

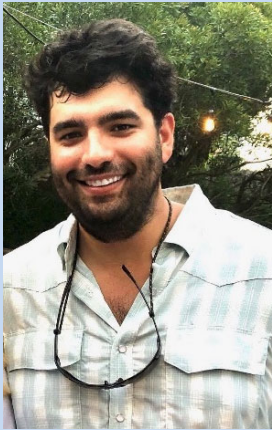
Sweetgrass Newsletter

Who's Who

President: Eliot Hood



Ponds: Matt Brown



Boatyard: Frankie Pettit



2023 Summer Edition



President's Report

Hey Sweetgrass Neighbors,

Since this is my first newsletter as the president of the HOA board and we have many new neighbors in the neighborhood, I'd like to introduce myself. I'm Eliot Hood and I live on Oak Tree Lane with my wife, Tessa, daughter Eloise and new son Reid.

I've been serving on the board as landscape chair for about 2 years and was recently appointed as the president. I'm honored to serve this great neighborhood alongside a great group of people on this board. Together as a board and in partnership with you, our neighbors, we plan to continue to make sweetgrass a great place to live. If you have any suggestions for the neighborhood or items you'd like the board to discuss at our monthly meetings, please reach out to me at sweetgrasshoaboard@gmail.com.

As for the neighborhood update, I'll provide some high level updates here and then I'll leave it to each chair to provide more detailed updates for their respective positions. I do want to start by thanking Mary Lee Briggs for her time as our neighborhood social chair. She did a great job with social events such as the neighborhood oyster roast, food trucks and everyone's favorite, the ice cream truck! That brings me to welcoming Lauren Frost to the board as our social chair. Lauren has already jumped right in to organize community events that bring us together with more events planned. Keep an eye on the facebook page for updates on these events. We've made great progress on the boatyard expansion. Big shout out to Frankie Pettit for



2023 Summer Edition

ARB: Sean Carline

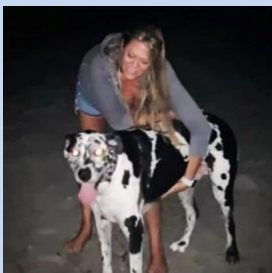


Landscape: Eliot Hood
(also President; see
pictured above
..position available)

Social: Lauren Frost



Communications:
Virginia Allen



A+ Property Mgmt:
Robert & Debbie Rogers
(843)856-6556

Feel free to contact us:
[SweetgrassHOABoard@
gmail.com](mailto:SweetgrassHOABoard@gmail.com)



keeping his foot on the gas with this project. Matt Brown has been hard at work keeping our ponds in order and getting the compressors rebuilt. I want to thank Sean Carlin as he fields ARB requests and questions from neighbors. And of course Virginia Allen who ties us all together via this newsletter and our Facebook page. All these neighbors work hard for Sweetgrass and volunteer their time to improve the neighborhood. We do still have an opening for the Landscape Chair position. If you are interested in serving in this role please reach out to me at sweetgrasshoaboard@gmail.com.

~Eliot

ARB Report

I continue to see a lot of people working throughout the neighborhood and want to thank everyone for doing their best to make Sweetgrass Community look the best it can. As others plan any future work, please remember to read our covenants and restrictions before filling out an application as this makes things easier on us all. Also, please feel free to reach out to me if you have any questions or concerns and thanks again to all those who have submitted thus far as it has been a true pleasure working with you all.

*All ARB submittals are to be completed online. This is located on our neighborhood's website under the homeowners tab. Click on the ARB Request button and everything required to be filled out is right there. Feel free to include more information than required and pictures and drawings are encouraged for a faster response.

*Just as the applications are now paperless, so are the approvals. Any questions or concerns about any work feel free to contact me directly or A-Plus as we have



Boat Yard Report



The expansion process is moving along and is in the design/approval stage. Now is a great time to ensure your tires are aired, and your trailer is ready to be moved. There will be more information about when your boat will need to be moved. Ensure you keep your boat between the lines and that it is as far back as possible for fellow users.

frankiepettit@gmail.com

Thanks,
Frankie

Landscaping Report



Fall is here and uncharacteristic for Charleston we've got cool temperatures in September! With hurricane season at it's most active time, I'm sure many of you have already spent plenty of time cleaning up debris in your yards. As you maintain your yards please follow the Town of Mount Pleasant's guide for proper placement of yard debris in order for



records of all approved work. Any potential violations can also be reported to either of us and they will be handled in the appropriate manner according to our bi-laws and C&R's.

*Emergency repairs do not require ARB approval, but we do ask that you let us know so we can keep a record of this work should any questions arise.

*One reminder that the maximum fence height in the neighborhood is 5'-0" per our C&R's. The HOA has always held firm to that number.

Sincerely,
Sean Carlin

Ponds Report

Neighbors-

Hurricane season is upon us which means now more than ever it is imperative our ponds are debris free to prevent any deficiencies in our stormwater system during a flood event. Our technicians have continuously been conducting surveys of the ponds to ensure everything is in working order, however, if anyone notices any potential issues please let me know.

As always, I hope everyone is enjoying the recreational capabilities our ponds have to offer from bird watching, kayaking, paddle boarding, or fishing!



2023 Summer Edition

the town to pick it up. You can find this information here:

<http://www.tompsc.com/339/Trash>

Please ensure small yard debris and leaves are placed in a brown yard waste bag. This is important so these items do not wash down the storm drain and into our ponds causing drainage issues.

Throughout the year, we've been working with The Greenery, our landscape contractor to add mulch to the islands throughout the neighborhood, install annuals at the entrance and various projects to repair lighting and irrigation systems. We've also been working to improve the process for getting the dog waste stations refilled so they are ready for use. If you notice anything around the neighborhood that needs some attention or have an idea for improvements, please reach out to me at: ekh5035@gmail.com.

We are still looking for someone to join the board as the landscaping chair. If you have any questions about the position or would like to volunteer, please reach out to me at sweetgrasshoaboard@gmail.com

~Eliot

~Matt Brown



Social Report

Hello Sweetgrass Neighbors!

I look forward to meeting you all at the events and gathers coming up this year. We have a lot of fun things planned in the upcoming months and the holidays will be here before we know it! If anyone is interested in serving on the social committee, please contact me:

Lauren_laird@yahoo.com

Upcoming Events:

- Halloween Decoration Contest
- Fall Oyster Roast/Chili Cookout Oct 28 4-7PM (Need volunteers; tables, set-up/break down, master oyster roasters are very appreciated! See FB Page for more info!)
 - Halloween Costume Contest at the Roast!



2023 Summer Edition

Communications



Hello Neighbors! If you have sent a Facebook request, look in the FB Messenger App for a message from me. I ask for some validation that you do live in our neighborhood to protect our page from spammers. We have had an influx of advertisements from folks posting from their personal accounts advertising their businesses. The intent of the FB page(s) is to provide communication of a myriad of things such as getting rid of items, solicitors in the 'hood, lost/found pets, a way of helping each other. There is a large grey area, and I don't want to have to create specific rules on parameters so please use your best judgement.

~Virginia Allen



Neighborhood Reminders

- There will be a new Backgate Keycode! Please pay attention to FB posts (I will post @everyone) for details
- Waste: Put waste out the night before pick up: Tuesdays for Trash/Yard Waste, Alternating Tuesdays for Recycling. Visit the Town of Mt Pleasant's website for more info and a pickup schedule: <https://www.tompssc.com/307/Curbside-Collection> Also, Trash/Recycle bins need to be stored out of sight from the street!
- Please clean up after your pups; we have pet waste bins all over the neighborhood for convenience
- DON'T IGNORE STOP SIGNS OR SPEED LIMIT!! Speed Limit is 25mph, but that can be too fast since we have



many blind curves and vehicles, etc on the street. There are many new families in the neighborhood with young children so please, slow down, be safe and watch out for your fellow neighbors

- Property Maintenance: Please ensure you are taking care of your property per out community Covenants and Restrictions. This includes lawn care, structural maintenance, and cleaning the residence exterior
- Keep checking our Facebook and Marquee for other news and Neighborhood events!!

**Keep it cool! Get Ready
for Fall, Y'all!**

