



THE TIDES

3rdQuarter 2026

THE OVERLOOK AT BATTERY CREEK COMMUNITY NEWSLETTER



Compliance Reminders

1. Marshfront homeowners, all personal items must be on your property. The Overlook does not allow personal items on common area!
2. Any additions/repairs to your home, no matter the size, must be approved by the board prior to starting any project. We would hate to tell you to remove or take down a project because it did not comply with The Overlook ARC guidelines.
3. Pet owners ensure you clean up after your furry friend! Be a courteous pet owner & neighbor!
4. Lawn maintenance - All lawns must be maintained according to the covenance guidelines, which includes grass mowing on a weekly basis.

HOMEOWNERS CAN BE FINED FOR ALL OF THE ABOVE - Read the covenance in the Resident Center portal or contact Bundy Management.

Completed Projects

- NEW (2) foot bridges along the nature path
- NEW Floating dock
- Leaking pipe sealed on lot by the pool
- Irrigation is fixed & is finally up and running
- Dead pine tree removed on Needlegrass
- Live Oak in the alley off of Needlegrass to be treated & saved by Bartlet tree company
- Potholes are being patched throughout the community
- 2 New speed limit signs installed



Pool Reminders

A few things to remember when using this great amenity:

- Limit of 4 additional guests per household
- Resident(s) must be at the pool with your guest
- Do not open the gate for anyone
- Children under the age of 16 must be with an adult
- NO glass bottles/containers
- Please place all furniture back where you found it
- Umbrellas must be put back in storage closet after use
- Do not leave bathroom doors open

Possible Projects

- Street/Crosswalk lines repainted in Phase 2
- Gate on the dock
- Clean/replace all street signs
- Replace broken lights in the park by the pond.
- Replace 12 slats on the fence in pool area by bathrooms that are broken
- Replace warped storage door at the pool (where umbrellas & ladders are stored)

Board/Steering Committee News

The Board/Steering committee met with DMA (Reserve Advisor) to adjust the figures and information for our reserve study. We are waiting for the final draft of the study and will set a date for DMA to meet and explain it to the community. You can read the original draft study in the Resident Center Portal.

4th of July Golf Cart & Bike Parade

Decorate your golf carts, bikes, wagons, scooters, or anything that rolls, and join us for a fun parade down Satilla Blvd to kick off America's 250th birthday celebration.

Tentative start time of 9:30-10:00 AM

If you'd like to participate, drop a comment in the Overlook Facebook post referencing the parade or contact Sarah Vega 843-812-7911.

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 and other illegal activity. Golf carts can only be driven by licensed drivers 16 & up; no unlicensed or unregistered motorized vehicles are allowed on roads or trails (dirt bikes, scooters, atv etc.) 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>

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 Portal Mobile App 24/7

Download:

Android: [Google Play Store](#)
Apple: [Apple App Store](#)

Resident Center Portal Website QR code:

