

SEMPER FI



PROPERTY MANAGEMENT

Newsletter #1 Q425

- Contact info for the property
 - portofinovillas62@gmail.com
 - 843-839-2873
- Introduction
 - Hey y'all, this is Brad, your HOA president. As we come out of this Thanksgiving season and enter into Christmas week, I wanted to express my gratitude to all of you for trusting in us (Brad, David, and Blaine) to lead the HOA organization for Portofino Villas. The core values I express in life of responsiveness, ownership, urgency, transparency, and elasticity will be inherently leveraged as we establish and work toward a wonderful place to live. If you have any questions or concerns, please don't hesitate to reach out at our main number above or to me directly at brad@ismsguy.com / 7178628624.
- Reminders
 - As a reminder, for ALL improvements to the your property, an ARC request must be submitted. Please use your account on the Owners Page (at <https://semperfi.appfolio.com/connect/>) and choose "Architectural Reviews" on the left and then click on "Submit New Review". This will go through an assessment / clarification process and then to the board for review / approval. Know that we desire to approve, but just need to make sure to retain consistency and value for the community.
 - If you have a rental contract established, it must be submitted to the HOA as we need these on record to ensure compliance with the master deed.
 - If you (or your renters) have pet(s), please submit type and weight for each to ensure compliance with the master deed.
 - In case of an emergency, please contact the main number(s) above for assistance. We will do everything in our power to minimize disruptions and schedule repairs.
 - A reminder that each unit has a water shutoff valve for their whole unit on the left side of their water heater. Residents should be aware of this in an emergency as well as understanding of how to turn off the main electrical in the panel.
- Current Issues / decisions

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- Palm trees - we are actively getting these addressed. The four dead trees will be replaced and all trees will be pruned as well as the bottoms will be fertilized and cleaned up.
- Drainage - we have agreed to provide downspout extensions for the bed areas in front of the downspouts to push the water more directly into the drains.
- We have agreed that home owners can have input into how the beds in front of the units are landscaped. To that end, please consider:
 - An ARC request must be established with details of all aspects and images of any materials to be used.
 - You must have written agreement with your shared neighbor (owner) for the work. We can facilitate communication.
 - Once approved, you will be responsible for maintenance as we will advise the landscaper to NOT engage.
 - Your irrigation will still be the HOA's responsibility unless it is damaged / changed.
 - We are investigating options for adding palm trees. If you are interested in adding one or two palm trees in your front area, please submit an ARC request ASAP so we can get pricing. These will be at your cost (~\$600ea) for installation but the HOA will maintain them annually as we do with the current trees.
- Crepe Myrtles - due to their location and condition, we are looking to remove the crepe myrtles from all areas of the property. If you would like to keep yours, please submit an ARC request as per above.
- Warranties - each owner **should** have received an "application for enrollment" from 2-10.com about a "structural warranty". This would have been included in your closing documents. If you have any questions or need them to look it up, call 800.488.8844. Once filled out and returned, they will send you a certificate of warranty coverage. This is a "structural" warranty only and is valid for 10 years from date of purchase. Any other warranty type desired is the responsibility of the homeowner.
- A/C Units for 904 - The majority of these units have been installed across the unit property lines. This will be up to the owner to address, as needed. Please include this in any ARC request for backyard work.

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- Future Considerations
 - Insurance - we will be looking at alternative and more affordable insurance plans in the new year. We look forward to addressing our costs more effectively.
 - Perimeter Security - there are major concerns about walk-throughs and drive-throughs as well as general security (e.g. stolen vehicle, vehicle break-ins, etc.). We believe that building a perimeter fence will alleviate the majority of the risk. This will require a special assessment - TBD. There are a lot of considerations:
 - We would plan on extending the white fence on the N and W sides to the sidewalks. Then install a nice looking rod-iron fence on the E and S property lines (consider easement requirements).
 - Due to the proximity of the driveway entrance on 62nd to the main street, we would need to redirect primary access to the Tindal street entrance. Any gate here would be manual and used only as needed by owners for large vehicles, etc.
 - A rod-iron gate would be used at both of the entrances, though their opening mechanisms will differ based on the space available.
 - Landscaping - we are looking at better and more consistent plants to be used around the property as many original plants are just not boding well.

- Finale
 - We appreciate your patience as we address ways of working to ensure speed, consistency, transparency. We wish you all an amazing Christmas and holiday season and we will see you in the new year. As always, if you have any questions / concerns, please reach out to us so we can assist.

Brad, David, and Blaine

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