

Sea Pines Homeowners Association Newsletter

November 4, 2012

Dear Neighbors,

Sea Pines escaped the wrath of Hurricane Sandy with just a few limbs down. Thank goodness. My heart goes out to the folks of the New Jersey shoreline and around Long Island for the widespread and severe damage and trauma they've experienced.

The Landing Lane residing project is making progress, albeit at a somewhat slower pace than hoped. This is primarily due to having to spend much more time than planned fixing rot issues which were more pervasive than expected. One cluster has been stripped, repaired, tyvek'd and had new painted trim installed while a second cluster is in progress. The first batch of new shingles has arrived and the hope is to have them installed this month on one or both of these clusters. Garages and privacy fences have been painted and prep work for substantial replacement of second floor decks is underway.

Various chimneys with the worst amount of staining have been repainted. The staining has been chemically determined to be caused by the chimney caps, so many of those are also being replaced. Two chimneys which were slated to be completed replaced (more than \$20,000 each!) because they were pulling away from their units will instead get a new securing system called "helical piers" for about \$2,500 each in an attempt to put off the large replacement cost for many more years or perhaps even eliminate it.

For the first time in many years, the beach shed was completely emptied of all equipment, cleaned and now houses the pool furniture for the off-season.

The FMB normally votes on the following year's budget at the early December meeting. In a nice change, it was able to tackle this issue a bit earlier this year and was able to approve it at the October meeting. Details about the budget and condo fees will be communicated by Mercantile.

Did you know that Mercantile offers the option of having your monthly condo fee automatically withdrawn from your bank account? Doing so saves Sea Pines money since the cost of printing the monthly coupons and mailing them to you is eliminated. It saves you a bit of money also since you don't have to pay postage (going up again in January!) to mail it in every month. All it takes to get this done is filling out a form and supplying a voided check. Contact Mercantile for information and the form.

FYI - the December 1 FMB meeting will start at 9:30am rather than the usual 8:30am. The next meeting after that will be January 26, 2013.

Happy Thanksgiving to All!

Sincerely,

Christopher Wroten
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