



Irongate Homeowners Association

PO Box 50536, Summerville SC 29485 | Help Line 843.879.0588
Irongate HOA.com | IrongateBOD@gmail.com

From the President:

Your Board of Directors met with Sentry Management (for the second time) recently and had a very productive meeting. The transition is happening! We are still working with the current accounting firm, our records, and Sentry to get everything in line. Sentry will be sending out a mailing to tell everyone how to reach them, how to access and sign up on the web portal, etc., in the next few weeks. There is a lot for them to do, but soon we will all be able to sign onto the portal and access everything to do with our homes. We are straightening out a few things over, to avoid some of the issues we have been having lately. But it is going to be a fantastic asset to our Irongate community! More information to come.

Even with Sentry managing our neighborhood, Your BOD will still be involved on a daily basis, but the reporting, tracking, sending of notices, violations, fines, and dues notices will all be part of a tried and tested system IN ACCORDANCE WITH OUR ESTABLISHED COVENANTS AND RESTRICTIONS. Making sure this is right going in is part of the reason for the delay in them taking over fully.

Our annual meeting will be held November 2, 2017 at 7 pm at the Summerville Church of Christ. We will be sending out a reminder before then, as well as the proposed 2018 budget. We have new volunteers for the board, but we can always use more help. If you have an interest in serving, let us know!

I have spoken with the county Public Works Dept and our Councilperson about the bridge/sinkhole issue. The County will need to fill in or shore up the wash out area. From there, we'll figure out any rebuilding needed for the bridge. There are a few balusters that need replaced, but overall it appears to be in good shape, so the repairs to the bridge shouldn't be much of an issue.

Marty Montjoy, President

From the Vice President:

Thank you to all our neighbors who help keep Irongate the beautiful neighborhood it is; it's greatly appreciated. We'd like to pass along what we feel are the some recurring issues we see and what we'll be asking Sentry Management to look at as well.

- **Boats!** We realize they require a lot maintenance. A few days in your driveway is fine but when days turn into weeks, that is a problem.
- **Trailers and campers** - again, a few days are ok, any longer is against our C&Rs.
- **Parking on the grass** - Not allowed, at all!
- **Edging** - please keep your sidewalks and curbs neat.
- Same goes with **hanging limbs over walkways**; keep them trimmed so folks don't have to duck when passing under them.
- **Trash cans**—must be stored out of sight except on pick up day.

Remember— these rules help maintain our property values and keep Irongate beautiful!

Roger Rose, Vice President

From the Treasurer:

Thank you to everyone who recently mailed in dues, late fees and fine payments as a result of the invoices and statements that went out last month. Some checks for violation fines will be returned due to errors made by the Accounting firm. As discussed elsewhere in this newsletter, we are informing Sentry Management of all adjustments that need to be made to your accounts.

If you believe you mailed in a check for your dues for this year or any other year and your account was not credited, please check your bank statements or contact your bank to get proof that your check was cashed by the HOA. We are not able to enter a payment on your account if we do not have proof that your payment was received no matter how faithful you have been in paying your dues on time in the past.

Per the Bylaws, we have a very generous payment timeframe after the invoices are mailed in January (90 days) and grace period(30 days) before the \$50.00 late fee is charged to your account so please remember this when you appeal to the board to ask to have a late fee removed. If you claim you did not receive an invoice in January and thus did not pay the 2017 dues, you will still be assessed a late fee. Only those homeowners who contacted the board prior to the dues deadline requesting an invoice will have the late fee waived. We do not control how the postal service delivers your invoice once we place it in the mail. We do not send dues invoices by certified mail so please do not request that we do so.

Many homeowners were surprised to find out that they had a balance due when they opened their recent statements. Going forward you will be able to check your balance online or contact Sentry Management directly if you do not have access to a computer.

All requests received in writing or via email to IrongateTreasurer@gmail.com for reconsideration of late fees or fines and or account balances will be reviewed by the entire board and a final decision made. Please do not make these type of requests via voicemail.

Thank you for your patience as we transition to our new and improved accounting system.

LeAnn Lester, Treasurer

2017 Irongate General Membership Meeting

Thursday, November 2, 2017

7:00 pm

to be held at

Summerville Church of Christ

413 Old Trolley Rd, Summerville SC

(across from LA Motors)

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