

Dear Neighbor:

There has been great activity with our excellent maintenance team of Mike, Dave and Jerry. This week saw the completion of replacement of the front wall to the right of the club house door. This started as a simple repair but there was so much rotted wood that the entire side was replaced. Three decks on the waterfront have been partially completed by our maintenance crew and this week the outside contractor will complete these. The pool is being prepared for the upcoming season.

Coy's Brook has been hired as our new landscaping service on a competitive bid basis.

The Grounds Committee has put its stamp of approval on a chimney cap, called "Le Cap". Cost to home owners wanting a new or replacement cap is \$75. Contact the contractor if you are interested, telephone 477-4316, Perry Le Pews Inc. (See circular on bulletin board for more details). Approval has been given by the grounds committee, therefore a variance form is not required.

New keys are being made for the club house and all other locks which this key fits. Each home owner will get two keys that will be placed just inside your unit. A notice will be placed on the outside of the club house door to notify home owners when the new keys go into effect.

A new variance form has been designed and agreed to by your FMB. These are available from the Grounds Committee.

Our financial report delivered by Scott Jordan for Jan., Feb., and one half of March indicates we are in good financial health and adhering to our planned budget very closely.

At the invitation of your Facilities Management Board, our new management team of Jim Trainor and Charles "Chip" Clark joining Scott Jordan were introduced to the board and homeowners present at the meeting. The board and home owners spent thirty minutes or more, asking questions and listening to our new management team. The general consensus: we have increased our management depth and expect a smooth transition.

Sincerely,

Bernie Phaneuf

Bernie Phaneuf



To Sea Pines Homeowners:

As we come into spring, the Facilities Management Board has asked me to remind all owners of the rules requiring Grounds Committee approval before any landscaping can be done in the common area. Our purpose is not to be restrictive per se, but to assure uniformity of grounds care, and to prevent erosion in fragile areas such as the waterfront.

To be specific, here is "Reasonable Rule" 12 b:

Absolutely no clearing, planting, pruning, landscaping nor other work may be performed in any part of the common area -- either by an owner or by an owner's designated representative -- without an official Approval-by-Variance from the Grounds Committee. Neighboring owners within reasonable view-distance from the planned activity will be given a chance to react -- but the final decision will be made by the Grounds Committee.

For emphasis, the point will be restated here in terms of the waterfront. The entire area between Bluff units and the beach is fragile coastal bank. It is vital that the stability of the bank to the beach be maintained.

The Association's landscaper will periodically prune a reasonable area between Bluff houses and the top of the bank. Beyond the top of the bank, on the downside to the beach, there must be no foot traffic, and thus no pruning of any kind.

An owner's request for a landscaping Approval-by Variance should be directed to the Ground Committee representative for the appropriate Phase:

Co-chairman Fred Nichols	(Phase II)
Co-chairman Joseph Stukas	(Phase III)
John Lobingier	(Phase I)
Skeets Halamay	(Phase II)
Evelyn Donnelly	(Phase III)
Hy Craft	(Phase IV)

For the Facilities Management Board:

Bernard V. Phaneuf
Chairman