



# TOn Assembly Update

First Quarter 2005

## HOMEOWNERS ASSEMBLY Board of Trustees

President: LeGrand Elebash

Vice-President: Everett Wilcox

Sec/Treas: Carol Ann McLester

Member: Susan Larsen

Member: John White

Member: Alan Comen

Member: Ed Clem

### Property Manager:

Cheryl Wilson, AMCS

## *Increase in Regime Fee due to Upgrade in Services*

The Board approved operating budget for 2005 is \$433,600. This is an increase over the 2004 budget, and a direct result of many concerns voiced by homeowners regarding the quality of landscaping services and the condition of the lakes and ponds. As announced at the December homeowners meeting, the regime fees were raised from \$500 to \$650 to accommodate the enhanced services.

Approximately 50% of the boards operating budget goes to maintaining the aesthetic quality of I'On. This includes the regular maintenance of the common areas, lakes and fountains, as well as, landscape repair and improvements. In addition, 20% of the budget is spent on infrastructure issues such as lighting and irrigation and approximately 15% is spent on administrative issues, most of which is applied to our management company fees (AMCS). The budget also provides for a reserve fund in the amount of 11%. This reserve fund is to protect the common areas and any assets owned by the Homeowners Assembly, against uninsured damage caused by natural events, as well as deterioration due to normal wear and tear. The remaining 4% is used for insurance, taxes and miscellaneous items.

The 2005 regime fee bills were mailed in December and were due by January 31st. The new late payment policy states that all bills not paid by February 28 will be subject to a late payment fee of 1.5% for every month until the balance is paid. All unpaid balances over 90 days delinquent will be subject to a lien being filed on the property. For more details visit the community website, at [www.ioncommunity.com](http://www.ioncommunity.com). For any questions related to the Finance Committee, please contact committee chair Ed Clem at [EnJClem@aol.com](mailto:EnJClem@aol.com).

## Committee Updates

### **Communications:** by: Susan Larsen

In an effort to better serve and inform our community, the I'On Homeowners Assembly will be publishing a quarterly newsletter to update homeowners on current projects and news. This year we hope to enhance communication between the board and all homeowners. Each newsletter will highlight the current projects for each committee, as well as list completed projects. It is our goal to increase homeowner awareness of all community issues. In addition to the I'On Homeowners Assembly newsletter, we have several things on the horizon. The Borough Ambassadors program will get kicked off with our first meeting on March 2<sup>nd</sup>. Curious about whom your Borough Ambassadors are? Look at page 98 of your directory, or online at [www.ioncommunity.com](http://www.ioncommunity.com). If anyone is interested in becoming an Ambassador for your borough, please contact Susan Larsen at [SusanHLarsen@aol.com](mailto:SusanHLarsen@aol.com) or 388-2243.

### **Landscaping:** by: Alan Comen

The refurbishing project at the boathouse area of East Lake is complete! The goal of this project was to improve the overall appearance of the areas between Boathouse Close to the northeast corner of the lake. The project included:

- Sod installation on the hill, this will also help control future erosion
- Shrub replacement of plants types that were not performing well in the area

The next improvement projects to be on the lookout for are to:

- Update the landscaping at the traffic island at Sowell/Ponsbury
- Enhance the visual appearance of the main I'On entrance

Any questions or concerns about these projects, or future ones, can be addressed to Alan Coman at [AlanCChiro@cs.com](mailto:AlanCChiro@cs.com).

### **Infrastructure:** by: Dave Rosengren

In 2004 the Infrastructure Committee accomplished the following:

- Getting the weed and algae growth in the lakes under control
- Clean-up after the numerous storms from the hurricane season
- Power washing and painting of the Boat House
- Powerwashing of the Rialto Post House
- Replacement of the Westlake pedestrian bridge post caps
- Correcting numerous landscape lighting issues

As we move into 2005 there are numerous priority areas. We intend to make as much progress on these issues as possible, within the constraints of the money that has been allocated in the budget. In addition we will be asking the I'On Company to participate in several of the repairs/improvements. The thought process is to work first on those areas of the community that are the oldest, since they have experienced the greatest wear and tear.

- Correcting several erosion issues along the east bank of Eastlake
- Working with the I'On Company to modify/repair the Saturday Road traffic island
- Power washing and painting the Westlake pedestrian bridges
- Working with the I'On Company to power wash and paint the Amphitheatre
- Replacing marsh walk bridge post caps
- Working with the I'On Company to correct numerous walking path issues
  - Developing permanent corrections for chronic washouts
  - Increasing builder attention to appropriate silt fencing
  - Leveling board walk approaches to allow adequate bicycle, stroller, and wheel chair access
- Working with the I'On Company to develop a plan to correct the stucco on the Ponsbury and Rialto auto bridges

**Safety Section:** The City of Mount Pleasant Police and Fire Departments ask that you park at least two car lengths from any fire hydrant or intersection!! As always, 20 is Plenty, in I'On \_\_\_\_\_

## Mark your Calendars!

The mid-year homeowners meeting will be held on Wednesday, June 29 at 7pm at the Creek Club. The Annual All-Assembly meeting will be held on Wednesday, December 7 at 7pm. The next elections for Board positions will be at this meeting, when three new board members will be elected. Nominations will be solicited for in November.

Also, the monthly Assembly Board meetings will be held the fourth Wednesday of each month at 9am at the Creek Club. All homeowners are invited to attend.

**Covenant Corner:** Screen your boat and trailer! The I'On code requires that boats and trailers be stored at the rear of your lot and adequately screened so they are only visible from service lanes.

## A note from your Property Manager:

As I am sure all of you already know, I'On has an extremely informative and well designed website. Starting March 1<sup>st</sup>, AMCS will be adding a section on the site that will allow you access to your individual homeowner accounts. This will be a PRIVATE and SECURE section and only accessible via your current username and password. This new feature will let you view any outstanding balances, payment dates, Architectural Review requests, and CC&R violations. This is just one more thing we are doing to try and enhance communications between AMCS and the I'On homeowners. As always, you are more than welcome to contact AMCS with any questions or concerns. I look forward to working with all of you in 2005! ~Cheryl

Cheryl Wilson, Property Manager- [CWilson@AMCS-Inc.com](mailto:CWilson@AMCS-Inc.com) (843) 303-3586

For up-to-date information on the I'On Assembly and other neighborhood events, please visit: [www.ioncommunity.com](http://www.ioncommunity.com)

*"Communities are all different, but I know when I'm in one. People speak to their neighbors by name, sometimes to their neighbor's dogs. No one is a **stranger** for long."  
- Charles Kuralt*



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