

April 15, 2020

Hello all! The HOA Board of Directors wanted to send out a quick newsletter giving updates on what was going around the neighborhood. But first we wanted to say how proud we are of you; as a community, during this unusual time. Each of us have done our part in keeping space from others but yet we have been able to still enjoy our beautiful community during those nice weather days. Thank you to those that helped out during our community clean-up day, it’s so important to continue to take pride in where we live but also keeping to the guidelines of what the State of South Carolina has asked of us. As much as life seems to be different, we hope that everyone is taking the time to slow down and enjoy the little things.

All the best,

Sunset Point Townhomes HOA Board of Directors

**Key Points:**

* Financials
* Pool
* Maintenance
* Noise Pollution
* Reminders
* Parking
* CCR’s
* Fence
* India Hook Clean-Up

**Please direct all emails and calls to our Community point of contact; Sarah Haight, at** **sunsetpoint@braesael.com** **or by phone (704) 847-3507.**

**Financials as of March 31, 2020:**

* Checking Account: $49,891.90
* Capital Reserve: $167,517.10
* Total Assets: $217,409.00

**Pool:**

The opening date for the pool has obviously not been determined. ASP (pool maintenance company) has received notice from York County that our pool is considered to be a public pool and will need to follow the guidelines established for public county pools. Our pool is considered to be a public pool because of the size of the community we live in. Once the county has lifted restrictions and has established a date, they will begin issuing permits and we will open.

The Executive Pool Board for the homes and townhomes is looking at extending the pool season. The two factors that dictate this will be when the pool opens and financial stability.

**Maintenance:**

The Board has issued a 60 to 90-day moratorium on maintenance and repairs that are deemed “non-emergency”. You should still direct all calls to Braesael and they will be filtered to the Board and prioritized. We ask for patience from all homeowners regarding this necessary but temporary decision that the Board has made.

**Noise Pollution:**

We have received a large number of complaints about dogs barking as they roam outdoors in their enclosed space. We ask that all homeowners please exercise common sense and thoughtfulness to the length of time that your dog spends outside barking. Due to the structure and lay out of our community, we all have a vital role to play in showing grace, understanding and sensitivity to the amount of noise pollution we allow to occur, for the length of time we allow it to happen and when we are allowing it.

**Reminders:**

Just a few reminders on maintenance that each homeowner is responsible for:

* If your home has an enclosed fence, it must be cleaned and in good repair.
* Tree branches must be pruned in a way that they extend skyward and not growing out over fences or impeding those that come and help maintain the property’s common and utility areas.
* If you have altered your front garden by replacing shrubs or plants than the maintenance of the bed falls on the homeowner. Only original shrubs and bushes will be maintained by the HOA.

**Parking:**

According to our CCR’s, there is not to be any vehicle stored on HOA property that is not being properly utilized. Just to further clarify, vehicles that are placed in driveways or in overflow parking need to be vehicles that are being used regularly. Also, there is not to be any vehicle stored on HOA property that have expired tags. The Board is working diligently to lay out a specific plan to address the ongoing parking discussion.

**CCR’s:**

The board highly encourages homeowners to review the community’s CCR’s so that each of us understands what is or is not allowed by this governance. You can find the CCR’s on our community website or you can email Braesael and our community contact will send you the document.

**Fence:**

It has been brought to the Board’s attention that the brand-new fence we installed last year that runs parallel to Dusk Drive has been damaged, two boards will need to be replaced. The damaged occurred at the beginning of the fence line near the woods that go along Twin Lakes Drive. We don’t know what or how this happened but let’s all make a point to show and teach the importance of having pride in our community.

**India Hook Clean-Up:**

As most of you know, we held a clean-up day to help beautify the tree-lining around India Hook and Twin Lakes. This project turned out to be far larger than we were expecting due to the fact that those areas had never been cleaned out before. The Board has decided to take some time to see what the best, most affordable options are in regards to finishing the clean-up project.

As always, we like to remind homeowners to please direct all communications to Braesael.

Thank you!

Sunset Point Townhomes HOA Board of Directors