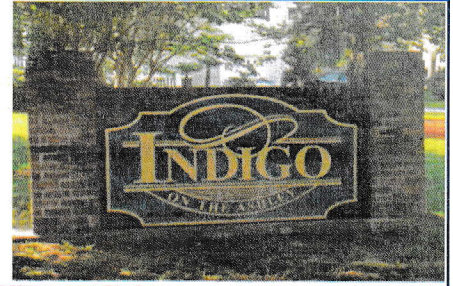


Indigo on the Ashley



HOA Newsletter: P.O. Box 50100, Summerville, SC 29485

March 2023

WWW.INDIGO-ON-THE-ASHLEY-HOA.COM

2023 IOA Board

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CALENDAR OF UPCOMING EVENTS

Community Yard Sale :TBD

ANNUAL FEE ASSESSMENT EXTENSION

**DUE: April 15 2023 All delinquent
after 15 April will be processed
accordingly.**

Check website at
www.indigo-on-the-ashley-hoa.com for latest news!!

From the Board of Directors

On behalf of the Board of Directors we would like to welcome our new homeowners and wish everyone a happy and safe 2023. It is great to see the signs of spring and the beautiful flowers and trees starting to bloom in our neighborhood. One of our responsibilities for enjoying a semitropical environment in IOA is ongoing landscaping upkeep that adds so much value to our neighborhood. With the signs of spring, it becomes important to double check our home exteriors and pressure wash if needed, upgrade mailboxes, make needed repairs and keep our lawns looking good. We are thankful for so many of you that are committed to keeping their properties beautiful. Indigo on the Ashley is a hidden treasure and we are very fortunate to call it home! Your new board is very excited to start their terms and work to make our association even better. Currently we are looking over our original Covenants and Restrictions and plan to update them to better fit our community moving forward. Our goal is to have a new draft for discussion at the summer meeting with implementation by the end of the year.

I know everyone is wondering what will go in the new plaza at the front of the neighborhood. At this time they have no confirmed tenants but are focusing on high end retail. The entrance committee will actively be in contact with them to ensure landscaping and neighborhood concerns are voiced.

The pond always keeps the board on their toes and right now we are having Lake Doctors look into the current state of the fountain and lighting. A new fountain was researched to replace our 20+ year old original and with costs up to \$10k and up, the board decided to look into having the existing one refurbished. With the cost estimated to be in the \$5K range, we are asking for member input before we pull the trigger. Please look at the options attached and email us your opinion. We will use the received data to make a decision on how to move forward. We will also be looking into cleaning up the areas around the pond that have become overgrown and unsightly.

Dave Jones continues to keep up our wonderful website. Our website's URL is www.indigo-on-the-ashley-hoa.com. Please visit the website for IOA HOA Covenants & By-Laws, ACC modification request forms and contact information. If you have suggestions or comments on the website, please direct them to Dave.

HOA Frequently Asked Questions:

--What is an HOA Reserve Fund?

HOA fees are usually divided into two parts: One portion goes toward monthly expenses, and the remaining money goes into a reserve fund, to save for long-term foreseeable, planned maintenance and repairs, such as retention pond/drainage repairs. Reserve funds also help cover unexpected emergency expenses that arise when natural disasters or vandals strike. A good example of this is when one of the neighborhood signs is hit by a vehicle.

--What is an assessment?

When our community is hit with extreme maintenance expense exceeding our reserve funds, the HOA may require homeowners to pay a special assessment above and beyond the annual HOA assessment. Luckily these assessments are rare and temporary until the reserve fund is back up to a fully funded level.

--What happens if I can't pay the HOA dues?

Most lending institutions take the HOA dues into consideration when they write your mortgage. In other words, they evaluate your monthly income compared with your monthly expenses, and they won't make a loan on the property unless they feel you can safely cover everything: your mortgage payment, taxes and HOA dues.

If you are having problems and are unable to pay your HOA dues, you might be able to work something out with the HOA board. Be sure to talk to the HOA Board before you miss a payment. This will prevent the only option left to the HOA for back payments: a lien on your property. Sadly this has happened more than once, and ultimately will come out at the time you attempt to refinance your home or sell it. Paying your dues of \$160 is far better than facing a lien of thousands, plus interest and legal fees when trying to sell your house.

--Common Areas?

Please refrain from using our common areas for personal disposal of lawn waste, clearing of trees and bushes, etc. Not only is this against our covenants, but places the HOA in jeopardy of fines from North Charleston for homeowners' activities.

Friendly Reminders:

- The HOA dues remain at \$160.00 this year. Have you mailed your check to P.O. Box 50100, Summerville, SC 29485?
- The City of North Charleston only collects yard waste in paper bags for curbside pickup. Tree limbs should be cut down to 4' length and 6" diameter.
- Indigo on the Ashley does not allow overnight parking on the street or parking on the lawns. Please remember that in an emergency, vehicles parked in the street can impede the emergency vehicles from getting to the emergency. This is especially important in cul-de-sacs, roads where cars are parked on both sides of the street, and curves. If a parked vehicle is preventing you from safely entering or exiting your driveway, please call the North Charleston Police.
- Let's cleanup those tired, sun bleached mailboxes. Remember, mailboxes are required to be black and of a metal construction, with a green painted wood post. Ask the HOA for the paint!
- Always consult Covenants and the Architectural Control Committee prior to making changes to the exterior of your property (removing trees, adding additions, modifying structure etc).
- Per C&Rs: No commercial vehicles over one (1) ton capacity, boats or trailers may be kept, stored or parked either on the street or any lot except within enclosed garages or otherwise fenced or screened from view from the street. Submit plans for fencing and screening to the ACC for approval.
- Your garbage can is not a feature and your neighbor only wants to see it once a week!
- Suspicious Activity: If a person or vehicle looks out of place, call the non-emergency police phone number (843) 740-2800.

• Useful Links:

<https://www.northcharleston.org/government/city-council/code-of-ordinances/>

<https://www.northcharleston.org/residents/>

https://library.municode.com/sc/dorchester%20county/codes/code_of_ordinances

Indigo on the Ashley HOA,

I hope you are doing well.

The motor and its power cable are both beyond repair. The Fountain was installed in 2006 and everything is still original. The average life span of these fountains is in the 8-10 year range. So, yours was definitely on the higher end. At some point, somebody bypassed the GFCI breaker in the control panel to get the fountain working and that just prolonged the life while making a very dangerous situation with electricity into the water with no GFCI protection.

The motor shaft is grooved badly around the seal area and it can't be rebuilt due to this. The power cable also shows that it is shorted and needs replacing.

The lights on the fountain have been cut and left exposed in the water, so, they as well can't be repaired (that and they were discontinued about 7 years ago).

There are multiple options here to get you back up and running.

1. We can install a new Motor Assembly and Power Cable. We would reuse the existing float, nozzle and impeller parts, and control panel

- a. \$2844 for the parts (3 Year Warranty on new motor assembly and power cable only)
Labor would include trenching to pond, installation of PVC conduit, and re-installing the fountain.
\$800 range, plus tax and freight

2. We can install a Brand New 2 Horse Power J Series Identical Model Fountain

- a. List price = \$6982 (5 Year Warranty on entire fountain)
Labor would include trenching to pond, installation of PVC conduit, and re-installing the fountain.
 - i. \$800 range, plus tax and freight

3. We can install a Brand New 1 Horse Power, 120 volt VFX Series Aerating Fountain

- a. List Price = \$3418 (2 Year Warranty on entire fountain)
Labor would include trenching to pond, installation of PVC conduit, and re-installing the fountain.
\$800 range, plus tax and freight

4. If you want lights – You can add that to any option and that price would be an extra \$1105 for standard white lights and those have a 2 year warranty.

The third option is what I would recommend. It's a robust work horse that provides the most water movement and does provide fewer downtime issues, mainly because it doesn't have any sort of nozzle to clog up and it can move some debris such as leaves and pine needles easily.

Installation is the same on everything as we have to trench from the sign into the pond. We never install a fountain back without putting in PVC conduit all the way into the water. This helps protect the cables and makes them easier to remove and repair in the future.

If you want to proceed with any option, let me know and I will get you a formal estimate for your approval. Those numbers are accurate except they do not include the sales tax and freight which can vary from \$150-\$350 depending upon the option you choose.

Seth Hester, Master Pond Manager, SC Post Construction BMP Inspector
Fountain Manager