

Marsh Side

Hilton Head Island

NEWSLETTER

February/ March
2025

Property Manager- Jeff Schirmer
propertymanager@marshsidehhi.com
Assist. Manager- Sobie Zuniga
assistantpropertymanager
@marshsidehhi.com

Maintenance Staff

Robert Zuniga

HOA OFFICE HOURS

Monday-Wednesday-Friday 9-5
Tuesday and Thursday 1:30-5
Lunch break 12-1:30

AFTER OFFICE HOURS

Please use our email address when requesting parking passes or reporting and non-emergency maintenance requests. For all maintenance related emergencies, contact the answering service. For all other emergencies i.e. health, fire suspicious activity call 911.

Office Numbers:

Phone-843-681-7301
Answering Service-Available after hours
for HOA emergencies.

Mailing Address:

P.O. Box 22551
Hilton Head Island, SC 29925

(Please use this address when mailing regime payments) **Once again we would like to remind everyone that there was no fee increase for 2025. We have attached a copy of the fee schedule.**

Holiday Office Schedule

The office will be closed on Monday, February 17th for Presidents Day.

A Message From The Manager

Happy New Year! Hope everyone enjoyed time with family and friends over the Holidays. Although we experienced a few days of "winter wonderland" and frigid temperatures, let's be thankful we don't live in the Midwest or Northeast this time of year. One of the many perks of living in the Low Country.

Back on December 7th we held our Annual Meeting and I would like to thank those homeowners who were able to attend. A number of you had good questions, comments and suggestions, that the board and management will take forward to discuss and hopefully implement as we move into the new year. A copy of those meeting minutes are included with this Newsletter.

You can also pick up a copy of the minutes from our office.

One of items on our Annual Meeting agenda was the election of a new Board member. There still remains a position open with the vacancy left by long time Board member Sonja Farr who deservedly has moved on to spend more time with family and friends. We did ask for nominations from the floor at the Annual Meeting, but unfortunately there were none.

In this Newsletter I have attached a Board of Director Candidate Information Form for any homeowner out there would like to consider filling the vacant seat left by Sonja. Should any potential candidate have questions with regards to the position and duties, please do not hesitate to contact our office and I would be happy to sit down to discuss further.

Future Projects

With regards to future projects, one of our lingering Board approved projects is the installation of fencing at the front of the property to help eliminate foot traffic cutting through the A-Section parking lot. Additionally, we are going add fencing behind the H-Section along the property line to help keep that unwanted foot traffic from the residents that reside to the east of our property. Lastly, we will be replacing the old fence around the playground with new chain-link fencing as well. As discussed at the Annual Meeting we have finally secured a contractor who has

ordered the material. We anticipate the work to begin sometime in the next 30 days.

There was also much discussion concerning the next large scale project which many homeowners have inquired about what are the future plans with regards to when the Board might consider repainting the buildings. It has been over a decade since they were last painted. The Board recognizes that this project will not only improve the property's value, but will enhance the living experience for owners as well as make a good first impression on any potential new buyers.

We are in the very early stages of this project. Upon developing a scope of work and soliciting bids, the Board will carefully review and keep the homeowners abreast of any decisions.

Lastly, it is with a heavy heart that our longtime/part-time maintenance employee Jerry Dempsey suddenly passed away after a long battle with several illnesses. The Board will be recognizing Jerry for his efforts here over the years by planting a memorial tree on the property in his name. Rest in Peace Jerry!

All the best in 2025!
Jeff Schirmer, PMIC

**Reminder To All:
February 14...Valentines Day!!**

"The brain is the most outstanding organ. It works 24/7, 365 from birth until you fall in love." ...Sophie Monroe.

"I love being married. It's so great to find that one special person you want to annoy for the rest of your life."...Rita Rudner

"You know that tingly little feeling you get when you like someone?
That is your common sense leaving your body."...Unknown.

Landscaping Update

As many of you have probably noticed, the landscaping crews have been extremely busy over the last month with heavy rejuvenation pruning. In an effort to control overgrowth and encourage new growth, the crews have cut back much of the large plant material around many of the lagoons. Additionally, this is also the time of year that Crape Myrtles and Pampas Grass are selectively cut back.

Firewood

Firewood is not allowed to be stored on porches, decks or patios. It must be stored at least two feet away from the building on concrete blocks.

Grills

Grills are not permitted on the porches, patios or decks. They are required to be ten feet away from combustible material that includes wooden decks, siding, steps, handrails, etc. Violations of these regulations can result in a daily fine of \$1092.50 imposed by the Fire Department.

Parking

Once again, over the last several weeks we have had a number of complaints with regards to parking. We understand the

aggravation when it comes to parking at Marsh Side. Spaces are not big enough and there is never enough room for all homeowner vehicles and their guests. As we all know there are no assigned parking spaces. We ask that you please be considerate of your neighbors. Additionally, please be cognizant when pulling up to the sidewalk as we have a number of complaints of residents pulling up too far and blocking the sidewalks.

The Code Enforcement Officer will issue a citation to those vehicles that do not have a decal or guest pass. Please note that the Officer will issue the citation to the nearest unit the vehicle is parked in front of. If the vehicle is not a guest of yours, we ask that you contact the office. Many times you may know who the vehicle belongs to. We appreciate your assistance.

We try to make it as easy as possible to obtain a guest pass for your overnight guests in an effort to avoid issuing parking citations. If you get a parking citation, please contact the office the following day so that we can resolve.

Remember, no commercial vehicles are permitted on the property overnight. **For those residents with commercial vehicles parked in the pool area overnight, they must be covered with a fitted cover so that it does not blow off.**

Pet Corner

Another reminder! We continue to get a number of residents complaining about

irresponsible pet owners who continue to not pick up after their pets. This is becoming extremely annoying. We have 12 Dogipot stations throughout the property. Please use them! Any residents who are reported to the office about not picking up after their pet will be issued a fine. Additionally, we once again remind everyone not to feed any feral cats. This will only encourage these cats to remain around the property and ultimately breed.

Monthly Pest Control

As many of you are probably aware, Marsh Side has contracted with a new pest control company. As a reminder we again are asking all residents, to make sure you have your pets secured and your security alarms off on spray day. If you have a pet that is not secured in a bedroom or cage, please contact the HOA office (681-7301) to schedule an appointment to have your unit sprayed. The tech will not enter the unit if pets are not secured behind a closed door. If anyone is allergic to pest control chemicals, is pregnant, or is under the age of 1, contact the office with your unit number so that we can add your unit to the "No Spray" list. Additionally, as another reminder, please be sure to keep kitchen counters clean and all food properly stored in an effort to keep bugs and other critters away from your unit and your neighbors.

Interior Renovations

Sales activity continues to be brisk as we move into the year. With that being said, many new homeowners have come into the office with plans to upgrade and renovate the interior of their unit. Please

remember that all renovations require Board approval and renovation forms are available at the office.

Christmas Decorations

Now that we are through the Holiday Season, we are asking all homeowners to please remove all decorations. This would include any and all lighting around entryways and holiday decorations around or on the front porches.

Fitness Center Reminder

All guests must be accompanied by an Owner/Resident at all times. No one under the age of 18 is allowed in the center. Pets are not allowed in the center.

Website Update

If you have not looked at the Marsh Side website lately, please do. Board member Denise Sinkavich is continually updating with new features and links to keep our residents informed of all the latest events.

Board of Directors Meeting

Owners are encouraged to express any new ideas or concerns to the Board in writing. Each item will be addressed at the next scheduled Board meeting. The next scheduled Board meeting is Tuesday, March 18th at 5:30 p.m.

Sunday Monday Tuesday Wednesday Thursday Friday Saturday

March 2025

						1	
2	3	4	5	6 Stormy's Food Truck 4:30-6:30	7 Trash Pick - Up	8	
9 Trash Pick - Up	10 Trash Pick - Up	11 Trash Pick - Up	12	13	14 Trash Pick - Up	15	
16	17	18	19	20	21 Trash Pick - Up	22	
23	24	25	26	27	28 Trash Pick - Up	29	
30	31						

MARSH SIDE OWNERS ASSOCIATION, INC.
ANNUAL MEETING
DECEMBER 7, 2024

The Annual Meeting of the members of the Marsh Side Owners Association, Inc. was held pursuant to notice on Saturday, December 7, 2024 at 9:30 a.m. at the Hilton Head Library located at 11 Beach City Rd. Hilton Head Is. S.C.

Mitch Hedrick, President of the Board of Directors, called the meeting to order at 9:30 a.m. Mr. Hedrick thanked everyone for coming. Board members present were: Rene Adamowicz (Code Enforcement, Safety and Parking), Scott Morris (Finance/ Insurance and Capital Projects Committees) Denise Sinkavich (Capital Projects and Website Committees) and Rich Hamilton (Capital Project Committee). Also in attendance was Jeff Schirmer, Property Manager-in-Charge. Board members absent: John Trimble, Don Brashears and Blair Streitberger.

Property Manager in Charge Jeff Schirmer certified the number of proxies returned and confirmed a quorum had been established. There was a motion to waive the reading of the 2023 Annual Meeting Minutes, and a second from the floor. **Motion passed.**

Mr. Hedrick announced that there was one (1) Board position open for the coming year and that there were no owners on the ballot. He then asked for any nominations from the floor. There were none. Mr. Hedrick expressed that the Board will continue to solicit homeowners to fill the position by outgoing Board member Bill Schemerhorn.

Mr. Hedrick then called on Mr. Morris to review with the membership the Year-to-Date Financials. Mr. Morris first opened the floor to the membership for any questions specifically related to expenses in 2024. He addressed the following questions:

1. Insurance Reserve: He explained that the Association budgets a base amount of approximately \$265,000. At one time this amount covered the entire premium. Unfortunately with the volatility of the insurance market over the last couple of years, the HOA has been forced to do a supplemental assessment to cover the premium shortfall. He went onto explain that after recently attending a conference in Boston, it does not appear there is any relief in the near future as early indications from brokers is that we once again could see a moderate increase of approximately 10-15% in the coming year.
2. Pest Control Overage- There was a question from a homeowner with regards to the overage on Pest Control services. Mr. Schirmer explained that there is a standard contract in place, however the contract would not cover additional service like rodent control. This would involve placing bait boxes around a unit and monitoring on a monthly basis.
3. HOA Maintenance- There was a comment on why the HOA Maintenance line was significantly under budget for the year. Mr. Morris went on to explain that throughout much of the year the HOA maintenance staff was understaffed. Subsequently, the amount of work orders generated was significantly less than the previous year. There was a slight adjustment for the

2025 budget, but not significant as the staff will be looking to increase the amount man-hours in the upcoming year.

4. Outside Vendors- There was the question as to whether the Association subs out any work to outside vendors. Mr. Morris explained that there are certain projects in which an outside contractor is required. Specifically, any upper level wood or foundation repairs are completed by an outside general contractor. The reason for this is that our maintenance staff is not allowed to do any work on the upper levels or roofs for insurance liability reasons.

Mr. Morris then went onto explain that the good news is that the Board was able to keep the current regime fees the same for the coming year. There then was the question as to whether the Board ever considered including the insurance assessment within the regime fee. He indicated the Board has had several discussions but elected not to because of two reasons. One, there is no way to budget for the insurance shortfall because every year the brokers will not provide quotes until right up to the renewal date of May 1. Additionally, from a sales standpoint, potential buyers like to see a manageable regime fee.

There was question with regards to Code Enforcement. Board member Denise Sinkavich went on to explain our security company's scope of work and hours on the property.

Mr. Hedrick asked for a motion to adopt a resolution that would allow any 2024 operating surplus to be moved into Capital Reserves to avoid any tax ramifications. There was a motion and second from the floor. **Motion passed.**

Old Business

Fence Project- Mr. Schirmer updated the membership with the on-going challenge of lining up a fence contractor. He explained that finally after 3 years, he was able to negotiate with a local general contractor a price that would include installing green chainlink fencing in the A and H sections that would help deter foot traffic from adjacent properties. In addition, the fencing around the playground will be replaced. This work is scheduled sometime in January.

Tennis Courts- Mr. Hedrick spoke to the membership about various ideas that have been discussed with regards how to best utilize the tennis court space. Several discussions have included everything from repairing the existing courts, converting to pickleball courts or converting to a dog park or open space. He went on to explain that in light of a pending paint project, the Board is going to be forced to table certain capital projects because of priority.

New Business

Paint Project- Mr. Hedrick explained to the membership that the Board is in the early stages of putting paint proposals together for budgeting purposes. He went on to say that it has been approximately 12 years since that property has been painted and we are showing signs of buildings looking "tired.". This is a project that has taken priority and will be costly. The initial bid that the Board received came in just over 1 million. This is a project that would require an assessment. For the purposes of round numbers, that equates to an assessment of approximately \$5000.00-\$7000.00 per owner.

He did stress these are not firm numbers, and we will obviously be soliciting additional bids. As more information becomes available, we will continue to update the membership through Newsletters.

There was a question as to whether the Board budgets for Capital Projects. Mr. Morris went on to explain that each year the Board in conjunction with the staff will sit down to prioritize projects out over the next 5 years. However, large projects like the paving project and the pending paint project simply can not be budgeted for as this would increase regime fees to an unrealistic monthly fee.

New Business

There was a brief discussion with regards to adding additional lighting in the back of the property to deter people from neighboring properties from jumping the fence. The Board will discuss options at the next scheduled Board meeting.

The Board reminded the homeowners to contact our security service or the Sheriffs 's office for any noise or nuisance calls if it is after hours.

Mr. Schirmer informed the membership that sometime within the next couple of weeks our new tree vendor (Jones Brothers) will be spending two full days on the property removing dead or dying trees and any trees or limbs that have grown into roof lines.

There was a brief discussion regarding a couple of sections of rip-rap around the lagoon in the D and E section that were failing. The staff will inspect and review with the Board at the next scheduled Board meeting.

Lastly, the Board outlined two proposed Master Deed amendments that have met the required votes necessary to pass. The first is an amendment that would limit the number of units any one homeowner or entity can own at one time with the community. That limit is now capped at five units.

The other amendment is a transfer fee that will be passed onto each new buyer. That fee will be 1/4 of 1% of the sales price. The proceeds from this fee will be deposited into the Capital Reserve Fund for future projects.

A motion was made and there was a 2nd to adjourn. **Motion passed with all in favor.**

Meeting adjourned at 10:45.

Respectfully submitted,

Jeff Schirmer
Acting Secretary

November 1, 2024

Dear Marsh Side Owner(s):
5 Gumtree Road
Hilton Head Island, S.C. 29926

Your Board of Directors for the Marsh Side Owners Association has approved the 2025 Budget. There will be not increase to the regime fees in 2025. **However, early market conditions do indicate there will probably be a slight increase in last year's insurance premiums. Subsequently, in all likelihood there will again be a supplemental insurance assessment in 2024 to cover the shortfall.**

STUDIOS	\$433.00
1 BED FLATS & LOFTS	452.00
2 BED FLATS & TOWNHOUSES	477.00
3 BED FLATS	499.00

Reminder: Regime fees are due on the first of each month. The Master Deed allows a grace period until the tenth of the month before late fees are added to the regime account.

Sincerely,

Jeff Schirmer
Property Manager in Charge

MARSH SIDE OWNERS ASSOCIATION, INC.

Board of Director

Candidate Information Statement

Name _____

Address _____

Condo # _____

Personal Background:

Prior Association Experience:

Comments About Board Candidacy:

A Board of Director term is for three consecutive years unless filling a position vacated by a Board member. Your submitted form will be photocopied and distributed to the owners with the annual owner letter and Board of Director ballot.

Board Member Job Description

The role of a Board member is to conduct the business of the Marsh Side Owners Association for the common good and general welfare of the owners of Marsh Side. Board members are to make decisions in good faith in the best interest of the members of the association.

Duties:

- Read and understand the Marsh Side Master Deed and Bylaws
- Become knowledgeable about issues that come before the Board. Make decisions which are in compliance with the Bylaws and Master Deed
- Make rules and regulations that protect the health, safety and welfare of the residents and property
- Keep objectives that are established
- Update the Capital Plan
- Adopt a budget and review regime fees yearly
- Serve and participate on one or more Board committees
- Be mindful of the owner's property values and enhancement of the community

A Board Member should:

- Ask questions
- Be prepared to discuss the issues in the Board packet
- Respect opinions of Board Members and Owners
- Support Board decisions
- Give their opinion in an honest and constructive way
- Be cooperative
- Listen when others are speaking
- Possess decision making skills
- Attend bimonthly Board meetings which last a couple of hours
- Attend the Annual Owners Meeting normally on a Saturday in December
- Be prepared to give a report for the committee they are serving
- Be current with their regime account and in good standing with the regime

Board of Director Code of Conduct:

The following Code of Conduct was adopted by the Board of Directors at the January 19, 2016 Board meeting. Each Board member shall adhere to the following Code of Ethics:

- Board members shall act with integrity and in an ethical and professional manner in their interactions with other Board members, owners, residents and staff.
- Board members are not to be under the influence of any substance that could impair his or her ability to exercise his or her best business judgement when making decisions on behalf of the Regime or while attending Board or Owners' meetings.
- Board members are not to further an individual owner's agenda instead of doing what is best for the Regime.

E-Bike Storage & Charging Guidelines



Ensuring Safety in Our Condominium Association

Guidelines:

1. **Use Manufacturer-Approved Chargers:** Always use the charger provided by the e-bike manufacturer.
2. **Avoid Overcharging:** Do not leave e-bikes charging unattended for extended periods.
3. **Proper Storage:** Store e-bikes and their batteries in a cool, dry place away from flammable materials.
4. **Regular Inspections:** Regularly check the battery and charger for any signs of damage or wear.
5. **Fire Safety Equipment:** Keep a fire extinguisher nearby and ensure that smoke detectors are functional.

Risks:

- **Fire Hazard:** Lithium-ion batteries can overheat and potentially catch fire if not properly managed.
- **Space Constraints:** E-bikes can take up significant space in a small condominium unit.
- **Damage to Property:** Potential for damage to walls, floors, or other property during storage or movement.
- **Noise and Disturbance:** Charging and maintenance activities might create noise or disturbances for neighbors.

Stay Safe and Ride Smart!

We prioritize the safety and well-being of our community. By following these guidelines for e-bike storage and charging, you help ensure a safe and enjoyable environment for everyone. Remember, proper use and regular maintenance of your e-bike not only protect you but also your neighbors. Let's work together to keep our condominium a safe and pleasant place to live.

FIRE EXTINGUISHERS

When should you use an extinguisher and attempt to fight the fire?

- *when the fire department has been called – get the experts on the way
- *everyone is evacuating the building
- *the fire is contained to a small area and not spreading
- *are you physically able to use a fire extinguisher?
- *you have an easy escape route and an opening to your back
- *you have the right fire extinguisher

Every fire extinguisher is designed to fight a certain class or classes of fire. The classes are normally printed on the box of the extinguisher and the extinguisher itself. For home use, most people will need an ABC extinguisher.

What are the types of fire we would see in our home?

Class A - ordinary combustibles such as wood, cloth, paper, rubber upholstery, and many plastics. Often found in homes and businesses.

Class B - flammable liquids such as gasoline, oil, grease, tar, oil-based paint, etc. (Best example is a grease fire on the stove!)

Class C - energized electrical equipment, including wiring, fuse boxes, circuit breakers, and appliances.

A home fire extinguisher is recommended for each floor level in the home or anywhere there is a risk. It should be placed near an exit in the event a fire breaks out. Keep extinguishers easy for adults to see but out of the reach of children.

Fire extinguishers don't last forever! Usually about 7-10 years so look for that information in the box and then mark your extinguisher with a sharpie.

Most extinguishers have printed or visual how-to instructions for use right on the extinguisher. Make sure you understand them before a fire breaks out. The time of the emergency is not the time to be figuring out how to use an extinguisher.

There is a word to remember which will help in using an extinguisher:

P – A – S – S

This means:

Pull the pin to unlock the handle (It is located at the top of the unit)

Aim low at the base of the fire

Squeeze the handle which will release the extinguishing agent

Sweep from side to side at the base of the fire

After using an extinguisher, either replace it or have it serviced. Most home extinguishers are for one-time use. If at any time the fire spreads, smoke starts to fill the room or you feel overwhelmed, cut your losses and get out!

Cinda Seamon

Community Risk Reduction & Outreach Program Coordinator

Hilton Head Island Fire Rescue