



Irongate Homeowners Association

PO Box 50536, Summerville SC 29485 | Help Line 843.879.0588

Irongate HOA.com | IrongateBOD@gmail.com

Contact Sentry Management at 843.795.0910 ext 51710

I would like to thank all of my Board members, committee members, and all our other volunteers for their generous sharing of their time and talents. Without the dedication of these individuals, Irongate would not be the desirable and wonderful neighborhood that it is. My sincere thanks to all of you.

As we are coming out of a couple of tough years for our nation, and starting to get back to some type of normal, I wanted to bring to your attention some of the accomplishments of the HOA Board.

Marcia Miller, our outgoing Treasurer, has worked hard on decreasing the HOA's outstanding accounts receivables. Through letter writing, Magistrates Court, etc. we have worked hard at getting all of dues up to date. We will continue to pursue homeowners that are in arrears in order to keep things fair for all our homeowners and to keep our cashflow positive. If you are experiencing an issue that has caused you to have a balance, please reach out to us—we are more than willing to help you set up a payment plan.

The majority of our homeowners tend to comply with our governing documents and keep their yards looking good and their homes in good repair.

Darius Stevenson is our HOA Vice President, and as VP he is tasked with the violations enforcement. You may have seen him or spoken with him on his 'rounds.' He has a tough job and he does it well. Be assured that Darius knows what's going on in the neighborhood and does his best to keep us all in line. :-)

Becky Sharpe has been our Board Secretary for the last two years and has done a great job keeping up with the mail and with taking notes for our meetings, and organizing and delivering welcome packets. Additionally Becky keeps tabs on our Little Library at the rec center. She is refocusing her energy to another non-profit and I know I will miss her input on the Board.

This year our Activities Chair and Board Member Lindsay Hulett put together a pool party that was well attended. Lindsay coordinates our Food Trucks—which continue to be very popular and well attended events. She will continue to look for opportunities to sponsor neighbor events.

In 2022 we had a great pool season under the management of Keira Hughes. The pool is a huge asset to our community and it takes a 'village' to make it work. Each night—7 days a week during the pool season we have volunteers that close the facility—

take out the trash, clean up, etc. We couldn't run the pool efficiently without this team and I thank you for your commitment. We had around 90 memberships this year. Our pool equipment held up well this year and we didn't have any downtime there. We have already purchased some new pool furniture for next year and we look forward to another great season. We are looking for a new pool manager for next year. Let me know if this might be something YOU are interested in.

Another challenging task of the HOA is keeping tabs on exterior home modifications. Mark Wapshare has taken charge of the Architectural Review Committee. This year we updated some ARC guidelines, renewed our committee processes and recruited some new members! You would be surprised at the amount of time and work is required and I thank Mark and his committee for stepping up.

We are all grateful to Jason Lowman who has taken over the 'CrimeWatch' for Irongate. I know many others are helping out and we all thank you. Remember—Turn on exterior lights at night and if you see something that seems suspicious—call the law enforcement agency for your municipal jurisdiction.

Our Facebook® page is administered by volunteers Ron Jones and Laura Lee David. The FB

page is a great source of information, sometimes humor, and every once in awhile a 'SMH.' Thanks to these two for their time and support. Please remember that while most Board members watch the FB page, neither Facebook® nor Messenger® are a means of communication with the Board. Please use email or a phone call to communicate with the Board.

Because I won't remember everyone, and I don't want to leave anyone out, I won't mention any other names, but there are many others that help the HOA out with random tasks. Thank you! You are much appreciated.

Please stay involved with what is happening in YOUR homeowners association. Make plans to attend our next general membership meeting on THURSDAY, JANUARY 5, 2023 at 7 pm. We will be meeting at the Summerville Church of Christ at 713 Trolley Road. All homeowners are encouraged to attend, however only members in good standing may vote on new directors. 'In good standing' means that you are up-to-date financially with the HOA. If you cannot attend, please complete the proxy included in this letter.

Many thanks to all,

Annual Homeowners General Membership Meeting

Thursday, January 5, 2023 at 7:00 pm

at Summerville Church of Christ
413 Trolley Road, Summerville SC

Neighborhood Survey

In late November, the Board of Directors circulated a survey via email to every homeowner for whom we have emails on file. If you did not receive a survey, please make sure that you sign up for our emails. You can do this by going to our website (IrongateHOA.com) and on the home page there is a link to the newsletter sign up. Most homeowners have email it is the most timely and cost efficient method to send communications. We hope to one day be able to conduct official voting via email, so it is imperative that you get on the list. If you do not have email, please reach out to the Board of Directors (call 843.879.0588) and we will figure out who we need to use US mail for.

Survey Results will be reviewed at the January 5th annual meeting. After the meeting they will be posted online. Please remember that this was not a vote, but merely the Board's attempt to get a feel for the thoughts of the homeowners in Irongate. We have had several "Chats with the Board" over the last couple of years in order to give homeowners a place to communicate with the Board and ask questions. Many of you attended and shared your thoughts. This survey was a way to cast a wider net.

Friendly Reminders

- ◇ Many of our new residents have come from outside of South Carolina—we have a surprise for you — Yard maintenance is a 12 month a year job here! Let's not neglect our yards this winter.
- ◇ If you have guests that need to park on the street, please instruct them to park with traffic. Parking opposite the traffic creates an unsafe situation and is against parking laws.
- ◇ Please do not park on grass at anytime.
- ◇ Please do not park within 30 feet of a stop sign —also against SC parking laws.
- ◇ Please obey SC golf cart laws—driving golf carts at night (even with lights) is prohibited.
- ◇ Don't forget to put your trash and recycling cans away after pickup and store out of sight of the road and sidewalk.
- ◇ Pick up your dog poop and put it your own trash. Please do not drop it down the storm drains.
- ◇ Keep the storm drains in front of your home clear as a courtesy to everyone and to prevent road flooding.
- ◇ Remember that the Recreation area, while open to all of us, does officially close at dusk. Please instruct your teens to stay out of that area at night. We do have patrols going through there.
- ◇ Boats, trailers, campers, RVs are prohibited.

Financials

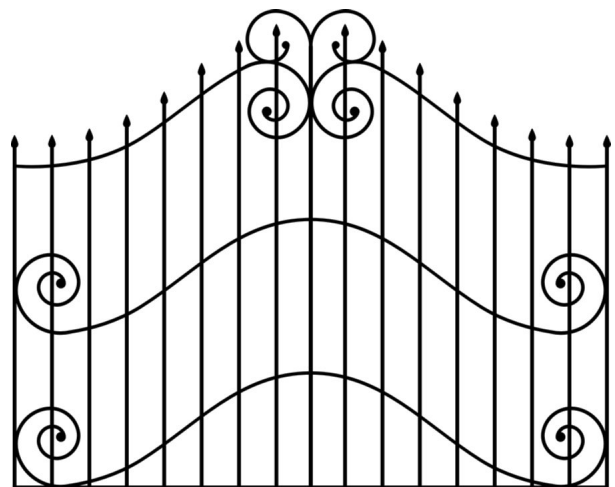
We use Sentry Management for our accounting, bill paying, document storage, violations processing, community portal, etc. They arrange for our property taxes being paid each year by a CPA firm. We pay them monthly fees for their service and we are charged additional fees for copies, mailings, and postage. Our Board Treasurer follows up each month, checking the payments that go out and making sure that everything is being taken care of properly. The Board is provided with monthly financials for review. The costs are more than we would like to pay, but after using Sentry for the past 5 years, the Board has determined that this expense is worth the cost. With rotating Board members, the ability to have centralized storage and online access to homeowner information all in one place is priceless to a volunteer team. Over the last 5 years, the Board has truly recognized how helpful this service is to us.

Our homeowner dues have gone up over the last five years, as have the costs of running the HOA and caring for our property. Pool fees collected from the homeowners that choose to use the pool are currently covering the cost of operating the pool. Our major expenses (not including the pool) each year are:

- Management company fees \$11,500
- Insurance \$7300
- Landscaping maintenance contract \$15,000
- Electricity \$8500
- Water \$1600

Just these five items equal about 65% of our annual budget.

The budget is posted on our website. We welcome inquiries about the budget and are happy to share any information requested.



Our Candidates for the Board of Directors

Current Board members that will serve the second year of their term are **Ben Howle**, Newcastle Ct., **Lindsay Hulett**, Annandale Ct., and **Pam Poelker**, Essex Drive.

Tom Jeffries—Barrington Court—Tom is a retired Chief Financial Officer and was a licensed CPA and audit manager for many years. Tom currently serves as the Finance Chair for his church and is on the Council of Finance and Administration for the SC Methodist Conference. He has lived in Irongate for over 30 years.

Jacob Killian—Savannah Round—Jacob is looking forward to working with us as a potential board member. His goals for this term would be to ensure the neighborhood is led in a fiscally responsible way and that rules are modernized and equally enforced without bias. All while maintaining a quality neighborhood to preserve our personal investments, both financial and into this wonderful community.

Jason Lowman—Bonneau Court—Jason retired from the Navy after 20 years in May 2021 and has been staying busy helping in the 'hood with home/yard maintenance, recycling and other miscellaneous jobs. He's been thankful to be able to head up the crime watch efforts here in the community and looks forward to helping in a different capacity within the HOA. He is interested in bringing the HOA C&R's/bylaws into the 2020's.

Darius Stevenson—Wampee Curve—Darius is retired from the US military with 40 years of service. He has been an Irongate resident since 2016 and has served as BOD Vice President for the past two years. He wants to continue to be a voice for the community.

Proxy Ballot Directions:

Complete proxy ballot in front of an HOA Board Director or Notary, sign and return to the Director before the HOA meeting on Thursday, January 5, 2023. *Ballots cannot be accepted after 7pm that night.*

Contact an HOA Board Director by calling the HOA Hotline at 843.879.0588.

You may also use any SC Notary Public—there are several in the neighborhood.

All proxies must be received before 7pm on January 5, 2023

Detach bottom portion and give to Board Member or mail to Irongate PO Box 50536, Summerville SC 29485

Irongate HOA Proxy Vote

Election for Irongate Board of Directors—you may vote for up to four (4) to fill four (4) open board positions.

Tom Jeffries

Jacob Killian

Jason Lowman

Darius Stevenson

Write In Candidate _____

eligibility subject to verification (must be in good standing with HOA)

Name _____ Signature _____

Street Address _____

Witness _____ Signature _____

Date _____

Witnessed by HOA Board Director or

Notary Public

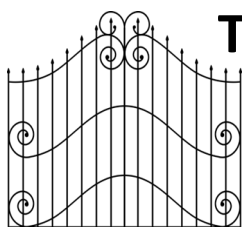
Notary Seal

Irongate Homeowner's Association

PO Box 50536

Summerville SC 29485

Irongate Homeowner's Association General Membership Meeting



Thursday, January 5, 2023 at 7:00 pm

to be held at

Summerville Church of Christ

413 Trolley Road, Summerville SC 29485

The agenda is available on our website IrongateHOA.com