Email Addresses

On the master data base maintained by ICARE, we have 370 homeowner email addresses out of a possible 494. There are 124 Homeowners who have not provided their email address. If you have one, we would love to add it to your profile.

The Board promises that you will not get bombarded with unwanted messages; rather, we try to pass along topical, timely and interesting issues that pertain to your association. For example, we sent out an email reminding everyone that Pest Control was going to be done on a certain date. This was an addition to the postcard that was mailed a few weeks earlier. Obviously, the only ones who got this reminder were those with an email address on file.

Here are some benefits for having a current email address on file:

- ◆ There is a savings in postage and stationary. It may be small but every penny adds up.
- ◆ You can have your quarterly invoice and newsletter sent by email – not mandatory.
- ◆ You will receive immediate notification of any issues on the property. So, the bottom line is...If you have an email address, take a moment and send it to Amy Baker at ICARE and she will update your record. Simply send her an email at abaker@theicaregroup.com. She will take care of the details.

BOARD OF DIRECTORS

- John Lindley - President
- Carol Shaw - Vice President
- Charles D. Keryc - Treasurer
- Charles H. Robinson, Jr. - Secretary
- Rich Santillo - Director-at-Large

John Lindley
843-979-0873
hoaboard@truebluehoa.com

SECURITY CONTACTS

U.S. Security Associates, Inc.
843-448-9907—Main
843-455-3580—Cell

Security Guards carry the cell phone. Call this number when they are on the property. The summer hours are noon to 4:00 a.m., 7 days a week.

Emergency: 911

•
Sheriff: Non-Emergency
843-546-5102

PROPERTY MANAGER

The ICARE Group, LLC

Bob Klouman, Broker-in-Charge
Eddie Johns, Property Supervisor
Amy Baker, Member Relations
abaker@theicaregroup.com
843-449-5411, Ext. 106

Emergency Extension: 301
Facsimile: 843-449-4777

**This Newsletter was prepared by Cathy Lalomia, Unit 87B.
Please email your comments and/or suggestions to chascat@sccoast.net - [Subject - Newsletter]**