



# Irongate Homeowners Association

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

**W**e would like to reintroduce a proposal for hiring a property management company. However as many Irongate residents can attest, even the mere suggestion reminds us of the last “management company” and the rampant and sometimes even unwarranted fines many of us were issued. It has since come to light that the previous management company was no more than a “violation company” and they were being paid based on commissions!

Having been on the board for only a short time it has become very obvious exactly how much time and effort it takes to perform all the tasks required to ensure our property values (the biggest financial investment most of us will ever make) do not go down due to a decline in our neighborhood; coupled with the fact that none of us want to spend our time *being tattletales* on our neighbors and friends. With our last bad experience at the forefront of our mind we have spent a lot of time investigating this option and have come up with a list of the requirements we think everyone should be able to agree upon before proceeding:

- 1. They will NOT be commission based!** In fact they will NOT be allowed to issue any fines without the BOD’s written approval and of course any fines issued will be based strictly on the covenants & restrictions and by-laws that will be provided to them.
- 2. HOA dues will NOT go up!** The property management contract must be within budget. If needed, they will assist the BOD in finding and working with any contractors for

lawn care, pool maintenance, etc. They must work with the BOD and HOA’s accounting firm to maintain accurate records. They must provide an online option for homeowners to view their account and pay dues or fines and they must maintain clear records of all violation letters, fines paid, etc; making them readily available upon request.

**3. We must be able to cancel the contract within a reasonable time and without high costs!** In the event that we, as a neighborhood, find the arrangement is not working as it should, we must have the ability to get out of the contract without unreasonable delays or high costs.

**4. They must provide local references.** We must be able to confer with other neighborhoods who will tell us their experiences before a decision is made.

We are sending this letter and proxy to ask for your vote regarding this subject. We need 10% (or 48 votes) of eligible homeowners (no outstanding fines or dues) to vote. Because a lot of us are very busy and

not able to attend HOA meetings we’ve included the proxy along with instructions and options on how to cast your vote without having to attend the HOA meeting.

Thank you so much for taking the time to be involved in helping us maintain the quality of our neighborhood. Please let us know if you have any further questions. Otherwise we look forward to receiving your vote.

*Your Irongate Board of Directors*

**General Membership Meeting**  
**Thursday, March 2, 2017**  
**7 pm**

Meeting to be held at the  
Summerville Church of Christ—413 Trolley Road

*Please note the address—this is NOT the church that we have traditionally met at—it is the other direction on Trolley and is 0.8 miles from the main entrance of Irongate*

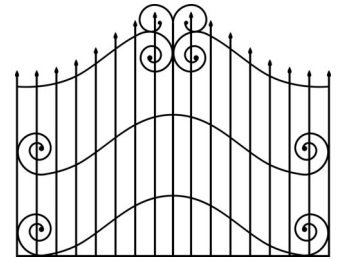
We will be voting on two questions—the proposed 2017 HOA budget (available at IrongateHOA.com) and the hiring of a management company.

Complete the proxy ballot in front of an HOA Board Director or Notary, sign, and return to Board Director before the HOA meeting on Thursday, March 2, 2017. One proxy per home. Homeowners must be ‘in good standing’ - with no outstanding violation fees. You do not have to have paid your 2017 dues, as they are not due until April 13, 2017. You may pay your dues in person on March 2 at the meeting.

If have any questions concerning how to submit a proxy ballot, please call the HOA Hotline at 843.879.0588

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**Proxy Ballot Directions:**

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**Irongate HOA Proxy Vote**

Question 1:

I approve of the 2017 Irongate budget as proposed  YES  NO

Question 2:

I approve hiring a management company for the HOA  YES  NO

Name \_\_\_\_\_ Signature \_\_\_\_\_

Witness \_\_\_\_\_ Signature \_\_\_\_\_

Date \_\_\_\_\_

Notary Seal

Witnessed by  HOA Board Director or  Notary Public