



THE TIDES

The Overlook at Battery Creek Community Newsletter

4th Quarter 2025-IX

POOL GROUNDS

You asked and that HOA is listening! The pool will remain open for an additional week and will close on November 7, 2025. Others have asked if we can continue to use the pool area (not the pool) for a longer period of time, to provide another outdoor facility to use. Cost, State guidelines and actual usage need to be considered so we are asking for your input. Please go to the [Overlook website](#) and complete a quick survey. The survey link will be available until 11/1/2025.

MAINTENANCE

➤ COMPLETED

- Palms, trees & shrubbery have been trimmed all around the community, this is done every 2 years. Due to 18 years of overgrowth, safety concerns, and snakes, the entire trail and water front was also cleared.
- Phase II Alleys - maintenance will be done every 2 years.
- New Signs have been installed.

➤ IN PROCESS

- **Community Green Space Signs**- Replacing
- **Sidewalks** - Replacement and shaving of hazardous areas. *We are required to do this when side walks are displaced by 1 inch.*
- **Trail** - Wood bridging and planks are rotting and are scheduled to be replaced. K Hovanian will be restoring the path upon completion of the final home (estimated in 9 months). *We do not advise using the trail for safety reasons until work is completed.*
- **Dock** - Boat launch has areas of deterioration and needs to be repaired. Due to vandalism, a dock gate is being installed.
- **Tabby** - All community tabby work is getting pressure washed (oyster house, including floor, columns, pool grounds, entrance columns)
- **Irrigation** - Continual review and repair of irrigation system

- #### ➤ PROPOSED PROJECTS - The Overlook Transition Team has been meeting with our HOA Representatives to provide assistance with operational tasks. A new Landscape Charter consisting of Tom Walsh, Andy Meyer, Brace Ford, John Abe, & Matt Driscoll, are actively reviewing proposed improvements and determining what necessary tasks must be done. The charter is recommending a redesign of the Satilla Blvd center island areas due to continual flooding. Estimates for curbing, regrading and replacing landscape are being done. Estimates are also going out for fencing along the Marshfront side entrance where the invasive bamboo is.

SOCIAL COMMITTEE CHAIRS

If you are interested in leading or being part of this committee, please contact Angie Maloney at angie.maloney@verizon.net

BRIGHTSPEED FIBER OPTIC IS COMING!

Brightspeed will begin marking and installing fiber optic cables soon. We recommend switching over to this faster, better service. **Please note**, if there is any property damage caused during cable installation, take a photo and send an email to Todd at Bundy with an explanation of damage.

OVERLOOK GARDEN CLUB

With successful fundraising & HOA support, the garden club initiated the first phase of their pond beautification project by planting two Sweet Bay Magnolia trees. The next phase(s) involves adding more plants, flowers, and benches under these trees. The club is also enhancing the Oyster Pavilion with decorative features.

There are several events happening now that you can take part in to help further our mission.

- 1) **RAFFLE** - For \$10 a ticket, you could win a beautiful quilted sea turtle bag filled with lots of goodies. This bag was crafted by our very own Marcia Hitchcock. *See below for more details.*



- 2) **OVERLOOK HOLIDAY ORNAMENT -**

Own a piece of history! Donate a canned good to our Annual Food Drive now through November 22, 2025 and you can purchase a limited edition Overlook ornament for \$10.00. The price goes up to \$15 after the Food Drive collection date. **Check your email and Facebook for more details coming soon!**

Oyster Pavilion Community Events

Nov 15 - 10am - Community Event Take Home Floral Arrangement Event - *Details to come*

Nov 15 - Chili Cook-Off Bourbon Tasting 5p-9p Adults only

Nov 23 - Community Holiday Decorating - sign up to volunteer with Michele Abe at micheljabe@gmail.com

Dec 6 - Mailroom Decorating for kids- *Details to come*

Dec 7 - Holiday Happy Hour 4p-7p

Not to be Overlooked

Phase II homes - several builder warranties will be expiring at your 5 year mark, primarily windows. Check your windows for any signs of leaking or damage. Windows can be replaced by submitting an online form to the window manufacturer <https://www.ykkap.com/residential/warranty-request/>. You will be required to pick up replacement windows at the window vendor in Georgia. Unfortunately, you will have to install the windows yourself.

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
<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

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>