



THE TIDES

The Overlook at Battery Creek Community Newsletter

3rd Quarter 2024-VIII

Homeowner Lawn Maintenance Reminder - A friendly reminder to all homeowners that lawn maintenance is important to the property value within our community and is in our by-laws. If you do not manage the upkeep of your property according to said by-laws, you could be fined. 1st time violations receive a warning. 2nd time violations will receive a \$100.00 fine which will accumulate until the violation has been resolved.

New Landscape Committee - A new landscape committee has been formed for the community. Thank you Tom Walsh, Brace Ford and Andy Meyer. A meeting will be put together soon to keep everyone posted on their progress.

Parking - Parking is only allowed in designated parking spaces, along with your garage or driveway. Parking is not allowed on side alley ways. Violators may risk fines and possible towing.

Pool Usage - The pool along with other amenities at The Overlook are reserved for residents and their guests. Adhering to these straightforward guidelines helps prevent unnecessary costs and potential liabilities to all homeowners.

- Please do not open the gate for anyone. There was an incident in June where 3 non-resident children were allowed in, (one no older than 5 years old). Fortunately, other than not living in The Overlook, there were no water injuries. Safety is a main concern at any pool and children should never be allowed to be at the pool without adult supervision.
- Guests are always welcome but each household is limited to no more than 4 guests.
- If you use an umbrella, kindly return it to the storage closet after your use, and ensure that chairs and tables are restored to their original positions. Leaving umbrellas out can lead to damage and potential disposal, ultimately resulting in unnecessary replacement costs that fall on the HOA budget.

Sink Hole in green space next to pool -

If you walk back in this area, please use caution until this issue is remedied.

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Not to be Overlooked

CURRENT PROJECTS

Alleys - Homeowners affected by the Phase 1 alley issues and who have signed on with the attorney are in the process of remediation.

Phase II Alleys - The board has accepted a bid to grade and level phase II alleys (phase II is Switchgrass Drive alley to the side entrance of the development).

Notifications will be sent out when maintenance begins.

Pond Clean Up - Pond clean up will be taking place on Tuesday, June 24th. *(Side note - there is no fishing allowed at the pond. The pond is stocked with carp to keep the pond clean)*

Irrigation - Irrigation is being added to the left side of the pool along with drip lines in the new pots in front of the pool. This work should occur in the next few weeks.

FUTURE PROJECTS

Landscape at Pool - Plant new greenery, place bids out for removal & installation.

Palm Tree Pruning - Bids are out to prune over 60 palm trees in the common areas.

Satilla Drive - Center Island landscape cleanup and irrigation remediation. We are also in the process of getting information to repair the center island drainage on Satilla blvd. As many of you know, Satilla Blvd. floods if the drains are not cleared. Part of the remedy will be to no longer have pine straw put there and to install curbing to help the water flow to the drains.

Oyster Pavilion/Community Events

July 4 - Overlook Pool Party

Private Events

July 26 - 6:30p-9:30p

Events Around Town

July 4 [First Friday](#)

July 11-20 [Annual Water Festival](#)

Aug 1 [First Friday](#)

Reminder

- This is a reminder that trespassing is not permitted in our community. Unfortunately, theft and vandalism remain ongoing issues. A simple, "Hello! Are you new to the neighborhood? I haven't seen you around before," can serve as an easy way to engage a potential trespasser. If you don't feel comfortable approaching them, feel free to reach out to the Beaufort Police Department's non-emergency number at 843-524-2777. In case of an emergency, please call 911. Our goal is to keep The Overlook secure and ensure that amenities are accessible to all residents.

Quick Links

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

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 Mobile App 24/7 Download

Android:

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>

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>