

ONE OCEAN PLACE NEWSLETTER

Fellow homeowners

The board would like to wish all of you a Happy and Healthy New Year. This year during the off-season we will be addressing multiple maintenance upgrades. Already we have completed some of the repairs to the exterior of the building. This included stucco repair, balcony slab edges and balcony railing repairs. We will in the coming weeks be making repairs to our parking decks. So there will be sporadic closing of certain decks. We hope that this inconvenience will be held to a minimum. Our staff will post notifications in advance. We will also be rebuilding the beach platform and staircase to the beach. The new beach access will have a platform and a walkway that will be much longer to comply with current DHEC rules. The new platform will extend past the sand dune fences. We currently walk through the dunes which compromises their ability to build up and protect the storm wall. Unfortunately during this repair there will be no beach access from One Ocean Place. Owners and guests will have to access the beach from the Conch Café. We apologize for these inconveniences but these repairs are both necessary and required. Please check the website for approximate start times of these maintenance upgrades.

Here is what a typical water valve installation looks like inside the vanity in the bathroom.



PARKING

The Board is including in the newsletter information that was also mailed along with the minutes of the November homeowners meeting to inform owners about One Ocean Place parking passes. We have had inquiries by owners on what was required on parking hang tags to comply with last year's regulation that all vehicles parked on One Ocean Place property be identified to which unit they belong. We wanted to inform owners that Chicora has in the past and will continue in the future to offer free parking hang tags to all owners that request them. It came to the Board's attention that most owners were unaware of this service. This service makes it very easy for everyone to comply with the regulation that every car parked at One Ocean Place be identified to a unit. Owner stickers are for owner's cars and cars that have stickers do not need hang tags. The uniform tags will also allow security to do their job more efficiently and eliminate erroneous booting. Full time residents who need passes for their guests and owners who rent their units on their own should contact Tammy at Chicora 843 272-1123, Ext 258 to request parking passes. The Board would like to make it clear that owners that rent their units through a rental agent aren't required to do anything since the agents get the parking passes themselves. The Board wants to make owners aware that during busy season, May 1 thru September 30, the two car limit per unit will be enforced. During the other months every car will still be required to have a tag to identify which unit it belongs too but the two car limit will be relaxed.

MAINTENANCE

We would like to share some good maintenance tips. Owners when you are repainting ceilings please do not paint over sprinkler head covers. This can cause them to become ineffective in a fire. Dryer vents need to be cleaned periodically because they can become clogged with lint that makes the dryer work harder or worse can be a fire hazard. If you can't remember when it was cleaned last it probably needs a cleaning. Many A/C contractors do this type of cleaning.

The board encourages all homeowners when they receive the minutes from the November homeowners meeting to take the time to read and become informed about the workings of their HOA. Have a safe and enjoyable winter.

The Board of Directors