



# I'On Assembly Update

Second Quarter 2006

## **HOMEOWNERS ASSEMBLY Board of Trustees**

President: Everett Wilcox

Treasurer: Ed Clem

Secretary: Theresa W. Green

Member: Dr. Alan E. Barbieri

Member: Dr. Alan Comen

Member: George Flynn

Member: Ted Webb

### **Property Manager:**

Cheryl Wilson, AMCS

## **Town Council Candidates' Forum at the Creek Club**

**A date in September is being planned.\***

**Come to the Creek Club to hear candidates for Mt. Pleasant Town Council speak on questions selected by a panel from your suggestions. Get ready to cast an informed vote the following week. Refreshments will follow the forum. ION radio will record the forum for a later broadcast.**

**\*Please check the I'On**

**Website at [www.theiontrust.org](http://www.theiontrust.org) for an update.**

## ***Committee Updates***

### **Finance Committee:** Ed Clem, Chairperson

We are some \$10,000 favorable on our budget as we begin the second half of the year, having spent \$191,819 through the first six months of the year, versus a budget of \$201,247. However, as reported at our mid-year meeting we are entering the portion of the year when our monthly expenses will increase due to higher irrigation bills, more intense security coverage, and some planned landscaping improvements, etc. In fact, in June our monthly expenses, which had been averaging about \$30,000, jumped to nearly \$46,000 due to some of these higher expenditures. On the revenue side, we are making some progress in collecting delinquent accounts, but are still nearly \$11,000 short as compared to our budget. We will continue to aggressively seek payment of these past due accounts and are placing liens on these properties where necessary.

The Board was not satisfied with the return we were getting on our savings accounts and authorized a subcommittee of the Finance committee to seek opportunities for better returns. An account was opened with Fidelity, and these funds are now earning returns near 5% versus about 2% before. These investments are extremely safe ones, comprising a combination of US Treasury bills and secured Money Market accounts.

Barring some unforeseen large expenditures, we expect that with continued prudence in how your funds are expended we will complete the year within budget

### **Traffic Committee:** George Flynn, Chairperson

On June 6<sup>th</sup> at the Town of Mt. Pleasant's Fire Committee meeting, the Town agreed to implement our parking plan starting sometime this Fall. The Town was unable to find the necessary funds in its budget to hire an outside agency, so it decided to use in-house assets instead. The upshot is that the full implementation will take longer, but we all feel that it is better to get this project moving as soon as possible. To review, there will be signage advising that parking is only permitted in the designated spaces and these markings will consist of white L's and T's painted on the roadway.

The Town is reviewing our request for traffic calming stop signs at the intersections of Sowell and North Shelmore as well as Sowell and EastLake. One of the eligibility requirements for a stop sign is that the intersection in question must have at least 200 vehicles per hour for at least a 4-hour period. During that 4-hour period, 100 of the 200 vehicles must come from Sowell. You may have noticed that the Town just installed traffic counters at Sowell and North Shelmore. You are more than welcome to visit that intersection.

Finally, we continue to wait for the agreed upon installation of stop signs at the WestLake and Ponsbury intersection. We will continue to communicate our desire to have the signs installed as quickly as possible

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||| **Important Reminder:** As a matter of clarification, any trimming of trees or |||

||| bushes in the Common Areas (including around the marsh walk) is only permitted |||

||| when performed by the Assembly’s landscape contractor, Lawn O’Green. This is |||

||| important in order to preserve these areas, and we rely on LOG’s expertise to do |||

||| so. Thus if you have any concerns regarding foliage, etc. in the common areas, |||

||| please do not engage in “self-help,” by performing this work yourselves. This |||

||| includes trimming to enhance the views from your lots. Rather, please submit |||

||| requests to Cheryl Wilson. Any trimming beyond routine maintenance will also |||

||| require review by the Landscape Committee |||

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**COMMON SPACES UPDATE:** Alan Barbieri, Chairperson

As our community grows and now is under the guidance of your elected Assembly Board, many new challenges await us. One of these is to set standards for the use of the I’On Common Areas. The Boathouse, Soccer Field, north End of EastLake, Maybank Green and the Amphitheater are all facilities that now are or soon will be the responsibility and under the control of the Assembly. A committee made up of Theresa Green, George Flynn and myself will be proposing standards for the use of these areas. We will be happy to hear from our neighbors concerning these areas.

**COMMUNITY CAPITAL RESERVE FUND UPDATE:**

At the mid-year Assembly meeting in June, the Trustees presented the amendment they are proposing to the I’On Covenants in order to help fund the community’s capital reserve fund. This fund’s purpose is to provide for the repair and/or replacement of our common areas and facilities (valued today at over \$2 million), both as they depreciate over time and as a result of catastrophic damage such as that caused by a severe storm hitting our area. The present amount of the fund is less than ½ of the minimum recommended by an engineering study performed over two years ago, before additional assets were transferred to the Assembly by the I’On Company and before the recent inflation in the cost of building materials and labor. Although, we are able to make small additions to this fund each year out of our existing budget and revenues, as our assets age greater and greater demands will be made on our reserves each year. Additionally, repairing hurricane damage to our facilities could deplete the reserve entirely, requiring special assessments on all homeowners. Thus it is the conclusion of your Trustees that the funding of our reserves must be accelerated significantly.

There basically are only two ways to do this: either by charging existing homeowners (through dues increases and/or special assessments) or requiring reserve contributions from new purchasers of existing homes. The Trustees have selected the second method, in the same manner as other HOAs in Charleston. That is, at the closing of resales of I’On homes, buyers would be required to pay a transfer fee to the Assembly equal to ¼% of the purchase price. This is consistent with the practices of other local HOAs. In order to adopt this proposal, however, at least 75% of the current lot owners must agree. Thus we have begun soliciting proxies from all homeowners in order to reach this level of approval. Copies of these proxies and the proposed amendment were circulated to all homeowners at the end of last month and many have already been received. However, given vacation schedules and part-time residents, it likely will take some time to collect all 75%.

**Creek Club Update:**

There have been problems recently with unauthorized use of the boat ramp and docks at the Creek Club, including some vandalism and frequent overcrowding. This situation has interfered with the use of these facilities by I’On residents and added additional traffic and improper street parking to an already congested Saturday Road. We have been working with the I’On Club and the I’On Company to rectify this situation, both of which have been very cooperative. Enforcement measures and additional security will soon be in place. In the meantime, please remember to lock the boat ramp chain after each use of the ramp (which requires a key and trailer sticker obtained from the I’On Club). As a reminder, all boat trailers must be stored on your lots, not at the Creek Club or along Saturday Road. Also, the I’On Club will be “clubbing” boats which are left at the docks unattended for protracted periods, or which do not belong to I’On residents. Surveillance by the Mt. Pleasant Police patrols also is being increased.

**Thanks for your cooperation.**



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