

CASCADES AT AZALEA LAKES HOA NEWSLETTER

Spring 2024

BOARD OF DIRECTORS

President:

Dennis Buttimore
djbuttimore@gmail.com

Vice President:

Ryan Robinson
ryanarobinson26@gmail.com

Secretary/Newsletter

Kathy Strauss
kathy@imagewerks.net

Treasurer

Adina Daniels
adina.daniels@yahoo.com

Members-at-large

Joey Childress
jchildress21@yahoo.com

Semper Fi Property Management

Billy Rivera
caalpoa@yahoo.com



Where has the newsletter been??? I usually don't like starting off with an apology to my "missive", but my work schedule has been filled to the brim and well—when I'm being called by clients—I answer.

I'm using the same photo I took of the massive wax myrtle that's in front of my house. I so love that tree, but it's also a source of the the pollen that I'm allergic too (boo hiss!). But, I'll put up with the allergies because what follows are all the gorgeous flowers and blooming trees!

Your board also wants to encourage you to use the community's portal. It has everything in it that you need to know. More about it inside.

There are a multitude of festivals going on along the Grand Strand and I know that we are seeing many yard sale signs popping up. That only means that the spring cleaning has begun!!! Look for the information about our own community yard sale in the newsletter.

Please make sure that you read what's inside and if you have something to contribute, please send it to the property management to forward on for inclusion. Also, if you have renters in your home—make sure you pass on the newsletter to them.

Have a great spring!!!! Gratefully!

Kathy | newsletter editor and board secretary

THE PRESIDENT'S CHALLENGE

I have heard where did all the \$Money go??? Where did our reserve account money go?? Well, it has gone to repairs, all of it water related. If you live on the first Coldwater, you may not have been aware of the \$6000 job on the lower end of Great Lakes done prior to 2010. Or if you live on Rock Water, you may not know of the \$20,000 pond dredging, pipe cleanout and ditch cleaning that took place on Great Lakes around 2016/2017. Since 2017, Total Lake Control (TLC) has repaired over \$70,000 worth of sliding hills with more happening today. GFL (our trash collection service) in 2024 will be paid \$49,314 to take away our weekly garbage. This is the single biggest bill we have.



I challenge every homeowner to seek and find vendors that will give us quality work for a decent price. This is for all our vendors—if you decide to help with this search, the vendor must do quality work and a positive reputation. Not just a vendor that will be a cheap or low cost one. Got good news and have found one of those types of vendors? Bring the name and information to our HOA board meeting on April 3rd!

For example, with our trash service—GFL charges us \$17.79 per house monthly X 12 months X 231 houses. They also supply a garbage bin per home (231 bins). If you decide to look for a new trash service for the community, this company would need to supply garbage bins. PLUS, we ask that you be aware of any add-on fees.

HOA MONTHLY DUES INCREASE

At the beginning of March, a notice to the community went out regarding the increase of our monthly dues. This was not taken lightly and here is what happened.

GFL (trash collection) increased their monthly rates again in December 2023 making it \$17.79 per house per month. It was only \$15.94 in June 2023. That adds up to \$5,128 increase. In addition we were a net \$10,000 short collecting dues in 2023. Combine those two and that's \$15,000 we don't have. We are aggressively going after the non-payers and will exhaust all options, including legal, at our disposal.

Starting with the 2nd quarter dues will be \$60 per month or \$180 per quarter. You can pay either way just note your bill will say \$60 due. We have set up Quicken to generate a monthly bill so if you want to pay quarterly make sure you pay January, April, July and October. Those are the first months in each quarter. Some homeowners were paying monthly and incurring late fees with the program set up for quarterly. This change corrects that issue.

If you have any questions please direct them to my email djbuttimore@gmail.com

The Board of Directors

CASCADES AT AZALEA LAKES

Balance Sheet
As of February 29, 2024
Accounting Basis: Accrual
Include Zero Balance GL Accounts: NO

Account Name	Balance
ASSETS	
Cash	
Operating Cash	\$19,208.05
Reserve Cash	\$19,303.25
Total Cash	<u>\$38,511.30</u>
Accounts Receivable	\$7,655.50
Prepaid Expenses	\$1,382.36
Total Assets	<u>\$47,549.16</u>
LIABILITIES AND CAPITAL	
Liabilities	
Accounts Payable	\$11,570.85
Prepaid Assessments	\$4,722.00
Total Liabilities	<u>\$16,292.85</u>
Capital	
Opening balance equity	\$20,853.68
Retained earnings	-\$14,975.82
Calculated Retained Earnings	\$13,105.49
Calculated Prior Years Retained Earnings	\$12,092.96
Total Capital	<u>\$31,256.31</u>
TOTAL LIABILITIES AND CAPITAL	<u>\$47,549.16</u>

CASCADES AT AZALEA LAKES

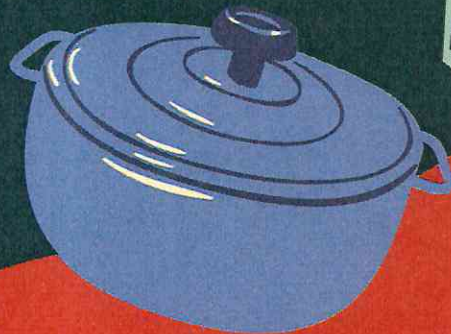
Community Spring Yard Sale

Saturday, April 13-14

8:00am - 2:00pm

Rain Dates, April 20-21

8:00am - 2:00pm



Get great deals on household goods, antiques, collectibles, toys, furniture & many more.

Signs will be placed Wednesday before the sales.

Please contact Sandy Herman with your address and any questions:

717-767-4355

skhermie@gmail.com

Stay tuned for the Fall yard sale dates

MINUTES | CASCADES HOA BOARD MEETING: 1/3/2024

Secretary's note: due to a malfunction of the meeting recording, the minutes of the 1/3/2024 meeting are abbreviated.

A regular meeting of the Board of Directors of the Cascades at Azalea Lakes Property Owners Association, Inc. was held on Wednesday, January 3, 2024, in the Cascade Villas clubhouse on Azalea Lakes Blvd.

Board members present: Dennis Buttimore (president), Ryan Robinson (vice president), Adina Daniels (treasurer), Joey Childress (member-a-large)

Board members absent: Kathy Strauss (secretary/newsletter)

Representing SemperFi Property Management: Allie Pinkus, Property Manager

Call to order: Mr. Buttimore called the regular meeting to order at 6:30pm

Acceptance of Minutes: The Board was provided a copy of the minutes from the regular meeting, November 1, 2023. The minutes were provided for review prior to the meeting. There were no corrections or comments. A motion was made by Mr. Buttimore to approve. They were seconded by Mr. Childress & Mr. Robinson.

President's announcement and comments:

- Announcement and introduction of new board member: Due to health reasons—Mallory DeMayo, Treasurer—formally resigned from the Cascades HOA Board. The board met and has brought on Adina Daniels as Ms DeMayo's replacement to fill the remainder of her term on the board. Adina was tapped as she stepped up as a volunteer to manage the Welcoming Committee for the community. The Board voted unanimously to appoint her.
- There was a discussion about the late notice of the HOA board meeting. Mr. Buttimore explained that the January 3, 2024 meeting announcement was posted in the portal. In addition, the sign announcing the meeting went up on January 2nd for the January 3rd meeting.

Financials: Mr. Buttimore reviewed the financials ending on 11/30/2023 to the Board's satisfaction. Mr. Buttimore stated that at the end of 11/30/2023, the Operations account had a balance of \$18,031 and the Reserves account had a balance of \$19,303. There was nothing of note in the books.

Committee Reports:

- ACC Committee:
 - o New windows request
 - o New roof installation
 - o Staining a driveway
 - o Addition of porch
 - o Addition of a bonus room

There was a discussion about the "home for sale signs" that were usually placed inside the window of a home, but with the written request to have the signs place on the front lawn, they were approved by the ACC.

Trees and bushes were cleared along the banks of Great Lakes Pond.

Finished Business:

- Trimmed trees and bushes along banks of Great Lakes Pond, as well as other various locations throughout the community.

New Business

Mr. Buttimore shared that the community's garbage service provider, GFL was raising its prices in 2024. This was going to impact the HOA budget – which in turn would impact the HOA fees.

Open Floor to Homeowners

- There was a discussion about the late notice of the HOA board meeting. Mr. Buttimore explained that the January 3, 2024 meeting announcement was posted in the portal. In addition, the sign announcing the meeting went up on January 2nd for the January 3rd meeting.

- A question about the proposed increase in HOA dues came up. Mr. Buttimore explained the issue about the community's trash service, GFL & their raising of their rates. This increase was not forecasted and put in the budget that the board initially prepared/approved. Because of this non-forecasted increase, the HOA board discussed increasing the monthly dues by \$5 to cover this increase.
 - Homeowners asked about the collection of past due accounts. Mr. Buttimore shared that some homeowners were delinquent on their dues. Due to this, the HOA board would be working with Semper Fi on taking legal action to collect past due amounts.
- Adjournment:** There were no further comments or other business to discuss. Mr. Buttimore adjourned the meeting at 7:04pm.

ABOUT OUR NEWEST BOARD MEMBER, ADINA DANIELS

"I am originally from Rockland County NY, moved to IL after I received my degree in Graphic Design & Multi-Media, met my now husband and was able to convince him after years, that moving was a good idea. We decided on Myrtle Beach because it still has seasons, winter doesn't last half the year, and there are better educational opportunities for our boys.

When I feel inspired I make t-shirts and signs as a hobby to keep my creative fire burning. I also have a love for organizing and decluttering, so I enjoy finding ways to better utilize closets, pantries, kitchens., etc. while getting rid of things that go unused to prevent clutter. My house may be messy at times due to the kids but my closets, pantry and kitchen drawers are perfect hahahaha.

I volunteered to be on the board because I wanted a better understanding of how a HOA works and all that goes into our community. I figured the best way was to be part of it which I am glad to be a member of.

My favorite color is green and we are all Virgos in our house."

MARK YOUR CALENDAR!!!
2024 HOA BOARD MEETING DATES

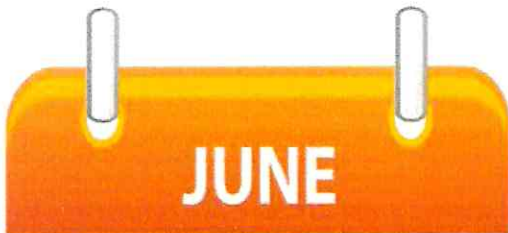


**HOA Board meeting
April 3, 2024**

Time: 6:30–8:30PM
Location:
Courtyards Clubhouse



**ALL MEETINGS WILL
BE IN PERSON!**



**HOA Board meeting
June 27, 2024**

Time: 6:30–8:30PM
Location:
Courtyards Clubhouse



**HOA Annual meeting
October 4, 2024**

Time: 6:30–8:30PM
Location:
Courtyards Clubhouse

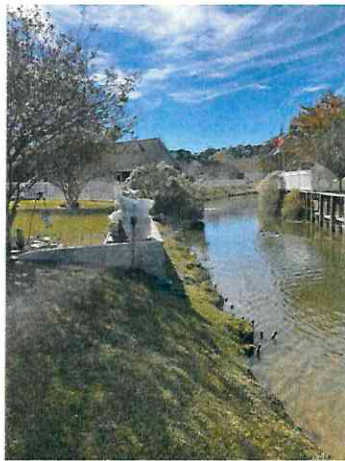


**HOA Board meeting
November 13, 2024**

Time: 6:30–8:30PM
Location:
Courtyards Clubhouse

SOME CLEAN-UP PROJECTS ALONG GREAT LAKES POND

These are examples project that have been cleaned throughout the neighborhood.



SOME DITCH CLEAN-UP PHOTOS

Please, try to help keep the ditches clean behind your home! This got way overgrown and needed to be cleaned out



WHY WAS THE ENTRANCE TO AZALEA LAKES BOULEVARD CLOSED????

Horry County announces road closure for stormwater upgrades

from Horry County Government

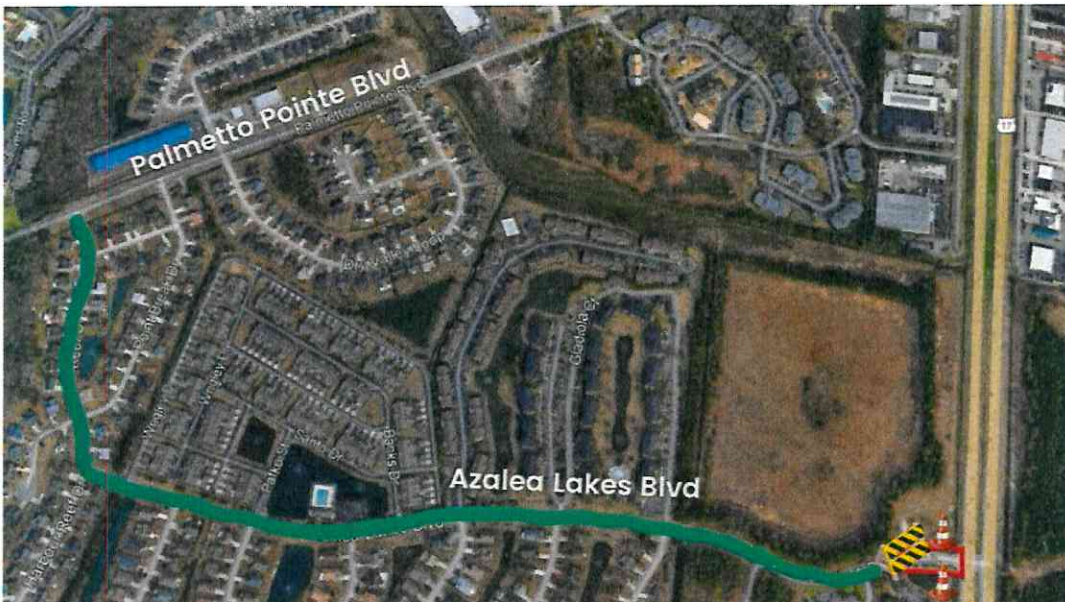
Report pulled from WMBF News Staff: Mar. 20, 2024

An Horry County road is set to close ahead of stormwater upgrades next month.

County officials announced Wednesday that Azalea Lakes Boulevard will be closed starting April 1 as construction begins. The work is scheduled to upgrade drainage in the area.

The county also said entrances at Palmetto Pointe Boulevard will remain open, with detour signage being posted next week.

Work is scheduled to be completed around May 1.



FISHING IN OUR OWN BACKYARDS

Recently we had some outsiders try fishing in our ponds. Police were called and they were confused thinking it was an HOA issue. The visitors were told they are not allowed to fish and they left after a few minutes. Let's clear up any questions about fishing here.

Fishing for Homeowners is allowed in their backyards only. It's always catch and release. HOWEVER, we can not allow any fishing on common areas (meaning, directly along the pond edges off Azalea Lakes Blvd.) as that will only attract outsiders.

If you sees any outsiders fishing along those areas, please call the police and report Trespassing. They should respond and handle the situation. No trespassing signs are up at the waterfall and the first pond.



KUDOS TO OUR NEIGHBORS!

Driving along the entrance to our community off of 17 Bypass, you might notice that the trimming of the trees, cutting of the grass and just the general appearance sometimes is not kept up. For information sake, this property is owned by Burroughs & Chapin, NOT our Cascades HOA. But, I came across two of our neighbors picking up the litter and shoveling the pine needles and pine cones off the street to make it look tide. I couldn't help but stop and say THANK YOU Mr. & Mrs Alex Gonclaves of Coldwater Circle for making our community a better place!!!! Here is a great picture of them doing their share.

Your HOA board commends you & thanks you for what you did!!!

Kindly, Kathy Strauss, HOA Board Secretary & the rest of the HOA board of Directors PLUS fellow Cascades neighbors



SPRUCE UP TO SPRING!

Spring is upon us, we need all homeowners to please take care of their lawns overgrown weeds bushes also take down and or replace dead trees and growth. Especially dead palm trees and larger dead trees must be removed as soon as possible. for the ACC there is some projects coming up and it's basically keeping a common area clean updated and mulched or common area will be trimmed and maintained, please inform us if there's something you see that needs changing or something that needs our attention!



OF COURSE WE ALL WANT TO SEE PICTURES OF HOW BEAUTIFUL YOUR PROPERTIES ARE NOW!!!!

- PLANTS and TREES
 - Please cut out and remove dead plants and trees.
 - Make sure that you weed your flower beds/gardens around your property
- MAILBOXES
 - Please check your mailbox to see if it needs repairs, cleaning or painting. It's been observed that several around the community are broken and need repair
 - If your mailbox is not standing straight, please fix so it is standing erect.
- POWER WASHING
 - If you see mildew or dirt on your fence or house, power wash them! Again, it's been observed that several fences around the community are in need of a good cleaning. Don't let your property be an eyesore to your neighbors!



CASCADES HOA BOARD

LAWN CARE

Just thinking about lawn care. The lawns are starting to green up and it's time to think about treating our lawns. Scott's Triple Action is good for southern lawns. You also have to watch out for fungus this time of year and get it treated as soon as possible. A lot of people are mowing now mainly for the weeds, but regular mowing is right around the corner!

— Your Cascades HOA



COURTYARD HOMES SWIMMING POOL 2024

This is taken directly from the letter that all Cascades residents/homeowners recently received from FirstService Residential. If you are a renter and did not receive this letter/packet about the pool, contact your landlord to make sure that they are passing on information to you!!!

NOTE: The pool rules document that their letter references can be sent directly to you by FirstService.

The swimming pool season is fast approaching—the Courtyard Homes swimming pool officially opens on April 15th! As owner in the Cascades Community, you are invited to join the Courtyard Homes swimming pool at a cost of \$300 for the 2023 season.

The pool is located down the street—right off Azalea Lakes Blvd., in the Courtyard Homes Community. The pool season is April 15 to October 15, 2024 and the pool hours are 8:00am to 10:00pm

If you are interested in cooling off during the hot summer and taking a dip, please make your check out to Courtyard Homes and mail your \$300.00 payment to:

FirstService Residential
c/o Courtyard Homes
11822 Hwy 17 Bypass S
Murrells Inlet, SC 29576
843-904-7001

Please make your payment out to Courtyard Homes. FirstService Residential sent a letter to all Cascades homeowners. It has some NEW guidelines under the pool rules section. A new security system has been put into place so the old key cards will no longer be of any value. A new key pod will be issued upon receipt of the completed application and full payment. The new system will take a photo of the person unlocking the door so no key sharing will be allowed.

The Pool Rules document must be signed and returned with payment. Thank you!



PLEASE BE NICE TO YOUR FELLOW NEIGHBOR!!!!

A REPORT OF INEXCUSABLE BEHAVIOR

We have all seen reports in the news about bad behavior, short tempers, videotaping and reporting what they 'think' is wrong, fights breaking out because a person doesn't like being told what to do. In our opinion, your Board of Directors can unanimously say—"all of this is inexcusable behavior"! Yes, people are stressed... sometimes to a break point... but, there is a saying in the bible... "do unto others as you would have done unto you"... how would you feel if someone called YOU bad names or bullied you until you broke down in tears... or for that matter, had a death threat made to your face! Again, all that is stated is bad behavior!

Nobody likes a bully and we all are doing our best to be the best version of ourselves—volunteering our time when we can, doing good in our community, sharing and caring.

We all come from the same protein and loving thy neighbor as thyself should be paramount in our lives. We will leave you with the following wisdom from the book, *The Four Agreements* by Don Miguel Ruiz:

- Always be impeccable with your word
- Don't take anything personally
- Don't make assumptions
- Always do your best

In regards to bullying, your board's thoughts are:

- if you see, hear, experience this type of bullying behavior, report it immediately to SemperFi
- if you feel threatened by a comment or statement such as the one reported, contact the Horry County police immediately.

NO hate speech or inexcusable behavior will be tolerated.

