

**GREEN TREE III HOA  
455 Sunnehanna Dr. #202  
Myrtle Beach, SC 29588  
843-282-2072**

**April 2015  
Newsletter**

We are happy to report that we did have a quorum for our annual meeting, which was held on March 7, 2015. Thank you to all who mailed in your proxies or attended the meeting. We couldn't have done it without you!

The incumbent Board members, Rick Hardy, Winston Esdaille and Ursula Wiltsie were re-elected for a two year term. We appreciate Bob Surber for his application and we encourage any homeowner interested in serving on the Board of Directors to please contact Property Management for additional details on future elections.

The winner of the drawing for \$25 for mailing in their proxy before the deadline was Mr. & Mrs. Wayne Richards, unit 1240-H. Congratulations!

In 2014, the projects accomplished were: Cleaning out of all the rock areas in the front and back of the buildings to allow for better drainage of the condensation drain lines. Replacement of all the sheetrock on the 2nd floors with Hardi Board due to age, loose sheetrock tape, gaps and moisture issues and replacement of all ceiling light bulbs with yellow bug light bulbs. We are hoping this will deter the bugs from collecting on the walls of the building.

**Effective April 20, 2015, we will have a new pest and termite control company. The name of the company is Rid A Roach. During the quarterly pest control treatment, there will be a sticker on the inside of the cabinet, nearest the refrigerator, that will indicate the date they were in your unit.**

**Due to recent termite damage to one unit, the Board of Directors made a decision to upgrade the treatment to a Termidor application.**

**This chemical application will include digging a trench around each building, front and back, applying the chemical application and drilling in the expansion joints, every foot, on the back porches of the 1st floor units and installing two access panels in the two bedroom units, one inside the laundry closet, behind the dryer, the pest control company will move the dryer and one access panel will be installed in the front bedroom, approximately 9ft in from the door, nearest the baseboard on the wall. The one bedrooms will have the access panels in the bedroom closet.**

**THE CLOSETS MUST BE CLEARED FOR THE PEST CONTROL COMPANY TO INSTALL THE ACCESS PANELS. THIS WILL TAKE APPROXIMATELY 30 MINUTES PER UNIT AND IS ONLY FOR GROUND FLOOR UNITS.**

**For those owner who have tile, the representative of the company will drill into the grout line and do their best not to crack any tiles. If this happens, the Association will repair the cracked tile.**

**For those owners who have carpet, the representative of the company will pull back the carpet, if it is not glued down, and then drill the holes. If they cannot get the carpet pulled back, there will be small drill holes in the carpet but will be plugged.**

**Before and after pictures will be taken of any of the tile floors and/or carpet on the back porches.**

**During the quarterly pest control treatment, a sticker will be placed on the inside of the cabinet, nearest the refrigerator, that will indicate the date pest control was in your unit.**

**They will come on the 1st Friday of each quarter which is January, April, July and October. If a major holiday falls on a Friday of any of the quarters, it will be scheduled for the following business day.**

**Please make sure to have any pets crated or secured and any alarms cut off. If you have a pet that is not crated or secured in your unit, pest control will not come in.**

**If you have a friendly pet, please contact the Association so we can relay this information to the pest control company.**

**If there is a reason that you don't want pest control, please contact the Association immediately.**

**If you have changed your locks, please get a key to the Association office as soon as possible.**

As most of you know, we have a new security company, Excalibur Security. Green Tree III has had very few reports of criminal activity since Excalibur has taken over.

Please have your parking stickers visible at all times (should be displayed on the lower left side of your windshield) and make your visitors and renters aware, that they must also display their passes on the dashboard at all times when in Island Green. Security is on duty and patrolling Island Green from 7:00 pm to 3:00 am. Their number is 843-650-6297. Please remember to call them when you are expecting visitors after 7:00 pm. You can leave a voice mail with your name, unit number and property address and they will have the pass ready for your visitors.

## **GENERAL REMINDERS:**

Please remember that the following items need general maintenance and/or replacement:

- ✓ Washing Machine Hoses
- ✓ Dishwasher Hoses
- ✓ Toilet Tanks
- ✓ Water Heaters
- ✓ Air Conditioning Units
- ✓ Shut off valves in kitchen and bathrooms.

**Water damage to your unit or an adjoining unit can be costly for you and your neighbor.**

**Not addressing a leaky flapper, also known as a running toilet, will cause the fill valve in the toilet to cycle multiple times during the day. This will waste a minimum of 100 to 500 gallons per day. At 300 per gallons a day, which is normal for a continually running fill valve, will equate to 9,000.00 gallons per month, which equals approximately \$40.00 on a Grand Strand Water & Sewer Bill. This is per toilet. This is not including the normal monthly water charge for the remaining water in the unit. The normal average consumption per person, per household, of water consumed per day, is 100 gallons.**

**If you need a referral for a plumber or any vendor, please call the Association office.**

Please use the **second** dumpster located to the left, near building 1290, for your garbage. For some reason, everyone seems to use the first dumpster to overflowing while letting the second dumpster sit empty. With the hot weather coming, this creates a health hazard as well as an attraction for unwanted vermin when the lids are not closed completely. Please help with this problem and ask visitors and guests to also comply. The dumpsters are for the use of the condo associations only and are only for household garbage. Bulk items such as furniture, carpeting, and appliances should be brought to a recycling center. Please refer to your Rules & Regulations for recycling centers and other important information.

Window screens and screen doors are the homeowners responsibility. Please make sure that your window screens and screen doors are either repaired or replaced and are free from dirt and mold.

The appearance of your condo reflects on the appearance of you and your neighbor's condo.

If you have a dog, please be considerate and pick up all pet waste. If you smoke or if your tenants/guests smoke, please do not throw the cigarette butts on the property.

Island Green South HOA had their Annual Meeting on April 11, 2015. We urge our Homeowners to attend the IGS Annual Meetings or list Ursula Wiltsie as your agent if you do not plan to attend the future meeting so she can vote for you on the election and any other business that may come before the Board. Only **you** can vote on the monthly dues increase.

If you have need a pool key card, please contact Kathy Blundell at 843-215-3022. There will be a \$25.00 refundable deposit required.

**Island Green South will be having a community garage sale on May 16, 2015. A Picnic on September 19, 2015 and Christmas Party on December 5, 2015. If you want to attend any of these activities, you must sign up. We hope you can make these activities!**

Homeowners that are delinquent on HOA dues should be made aware that “any installment not paid within 20 days after the due date, the Association through the Board of Directors, may proceed to enforce and collect said assessments against the owner, including the right of foreclosure and sale...” We will also disconnect your cable as it is paid out of the assessment. Please make sure that your quarterly HOA dues are paid on time. If you need to make payment arrangements, please contact Nicole LaBrie, Property Manager In Charge, at 843-282-2072.

As always, our goal is to keep our property values up and our maintenance costs down. We need each Homeowners help to maintain this goal. We will continue to make quarterly payments into our reserve funds and build these funds to meet the budgetary requirements.

To reduce postage costs, please send your email address to the Property Manager, Nicole LaBrie at [sweetgrass@mail.com](mailto:sweetgrass@mail.com) and all further newsletters will be emailed to you.

Green Tree III will have a live website within two weeks. A user name and password will be given to homeowners to access information such as the rules and regulations and the Master Deed & By-Laws. Please send your email address to [sweetgrass@mail.com](mailto:sweetgrass@mail.com) so we can email this information to you once everything is completed.

Respectfully,

Green Tree III Board of Directors  
Winston Esdaille  
Bill Fouche  
Rick Hardy  
Susan Oliveria  
Ursula Wiltsie