



# THE TIDES

## The Overlook at Battery Creek Community Newsletter

2nd Quarter 2026

Lots of news to convey due missed 1st quarter newsletter!

**Overlook Town Hall** - Thursday, May 7th 6pm at Hilton Garden Inn (1500 Queen St, Beaufort, SC). This is an important meeting due to crucial information being given. It would be great to have one adult from each residence at the meeting.

**All Marshfront homes have been sold.**

**HOA Take Over** - A Vote for board members for the community take over will take place in mid September. This will be discussed in detail at the Town Hall.

**Landscape Charter Group** - The group is working diligently with the landscape company on a weekly basis to ensure thorough and quality work. Homeowners, we ask that you not approach any worker for complaints, please email Todd Keyserling at Bundy Management with any issues!

**Pool Is Now Open** - effective April 1st through October. Please review all pool rules and regulations for an enjoyable and safe season for all!

**Social Committee Chair** - We are still in need of volunteers to run The Overlook social committee. There are no events for the community without this group!

Contact Angie Maloney: [angie.Maloney@verizon.net](mailto:angie.Maloney@verizon.net)

### MAINTENANCE

#### UPCOMING

- Floating dock surface replacement. *Starting in June.*
- Both walkway bridges on the marshfront path to be repaired/replaced to be *started in June*
- Lot next to the pool, with sink holes, to be excavated and drain repaired. *April*

#### FUTURE (projects to be discussed)

- Broken lights in the park(across from Bluestem Drive at pond) all to be replaced. Current lights were put in 20 years ago, and are discontinued.
- Removal of several dead trees behind the pool area.

#### **Security issue:**

- 1. Gate at dock still in discussion, but not an immediate priority.

#### PROPOSED PROJECTS -

- Redesign of the Satilla Blvd center island areas due to continual flooding. Estimates for curbing, regrading and replacing landscape are being done.
- Fencing - Marshfront side entrance - Estimates are also going out for fencing along the Marshfront side entrance where the invasive bamboo is.

## Oyster Pavilion Community Events

**No events - Social Committee Chairs needed! Contact Angie Maloney at [angie.Maloney@verizon.net](mailto:angie.Maloney@verizon.net)**

## Not to be Overlooked

**Safe Driving** - With warmer weather and children outside more, please drive carefully.

**Trash Cans** - When placing your trash out on pick up days - if your can is filled to the brim, please secure the lid down so that your trash does not escape from the can.

**Trash/Recycling Days** - **Regular trash** is picked up on **Tuesdays** and **Recycle** is picked up every other **Wednesday**. Per our covenant, receptacles must be placed in the alley by 7am date of pick up and must be removed by 6pm date of pick up. Do not place your recycle out on Tuesdays. As a friendly reminder, those not in compliance, may receive warning letters. The next recycling date is April 7. Capital Waste offers sign up reminder texts. Sign up here: [Capital Waste website](#).

## OVERLOOK GARDEN CLUB

- April 25th 9am - Community May Day Floral Arranging Event - \$7.00 per non member per arrangement (must bring your own container). Free to members! Meet at the Pavilion and place your arrangement on your front porch to celebrate May Day, May 1, 2026 . RSVP required -Robin Jones [jonesrobin@att.net](mailto:jonesrobin@att.net) by April 18
- May 16 10am - Children's Community Event - Make A Bird Feeder - FREE to children & grandchildren of Overlook Community. RSVP required - Becky Sterling [bsterling@sandglass.com](mailto:bsterling@sandglass.com)

## REMINDER

We want to keep The Overlook safe and amenities available to all residents of the community but we are not immune to thefts/vandalism. If you hear or see any suspicious activity, at any time, call 911.

### Quick Links

Bundy Management  
Todd Keyserling (843) 524-2207  
[todd@bundyinc.com](mailto:todd@bundyinc.com)  
<https://www.bundyinc.com/>

### Resident Center Mobile App 24/7 Download

Android:  
[https://play.google.com/store/apps/details?id=com.buildium.resident.android&hl=en\\_US&pli=1](https://play.google.com/store/apps/details?id=com.buildium.resident.android&hl=en_US&pli=1)  
Apple:  
<https://apps.apple.com/us/app/resident-center/id1466854902>

### Who to Contact & When

Contact Todd at Bundy Management with any HOA issue or concern. ARC improvement request forms should also be submitted to Todd at Bundy Management.

Resident Center Website QR code



*This newsletter will be sent out quarterly, on or about the 15th day of each quarter (1/15, 4/15, 7/15, & 10/15) and is available to view on the Overlook website. For updated community & event information, go to The Overlook at Battery Creek [Facebook page](#) or on our website at <https://overlookabc.com>*