

IVY HALL QUARTERLY

SEPTEMBER, 2017

ISSUE NO. 2

COMMUNITY FUNDING AND BUDGET

How does it work and what do we need.

Debate about how Ivy Hall collects and spends its funds has been a hot topic for the past several years. Special assessments have been voted on and levied to residents for each project the board has sought to complete. While most communities maintain something called a General

Fund to assist in paying for major projects, Ivy Hall's General Fund has been depleted over the years to assist in paying for Lawn

Maintenance and general upkeep.

Some residents have asked: "Why was our General Fund used for everyday maintenance and operation and not for major projects?"

The answer is because Ivy Hall's HOA dues have not kept up with the cost of maintaining a neighborhood in Mount Pleasant. Comparable communities, with the same or fewer amenities in Mount

Pleasant and its surroundings, pay on average \$350.00 to \$500.00 per year. This information was obtained from a review of 180 communities in the greater Charleston area.

So what does this mean for us since we like our HOA dues low? It means that we use our entire budget for the general

operation of the community. Money is not funneled into the General Fund for major

project completion, upkeep or maintenance.

How can the board save money? The Ivy Hall Board is currently doing everything it can to save money. The average cost of a lawn company is \$40,000.00 a year for a community of our size. We pay ONLY \$19,020.00.

Why are the lawn bids so high? An entire team does the work not a single individual.

Continue Reading on Page 3.



YARD OF THE MONTH UPDATE

Yard of the month is determined from a pool of homes collected by Community Management Group and the board.



-3280 Seaborn received Yard of the Month in September.

-1312 Gilead received Yard of the Month in August.

-3048 Morningdale received Yard of the Month in July.

Read more on Page 3...

MEET THE BOARD

HOA Member at Large: Dena Kornik



Dena Kornik of Morningdale Drive was elected to the Ivy Hall HOA Board in July of 2017. She was

very excited to be elected and shared the board's enthusiasm for community improvement. She is a cosmetologist and cosmetology instructor of 20 years. She is partially retired and is currently employed by Charleston County Public School District in Nutrition Services.

She is committed to share in the board's experiences moving forward assisting them to make Ivy Hall one of the best communities in

Mount Pleasant. Dena is excited to be a board liaison for the Welcoming committee and to assist the board in seeking a creative and economical method of funding for the Path Replacement Project in 2017. We all wish Dena the best of luck and are excited to welcome her to the Ivy Hall Homeowner Association Board.

IVY HALL ASSOCIATION BOARD

Meet The 2017 Elected Members



Pictured Left to Right:

James Aton- ARC Chair

Stanley Kablick- Treasurer

Trever Cline Etniman- Vice President, Newsletter, Welcoming Committee

Dena Kornik- Secretary, Welcoming Committee

Martine Wolfe-Miller- President, Community Oversight

Kelly Miller- General Member

Scott Taylor- General Member

Steve Peck- CMG President, Temporary CMG Representative

Not Pictured:

William Ray, Will Farlow

BOARD OF ARCHITECTURAL REVIEW

Exterior Household Projects and Alterations

The HOA Board of Architectural Review would like to reach out to residents regarding roofing and windows. Last year after Hurricane Matthew struck, a number of community residents had to repair and replace shingles and even

windows. As we enter a new hurricane season we are at risk again for damages. Please remember that roofing and window improvements or upgrades should be approved by the Architectural Review Committee.

The ARC form can be found on www.ivyhall.org

Read more about Hurricane Preparedness on page 4.

YARD OF THE MONTH CONTINUED

Hard work continues to pay off...



Continued from Pg. 1- The HOA Board is thrilled about the up and coming Holiday Season. We are excited to announce the Fall and Winter Exterior Decoration Contests. In order to be eligible for Yard of

the Month or the Holiday Decoration Contests, residents must be current in their dues and maintain a well-kept yard. Here is some information about the Holiday Contests that you might find helpful:

Q: What are the awards?

A: The Fall Contest Winner will receive a \$25 Gift Card. The 1st Place Winter Contest Winner will receive a \$30 Gift Card; 2nd Place will receive a \$20 Gift Card.

Q: Will we also have Yard of the Month?

A: No, Yard of the month will resume in April and continue through September.

Q. When is the honor awarded?

A. The Fall Contest Award will be at the end of October. The Winter Contest Awards will be at the end of December.

Q: What is the board looking for when they select winners?

A: Any number of things. Light displays, outdoor holiday décor; fun, trendy and even classy decorations. Use your imagination and have fun. We will also be looking at well-kept yards as one component of the judgement. Trim those bushes and mow that lawn before you set up for the holidays.

Your hard work will not go unnoticed. Happy decorating.

COMMUNITY FUNDING AND BUDGET CONTINUED...

Comprehensive Repair and Replacement...

Continued from Pg. 1- In addition to our very low lawn maintenance bid we are represented by one of the most cost efficient community management companies. Community Management Group's annual representation fee is substantially lower than most at \$15,120.00 per year. Additionally, The HOA fees collected are used to pay for Irrigation Repairs, Homeowner's Association Insurance, Utility Bills for the entrance, Pond Management and Pest applications in the park.

So how much do we collect annually? We should collect

around \$65,781.00. Unfortunately, not all homes are current in their dues; this drags our operating budget to about \$58,636.00.

Generally, after dues are collected and our community obligations are paid surplus money goes into the General Fund Reserve. This is what makes up a zero budget. At the end of the year our financials read zero because all money was put into the general fund reserve for future projects or spent on community obligations. Ivy Hall's General Fund Reserve is stagnant and not growing. Currently the General fund is only \$4,935.85. This amount is

inadequate for any Mount Pleasant community. Most Communities have reserve of \$50,000.00 or more.

So who is to blame for our situation? Frankly, the economy and market we live in. As the cost of lawn maintenance (gasoline), electricity, Pond maintenance, pesticides, and everything else have increased, we have largely paid the same amount year after year. Watch for the next issue of our newsletter for more information as HOA board continues to review funding options.

HURRICANE PREPAREDNESS AND YOU... South Carolina Emergency Management Division Notice



South Carolina is one of the most vulnerable states in the nation to be impacted by hurricanes and tropical storms. The greatest threat to life and property associated with a hurricane and tropical storm is storm surge. Other effects include high winds, tornadoes, and inland flooding associated with heavy rainfall that usually accompanies these storms.

You can take steps to minimize the loss of life or property during a hurricane. Remember, if a hurricane occurs, emergency responders may not be able to immediately reach you. You

should be prepared to be self-sustaining for at least three days.

Have a hurricane plan and ensure everyone in the household knows the plan. Know your evacuation route. Have an emergency supplies kit prepared. Protect your home by covering windows with permanent shutters, plywood panels or other shielding materials. Bring in

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FOR THE WORST.”

lawn furniture and other loose objects, such as garbage

cans, that may become a hazard during high winds.

In the event of an evacuation, emergency preparedness suggests leaving early and listening to the radio often for updates and travel information. Be Safe and Be Prepared this season.

Visit www.SCEMD.org for more information.

CONTACTING THE BOARD AND CMG...

Community

Management Group:

Phone: **843-795-8484**

Email: SupportTeam@cmgcharleston.com

For paying bills:

Ivy Hall Property Owners Assoc., Inc.

c/o Community Management Group
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For other

correspondence:

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Contacting the HOA

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The Next IVY Hall Quarterly will be mailed in January.