

BEACHSIDE TENNIS VILLAS



COMMUNITY NEWSLETTER

September 2009

www.beachsidetennisvillas.net

RAILING PROJECT COMMENCES

On September 10, right on schedule, Shaw Mfg. Co. began installing new railings on the parking lot side of Building B. These new railings will satisfy Town Code safety requirements that spindles be only 4" apart, instead of the current 5-1/2". They will also provide better site-lines for those sitting on their decks. We recognize that construction work will cause some inconvenience from the noise of drilling and the presence of a "cherry-picker" lift on the pool side, and we ask your indulgence. While the contract calls for completion by early February, it is expected that the work will be done by the end of the year.☞



BUDGET

Preparation of the 2009 - 2010 budget is well under way, and will be sent to all owners soon. While expenses will be maintained at approximately the same level as in the 2008 - 2009 budget, dues are proposed to be increased by 2.5% to build our capital reserve fund in anticipation of a major roofing project in about 3 years. We prefer to avoid – or at least minimize -- an assessment in this regard if possible.☞



OTHER PROJECTS

Recently completed projects include the following:

- ◆ New mailboxes
- ◆ New stairs from first-floor decks
- ◆ Washing the exteriors of Buildings A & B
- ◆ Additional driveway drainage at the entranceway
- ◆ Improvements to the Beachside Tennis website (www.beachsidetennisvillas.net)
- ◆ Repairs to the parking lot and driveway were undertaken in the spring, and a seal coat will be applied shortly.

Also under consideration at present are the development of a landscape plan, with particular emphasis on the entranceway, and a review of our outdoor lighting situation.

Additionally, a number of minor repair projects have been put off pending completion of the railing project, so as to avoid duplication of efforts.☞

2010 ANNUAL MEETING

The next Owners' Social Gathering and Annual Meeting are scheduled for Monday, March 15, and Tuesday, March 16, at the Sea Pines Community Center. Please mark the dates on your calendars.☞

	Items of Interest
2	Welcome NEW Owners
2	2010 Progressive Dinner
2	Are you Adequately Insured?
3	IMPORTANT MAINTENANCE ITEMS
4	Contact Information

WELCOME NEW OWNERS

Since January 1, 2009, we have had one new owner join the Beachside Tennis Villas family.

Kathleen Garbes of Orchard Park, NY purchased villa #1899.

Welcome!☞



OWNERS SOCIAL GATHERING IN PLANNING STAGES

Earlier this year, in the middle of January, a progressive dinner party was held for all owners who were in Hilton Head at the time. It started with cocktails in the top-floor unit of Carolyn & Lloyd Martin, and then proceeded to dinner in the adjoining first-floor units of Katherine & Craig Simons and Connie & Sal Cenicola. The dessert course was hosted in the Denton's villa.

It was so well attended and so thoroughly enjoyed that planning is underway for another similar gathering this coming January, probably on Saturday evening, the 16th. If you would like to serve as a host/hostess, or contribute to the menu, please contact Katherine Simons at katherinesimons@ddsstaffing.com, or 404-518-1377.☞

ARE YOU ADEQUATELY INSURED?

Condominium owners sometimes assume that the association's master insurance policy is all the coverage they need. The master policy actually only covers the building, not your personal belongings, or any upgrades you or a previous owner have made to your unit. For example upgraded flooring, new cabinets or appliances, or renovations are generally not covered by the master policy. Neither does it cover loss of use / loss of rents after an incident.

All owners/residents need their own insurance for the insides of their units, their belongings, and any damage that might be caused by something within your unit (such as a leaking toilet). In a few rare cases where coverage is provided under the master policy, you will still be responsible for the deductible. To have your personal belongings and any deductibles covered, you need to invest in a condominium owner's insurance policy, available from most agents. These policies generally cost only a few dollars each month and are well worth it! Be sure to ask about water or sewer backup coverage. Sewer backups are not unheard of, and a standard policy won't cover the damage to your unit without a sewer backup rider.

If you have any questions regarding what type of coverage you need, please contact your insurance agent. The association's agent is also very familiar with the type of coverage condominium owners need and can help you avoid double coverage or gaps in coverage between you personal insurance and the association's master policy. You may also contact Bryan Dorshimer, our Association Manager.☞



CONGRATULATIONS!

Bryan Dorshimer, our Association Manager, has achieved his CMCA® which makes him a Certified Manager of Community Associations!

IMC Resort Services, Inc. is well on their way to achieving their accreditation as an AAMC (Accredited Association Management Company).

For more information on these certifications, visit www.caionline.org.☞

A perfect opportunity between seasons exists to have a number of maintenance items addressed that will not only save you money, but may keep you or a neighbor from having problems. We recommend, at the very least, these items be addressed. Remember, water seeks the lowest level and considerable damage can be done and you will be held responsible.

Maintenance Item	Date Checked	Date Serviced
1. Washing machine water hoses should be inspected annually for proper operation and condition. Rubber hoses should be replaced with steel braided hoses.		
2. Routine inspections of service of A/C units should be performed annually. This service typically includes checking Freon levels, cleaning condensate lines, coils, drain pans, etc. Filters should be replaced every three (3) months.		
3. Water connections and valves to all fixtures and appliances, such as sinks, toilets and icemakers should be inspected for possible leakage, corrosion and proper connection. Leaky faucets and stuck cut off valves should be repaired.		
4. Flapper valves in toilet tanks should be checked for leakage and proper seal.		
5. Villa temperature should be maintained at a minimum setting of 55° to prevent freezing and at a maximum setting of 85° to prevent mildew in unoccupied villas.		
6. Cut off valves to the toilets and breakers to the water heater should be turned off if the villa is unoccupied for long periods of time.		
7. Toilets should be checked to make sure that they are firmly attached to the floor and there is no presence of water leakage. A loose or wobbly toilet may cause the seal to leak.		
8. Dryer vents should be kept clean at all times.		
9. Perform regular inspections and make repairs as necessary to caulking at bathtubs, drain plugs, sinks, etc.		
10. <i>The average useful life for a water heater is approximately eight (8) years. Have your water heater inspected for corrosion or presence of water leakage.</i>		

As buildings age the potential for items to fail increases.

BEACHSIDE TENNIS VILLAS BOARD OF DIRECTORS

Steve Alfred, President

#1855

Home: 309-693-6969

Local: 843-363-4175

Email: SJAlfred@aol.com

Bob Angleson, Vice President

#1822

Home: 651-653-3901

Local: 843-363-5568

Email: robert@navigatorrealestate.com

Craig Simons, Secretary

#1850

Home: 770-998-8189

Local: 843-363-4736

Email: craigsimons@ddsstaffing.com

Joan Denton, Treasurer

#1869

Home: 843-363-6369

Email: joandenton@gmail.com

Eddie Crenshaw, Director-At-Large

#1845

Home: 843-363-5337

Email: ecrens@roadrunner.com

IMC RESORT SERVICES, INC.

Location: 2 Corpus Christi Pl., #302
Hilton Head Island, SC 29928

Phone: 843-785-4775

Toll Free: 877-785-4775

Fax: 843-785-3901

Hours: Monday – Friday
9:00 a.m. – 4:00 p.m.

Manager: Bryan Dorshimer

Ext: 108

Email: Bryan@IMCResortServices.com

Website: www.IMCResortServices.com

Emergency / After Hours: Dial 843-785-4775
and listen for the emergency procedure.

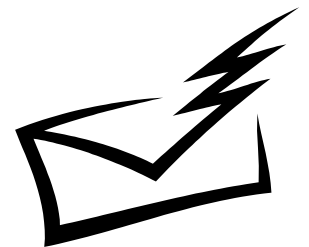
Sign up for ~ Direct Draft ~

The Board encourages all owners to pay their monthly regime fees through IMC's Direct Draft service which is available to all owners whose accounts are in good standing. Contact IMC Resort Services, Inc. at 843-785-4775 ext 100 and we will provide you with an application.☞

E-MAIL, WEBSITES, ETC.

We are in the process of developing a web site for Beachside Tennis Villas. Please visit www.beachsidetennisvillas.net. Let us have your suggestions on what you would like to see there.

Also, email Melissa Fenstermaker at Melissa@IMCResortServices.com to sign up to receive future newsletters and updates via email.☞



ELEVATOR & OTHER EMERGENCIES

IMC's after hours emergency number is 843-785-4775. Because of the excessive overtime cost and the availability of a second elevator, the Board of Directors voted NOT to have elevators repaired on week-ends. Fire Code Laws require that some building lights remain on during the daytime.☞