



Irongate Homeowners Association

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From the President:

2019 has been a banner year for the neighborhood. We've done a lot and tried to focus on being better neighbors and improving our facilities. We've been a little slack on violation enforcement but we will be giving that some attention in 2020. We've also put a lot of effort in to recovering accounts payable from homeowners.

2019 Accomplishments:

- ◇ Remodeled the pool house
- ◇ Installed security cameras at Recreation Area/Pool
- ◇ Held several women's gatherings
- ◇ Repaired and refinished the baby pool
- ◇ Responded to storm damage and had trees removed
- ◇ Increased pool membership numbers
- ◇ Held two movie nights at the pool
- ◇ Reduced our phone bill for the pool while adding internet for the camera system
- ◇ We are continuing to pursue the replacement of the exterior fence along Trolley Road
- ◇ Reduced accounts receivable by \$10,000

2020 Plans:

- ◇ Clean up the Middleburg Square median
- ◇ Continue fence replacement
- ◇ Rehab pool room—pump, filters, electrical
- ◇ Continue to offer neighborhood social events

What we NEED from YOU:

- ◇ Please consider volunteering for a committee or one of our special projects.

Many thanks to the Board of Directors for a great year. I really appreciate the team and the time and dedication they have given to all of us.

Pam Poelker, President

From the Pool Committee:

This was a great year for the Irongate pool and I have been happy to serve as your pool manager. We had 100 pool memberships which was more than we've had for the last several years. I have a great Pool Committee that assisted with locking up the pool each evening and helping with special projects. We're always looking for new committee members and we have work to do during the off season. A special thanks to Brenda Graham (and Gary too) who assisted me with pool manager duties.

This year we had a great opening day event, as well as two movie nights. We also hosted two ladies gatherings at the pavilion. We expect to continue these types of events if the budget allows.

I look forward to meeting new faces at the pool next year.

Brooke Merritt, Pool Manager

From the Vice President:

Our goal is to inspect the neighborhood twice a month, with approximately 1/2 the neighborhood done each visit. This means that homes are being inspected only once a month and will actually give homeowners 30 days to remediate.

- first 'violations' receive a 'courtesy notice' This notice will address clearly the violation AND give explicit instructions on how what is expected in terms of notifying/contacting us/ Sentry with questions, results of remediation, etc. (this adds an extra layer of letters, but hopefully will serve as a more personal and gentler notification) This will also reduce fine related violations, therefore reducing overall administrative costs.
- If the initial 'courtesy letter' does not result in some type of remediation or communication, then a 1st violation is issued to begin the actual violation process.
- At least two people participate in inspections.
- One-off violations can still be reported at any time by neighbors or BOD members and issued to homeowners in the form of a 'courtesy letter.'

We need homeowners to volunteer for the inspection committee to help us keep the neighborhood looking good and thereby keeping up our home values. Please email the Board of Directors to volunteer your time to the neighborhood.

Eric Barnet, Vice President

From the Treasurer:

We will be reviewing the 2020 budget at our meeting on November 21st, as well as giving an update on the 2019 year to date financial status

Angie Penrod, Treasurer

From the Architectural Review Committee:

All changes to the exterior of your home require permission from the Irongate Architectural Review Committee. This includes driveway extensions, patios, porches, roofing, painting, etc. If you're not sure—please ask!

The request process works quickest if submissions are emailed directly to the committee at IrongateARC@gmail.com. If you need to submit an ARC request and you are not able to use email, please contact the Helpline before you use the US Mail. We will happily work with you in person to get your request approved quickly. Using the US Mail adds a couple of weeks to the processing of requests.

Tim Stock, Member at Large (ARC Committee)

Irongate General Membership Meeting
Thursday, November 21, 2019
7:00 pm
to be held at
Summerville Church of Christ
413 Old Trolley Rd, Summerville SC
(across from LA Motors)

Voting Information

Nominees for the Board of Directors

Pam Poelker, Essex Drive—current President and willing to serve again.

There are three (3) open positions. Nominations will also be taken from the floor of the annual meeting on November 21st.

Also on the Ballot:

After ___ years without a raise in Homeowner dues, the Irongate Board of Directors is proposing and planning for a raise in dues to \$175 per year per home.

This is an increase on a monthly basis from \$11 per month to \$14.58 per month. This increase will allow us to budget for future years' basic monthly expenses, as well as funding future needs. The 2020 budget includes \$3000 for a Reserve Study to help us determine what our future needs may be.

This increase is more than the 6% allowed by our By-laws so a majority vote of the members in good standing of the association is required. This vote will be included in the proxy ballot and also by a petition that will be circulated by the Board in the coming weeks. If we do not receive a majority vote there will be a 6% increase - bringing dues to \$137.79.