

Bay Tree Golf & Raquet HOA

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Board of Directors

Allen Aubin
President

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Vice President

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Secretary/Treasurer

Deborah Jennings
Member at Large

December 21, 2014

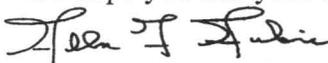
Dear Fellow Homeowners:

Enclosed are the payment coupons for your Monthly Assessments for 2015 along with return labels. Also, you will find the Informal Meeting Notice for the Annual Meeting in February 2015.

From time to time it becomes necessary to communicate on behalf of the Board of Directors of our Home Owners Association. There are several issues that need to be addressed.

1. To those who rent their dwelling units. Your rental agreements are by the by-laws required to be copied to our office.
2. We have legal standing with you because of the By-Laws, Rules and Regulations. We have no legal standing with any third party who is renting your unit. Therefore, if there are breaches of the By-Laws, Rules and Regulations we have no recourse but to fine you as the homeowner with which we have legal standing. The "Board" will as of this date, be leveling a sliding scale of fines starting at \$25.00 for the first offense per day. Fines are added to your HOA monthly assessments and if not paid we will file a lien and foreclose on the unit.
3. Choose your Rental Agent with care, they are the ones who do not check credit reports and many want their fee without protecting your real property. Every year at the Annual HOA meeting we hear dreadful stories of mis-management by local Rental Agencies. Again, we have no standing in your third party contracts. We have instructed our staff not to become involved in any problem with your renter, our only recourse is with you and we will not babysit your renters. This is not our responsibility.
4. Should you have a problem with a neighboring unit it is your responsibility is to call Horry County Police and to file a Police Report. You can then forward a copy to our office. If a unit is becoming habitually as a nuisance we can then fine the Homeowner. But without copies of the Police Report we can not fine anyone. It is your responsibility to get the Police Reports, just as it would be if you had a noisy neighbor in any other community or sub-division.
5. Finally, there has been some abuse of our staff. This will not be tolerated. If this occurs, it shall be dealt with an immediate fine of \$100.00 will be added to your account. We have put together an excellent team and they work on less than perfect project. *But abuse of any kind is not in their job description.*

We hope you and your family have a Joyous Holiday Season.



Allen Aubin
President, Bay Tree Golf & Racquet HOA