

## Linkside Newsletter

July 2011

Dear Linkside Villas Owners,

We hope owners have enjoyed Summer at Linkside in the heart of the Lowcountry. We are in full bloom, the new mineral pool has been met with rave reviews, the sounds of children laughing and loving both pool and beach are everywhere, and the recent heavy rains produced a frog symphony that made us all smile. Summer brings a multitude of visitors and guest/renters to Wild Dunes, and parking continues to be a problem without a perfect solution.

While we welcome, renters, guests, and visitors, we are aware that owners have spent a great deal of money in renovating buildings, landscape, the pool, and tennis courts. When children sit on the tennis courts' nets and swing on the pool gate, when guests park on the grass and kill it and sprinkler heads are run over and destroyed, and when people run and ride bikes through landscaped areas, it is Linkside's owners who pay for repairs. Please assist the Board and property managers by informing all guests of parking rules and other regulations. If you rent your unit, please ask your rental agent to inform guests that rules are placed in units, and on the Linkside Villas link on Property Management Services, llc. web site.

### **REGULATIONS FOR RENTERS AND VISITORS:**

Enclosed is a short list of policies written specifically for renters and visitors at Linkside Villas. The document will be laminated and placed on all unit refrigerators within the next few days by property management personnel. If you don't rent or allow visitors to use your unit in your absence, you may return the document or discard it. The document will be placed on Linkside's web site as well so that you may make copies as needed. Please go to [www.charlestonpms.com](http://www.charlestonpms.com), click on Linkside Villas, and our Covenants, Amendments, Bylaws, and other documents are available to read or to download and print.

The policies need to be read by renters and visitors because of the number of parking and other problems we've experienced this season. Wild Dunes Community Association owns the road through Linkside. They do not allow any cars or trucks to park on the road. Vehicles must be parked in the unit's garage, in the driveway, or in overflow parking located at the traffic circle and across from

units 45-48. Vehicles cannot be parked on the grass or parallel to the landscaped beds in front of units. One exception: golf carts may park just off the road on the grass that runs between units 28 and 29. Wild Dunes Security requires that space near the fire hydrant be kept free in case of an emergency. Please do not park in any owner's driveway without permission. Covenants prohibit overnight parking of commercial trucks.

The Community Association has given Linkside informal approval to use the space that runs along the retention pond across from units 25-28. There is space for 3 or 4 medium sized vehicles to parallel park. We have been asked to inform our owners that cars parked in that area must park as close to the edge of the road as possible because Isle of Palms ladder trucks require 18 to 20 feet of clearance. All roads in Wild Dunes must always be accessible to fire, police, and ambulance vehicles. Greg Towson, head of Wild Dunes security, has been asked to monitor Linkside for parking violations and to place warning tickets on vehicles violating parking rules.

#### **ANNUAL JULY ASSESSMENT:**

The annual July assessment was inadvertently left off July's invoice. The assessment will be billed on the August invoice and payable in 2 installments in August and September.

#### **BULKHEADS:**

The last phase of bulkhead replacement is scheduled to begin shortly after Labor Day. Bulkheads behind units 10-11, 21-24, and 25-28 will be replaced. There will be no interruption to owners.

#### **CHIMNEYS:**

All end units have fireplaces. If you have not had your chimney cleaned within the last 4 years, please schedule it as soon as possible. Please notify Trey Grisson when the chimney has been cleaned. You may reach Trey at [trey@charlestonpms.com](mailto:trey@charlestonpms.com) or 843-881-5459.

The two companies below are recommended:

Advantage Chimney Sweep: 843-352-4715

Palmetto Chimney Sweep: 843-572-2077

#### **Architectural Review Committee**

Please remember that Wild Dunes Architectural Review Committee has complete control over our buildings' appearance. If owners replace windows, exterior doors, storm doors, garage doors or add rear steps, enclose porches or bump out the lower porches owners must apply to the Linkside Board of Directors for approval. The Board then sends approval to ARC for consideration. ARC must also approve all our landscape plans, tree trimming, and any necessary tree removal. ARC would also like to remind owners that no landscape cutting or trimming along the marsh buffer or anywhere else on Linkside property is allowed without written permission.

**ANNUAL MEETING:**

The annual meeting is scheduled on Saturday, October 15 at 10:00 a.m. at the Property Owners Beach House. Please join us for the meeting and our annual dinner around the pool at 4:45 p.m.

**BOARD MEETING:**

The next Board of Director's meeting is scheduled on October 14. If you have concerns or problems and wish to attend the meeting, please contact Lona Vest so that you may be included on the agenda.

Warmest regards,

Lona Vest 843-881-5459

Trey Grissom 843-881-5459

Linkside Board of Directors:

Nancy Windler, President, 843-886-6951

Scott Edwards, Treasurer

Dan Waldsmith, Director

Tom Harrison, Vice-President

Lesly Livengood, Director