

S P R I N G 2 0 1 7

MARSH HARBOUR

Property Owners Association Newsletter

Happy springtime, Marsh Harbour! It has been a beautiful spring so far this year although we could use a little more rain. I hope you are enjoying it as much as I am. However, before you know it, the humidity will be back with us.

In this month's newsletter you will find a number of interesting subjects and thought-provoking questions that I hope you will take the time to peruse. First, I would like to draw your attention to the article by Andy Figueroa, the MHPOA Treasurer, about the additional assessment for irrigation repairs in Laurel Marsh. For those that attend the Annual Meeting, this was a lively topic of discussion.

In addition, Charles Dumont, also a member of the MHPOA Board, raises some interesting questions regarding the uniformity, or lack thereof, of mailboxes in the various Marsh Harbour neighborhoods. Your feedback on this is greatly appreciated.

During the Annual Meeting Wayne Greenberg, our President, promised that the Board would distribute a survey in this newsletter seeking input from our membership addressing various issues or questions that confront us as an association. Please take a few minutes to complete and return the enclosed survey. We would like to hear from as many of our members as possible.

Finally, there is an article by the managers of Laurel Island Links Golf Course informing us of safety concerns they have regarding use of the cart paths during normal golfing hours. This specific article was paid for by the golf course because they felt that it was important information to share with our neighborhood.

Howard W. Sepp, Jr.

Welcome
Spring

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Mailboxes A New Direction For MHPOA?

Many homes in our "Association" are approaching two decades old; therefore the mailboxes/posts installed by the original builders are, in many instances, in need of major maintenance or even replacement

Did you know that MHPOA has "Minimum Standards" for mailboxes/posts for all subdivisions in our "Association" and in the case of "Laurel Marsh Subdivision", a specific manufacturer and model number is spelled out and required by all Laurel Marsh property owners.

I wish to start a narrative on this topic and with your (greatly appreciated) input, the "Board of Directors" will establish new minimum standards for ALL new or replacement "Mailboxes/Posts" installed in the "MHPOA". These new STANDARDS will be proposed and voted on at the next MHPOA Annual Meeting.

- 1) Should we establish one style for all homes (as in "Laurel Marsh")?
- 2) Should we allow any and all styles and materials, with approval by the "Board of Directors" and/or the Architecture Board?
- 3) Should we require a MHPOA Permit to replace an existing mailbox/post?

Please email me you're your ideas and comments along with pictures of a favorite or interesting mailbox/post at: charlesmdumont@gmail.com.

Charles Dumont, MHPOA Secretary

Keeping Marsh Harbour Beautiful

Spring is indeed a beautiful time of the year with the lawns turning green once again, and yes cutting them after a few months' respite. I have witnessed a lot of "spring cleaning" in the yards during the past month with shrubbery being trimmed, new mulch placed in beds, planting of spring flowers, etc. and it is looking great in most areas. The attention we give to our properties is what keeps Marsh Harbour the beautiful neighborhood it is and ultimately makes it an attractive area for those looking for a place to settle. We hope that we will all be mindful to keep up with our landscaping, not only mowing, but also trimming along the curbs and keeping weeds under control throughout the yards.

In addition, it is also important that we remember to pressure wash the exterior of our homes as needed to keep the mold and other things that grow there under control. It's just one of the extra chores we have to do in an area with such high humidity. Be thankful we don't have to shovel snow! Thank you for all you do to keep our neighborhoods the places of beauty they are.

As always if you have any questions at any time, please feel free to contact one of the Board members whose numbers and emails are included in this newsletter or you can contact Kristina Spears, the property manager at 912-673-0066. Her email is AMSLLC@tds.net. Additional information can also be obtained by visiting our website at www.mhpoa.org.

Howard W. Sepp, Jr.

Laurel Marsh 2017 Irrigation Repairs Levy to be Reduced

By Andy Figueroa

Sometimes, in the course of time, what seems at once to some people to be a very good idea turns out to not be so. The board of directors believes that this is one of those cases, and what follows is the rest of the story (with apologies to Paul Harvey).

In the fall of 2016, when the 2017 Marsh Harbour POA budget was being developed, the association treasurer (and also the writer of this article) recommended that the 2017 budget include an additional levy for Laurel Marsh property owners. The recommended levy of \$80 per lot included the break down shown in the table below:

	Amount	Per Lot
2016 Actual Expenses	\$5,505	\$56.75
Anticipated Additional Expenses	\$1,800	\$18.56
Allowance for Noncollectable Levies	\$455	\$4.69
Totals	\$7,760	\$80.00

As is true with many best laid plans, the future did not materialize as we had anticipated. The leaks we thought might require major excavation turned out to be minor and the responsibility of a single property owner. Although not needing the repairs is a good thing, this put the association treasury in the position of holding money in our accounts for a subset of property owners in advance of a future undefined need. In a perfect world where 100 percent of property owners pay their levies, this could have been as much as \$2,255 (\$1,800 + \$455) that the association would be responsible for keeping track of to ensure that they would be spent only for the benefit for Laurel Marsh property owners.

Although we were willing to do the necessary accounting, the fiduciary concerns expressed by a few property owners and the nuisance of keeping track of the surplus levy funds over an uncertain amount of time caused the board of directors to rethink our approach. As a result, a motion was passed at the March meeting of the board of directors to reduce the additional Laurel Marsh levy from \$80 per property to just \$56.75 per lot representing only actual expenses.

Laurel Marsh property owners who have already paid their full assessment will receive a check in the near future for the \$23.25 balance. All other Laurel Marsh property owners will receive an adjusted invoice for the remainder of the year.

In the future when the Laurel Marsh irrigation system needs repairs, Laurel Marsh property owners may expect that there will be additional levies as required to recover those expenses, but only as they actually occur, so that this situation does not repeat itself in the future.

A Brief Treasurer's Report

At the time of this writing, the board has only received financial reports for January and February. At the end of the first two months, Marsh Harbour POA income and expenses are tracking on budget as anticipated. Marsh Harbour property owners who would like to review an actual financial statement may request a copy of the current financial report any time by writing to the treasurer at treasurer@mhpoa.org.

A Message from Laurel Island Links

Greetings Laurel Island Residents! As part of your community, we wanted to extend a hearty welcome to come see all of the changes that are happening at Laurel Island Links and Bogey's Bar and Grille. Now under new management, we have daily lunch, dinner and drink specials along with numerous special events, live music and "oh by the way" the best golf in Camden County. "Come see what's happening behind the Big Blue doors!"

As a friendly reminder, our number one goal is the satisfaction of our members and guests along with the safety of everyone in the community. Please familiarize yourselves, your family and friends with our safety policy regarding the usage of the golf course.

Course Restrictions

We understand that many of the residents of our various Laurel Island developments enjoy walking, jogging and/or driving your own personal golf carts on the Laurel Island Links golf course cart paths. While previously this has not been something that was regulated or policed frequently, there will be a number of changes regarding these kinds of activities for 2017. Please understand that there are certain rules and restrictions in place and they will be more closely monitored than they have in the past. This is for the protection of the residents along with all of the Laurel Island Links members and guest playing our beautiful golf course.

- We ask that you do not walk, jog or drive your golf cart where golfers are present. This includes anytime between 8:00 am and sunset Monday through Friday and any time between 7:30 am and sunset on weekends. If any residents are found on the golf course during these hours, they will be asked to exit the golf course immediately by a member of the golf shop staff or the maintenance crew.
- Pets of any kind are not allowed on the golf course. Residents are free to walk their pets in one of the many common areas of the residential neighborhood.
- There are no skateboards, bicycles, in-line skates, baby strollers, etc. allowed on the golf course, the cart paths or any part of the Laurel Island Links property.
- Licensed and unlicensed motor vehicles such as scooters, mopeds and/or motorcycles are not allowed on the golf course or cart paths at any time.

We truly want our members, patrons and guests to enjoy Laurel Island Links; it's facilities, beautiful setting and fabulous golf course. Unfortunately, we must protect both the assets of ownership and management along with the safety of the public by restricting the use of the golf course, its cart paths and all other Laurel Island Links property to use by authorized members and guests only.

MARSH HARBOUR HOMEOWNERS ASSOCIATION

Member Survey for 2017

Question	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Community is secure and safe.					
Common areas are well maintained.					
Individual properties are maintained.					
Parking abuses and noise are minimal.					
Amenities (pond, pool and tennis courts) are well maintained.					
MHPOA management resolves issues in a timely fashion.					
Communication from MHPOA (newsletters, emails and letters) is clear and timely.					
Overall, the MHPOA Board is acting in the best interests of the community.					

Please circle (1) choice only. Annual dues should paid:

Quarterly

Semi annually

Annually

Please make one suggestion that you would like to see implemented by or changed by the MHPOA Board. Why?

Thank you for taking this survey. Please return the completed survey to MHPOA c/o Advanced Management Services, LLC P.O. Box 5237 St. Marys, GA 31558