



Irongate Homeowners Association

PO Box 50536, Summerville SC 29485 | Help Line 843.879.0588

www.IrongateHOA.com | IrongateBOD@gmail.com

Sentry Management contact: Lisa Westbury 843.795.0910 ext 51710

IRONGATE 2019 POOL SEASON IS JUST ABOUT HERE!

Under the new management of co-managers Brooke Merritt and Brenda Graham, we're just about ready to open for the 2019 season. We've completed a bunch of renovations that we are eager to share with the neighborhood. The season will open on Saturday, **May 4th with a Grand Opening Pool Party from 11 am to 2 pm** (pool will be open all day). We will have an inflatable obstacle course, ice cream truck, fire truck, hot dogs, hamburgers and more! Everyone is invited, even if you have never joined the pool. This is your opportunity to check it out and enjoy some fun with your neighbors. Kids of all ages are invited to decorate their bikes, scooters, wagons and trikes and we will have a parade! There will be a GRAND PRIZE.



Pool information is available online on the IrongateHOA.com website. This includes the application and rules. We will be accepting applications online and in person. We will also have some designated days and evenings to accept applications and checks at the pool. Watch the sign boards for information.

Membership Fees:	Irongate Residents in good standing	\$175
	Seniors (over 65)	\$150
	Military (active and retired)	\$150

Checks (only—no cash or card) should be made out to Irongate Homeowners Association. Checks will be deposited within 21 days of receipt.

Join us for the best neighborhood event of the season!

LADIES NIGHT OUT

Please join the ladies of Irongate for a sneak preview of the pool renovations!

Bring a snack to share and BYOB.

Cups, plates and napkins provided.

Get to know some of your neighbors!

Friday, April 26th 7 to 9 pm at the Pool Pavilion



LIGHTS ON FOR SAFETY!

Everyone is asked to consider leaving as many of your outside lights on ALL NIGHT LONG. We have many dark areas on some streets and cul-de-sacs and we want to make Irongate as burglar proof as possible.

LED's bulbs use very little energy, even if burning all night long. You can even purchase LED dusk to dawn bulbs on Amazon! I bought some for that were 3/\$20 and they stay on all night—no dent in the electric bill either.

Volunteers

Any work that gets done in the neighborhood is either accomplished by our homeowners or coordinated by our Board of Directors through contract etc.

Thanks to everyone that has stepped up in the last year in some way. I can't begin to name everyone, but please know that your assistance is invaluable.

Every task is appreciated and please consider yourself thanked.

For the Board,

Yard of the Month Program

It's that time of the year again—mowing, edging, planting, trimming! And we are happy to announce the new Yard of the Month guidelines. Find the information on our website IrongateHOA.com under documents.

Winners will be selected the first weekend of every month during the season, with special competitions in October and December.

Check out the April winner at 302 Savannah Round.

Congrats Donna M.

Irongate 2020 HOA Dues Proposal

Prepared by: Irongate Board of Directors

Background: The homeowners association Board of Directors is tasked with the managing of the business and affairs of the association. This includes causing all common areas to be maintained, pay all debts of the associations from the funds collected, keep a complete record of all it's acts and corporate affairs, present an annual statement to the membership at an annual meeting, and to fix the amount of the annual assessment against each lot. (Summarized from the Irongate Association Bylaws)

Discussion:

Current association annual assessment (dues) are \$130 per lot/home.

Current association budget is based on an annual income of \$63,500 (488 lots x \$130). Additionally, we expect approximately \$12,500 in pool income.

Budgeted expenses for 2019 are \$127,335. This amount includes a \$50,000 infusion from money in the bank, to make some necessary capital improvements in 2019.

If all that money is spent in 2019, the remaining cash balance of HOA funds will be approximately \$25,000.

The Board of Directors has determined that there are/have been some necessary immediate and future improvements that needed/need to be accomplished. These include:

- Improvements to front entrance

- Repair/replacement of common area fencing along Trolley Road

- Basic renovations of the pool house and pavilion in the recreation area

- Security improvements at the recreation area

- Increased street lighting within the neighborhood

- Trimming of trees and removal of damaged trees in the recreation area

- Renovation of pool decking

- Painting of the exterior of the recreation area buildings

The Board of Directors that was elected by a quorum of the membership, being charged with the managing of the association, has determined that it is in our responsibilities to make these things happen.

Therefore, in order to accomplish the improvements, the Board is proposing a raise in the association annual assessment (dues) from \$130 per year (\$11 per month) to \$175 per year (\$14.58 per month). This is will allow us to not only budget for future years' basic expenses, it will allow us to fund future, as yet unknown needs.

The proposed raise in the annual assessment is more than 6%, which means that this must be voted on and approved by a majority of the association members in good standing. This means that it will be upon the Board of Directors to solicit votes and proxies for the November 7, 2019 annual homeowners meeting.

Recommendation: The Board of Directors will continue to share information with the homeowners through as many means of communication as possible, to include newsletters, (unofficial) social media posts and discussions, and will offer opportunities to meet with the board members to express thoughts and concerns. Prior to the November 2019 meeting, the Board will be canvassing the neighborhood for proxies.