



## Townhomes of Beaumont June Newsletter

Dear Beaumont Residents,

We would like to thank the ACC for watering our new bushes near the entrance while we were experiencing record heat, lack of rain, and a broken irrigation system. Special thanks also to Beaumont's resident Scott Hemmenway for cleaning out tree limbs, cans & bottles from along side of the pond. The Board also appreciates all owners who responded to initial courtesy letters. It is refreshing to see residents step up to keep Beaumont clean & taken care of.

*The Board is also excited to announce some updates at Beaumont!*

-MSC will be on property to identify tripping hazards on sidewalks due to tree roots and erosion. The vendor will be providing the Board a quote to make all repairs needed in the coming weeks.

-If you submitted an old gym key for a refund, your check will be delivered by mail in the next 7-10 business days.

- Pine straw has been approved by the Board and will be installed in various common areas in the next coming weeks!

-New umbrellas and stands have been installed in the pool area.

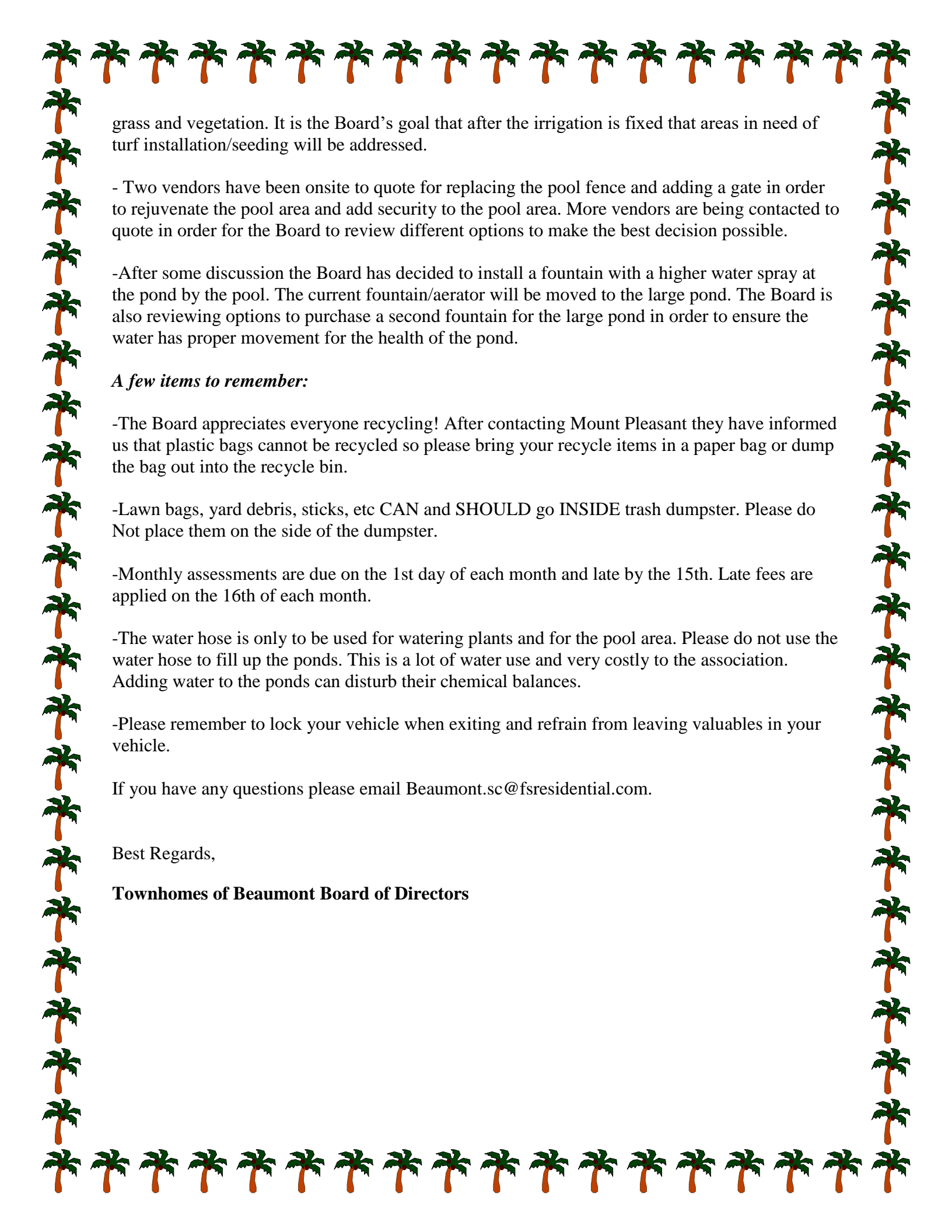
-Blinds and an AC unit has been installed in the gym in order to keep residents cool while working out! Please keep the area tidy before leaving.

-A new landscape company, SouthCoast Landscaping will be starting in the coming days to service the community. SouthCoast was chosen after receiving multiple quotes, conducting interviews, and property walks. The Board is excited that they will bring a fresh and much needed update look to Beaumont. Please be advised that they have a plan in place to most efficiently get the initial cleanup work accomplished. The Board asks that residents please do not stop the workers to request for anything in particular to be accomplished. If you have specific needs please email First Service Residential at [Beaumont.sc@fsresidential.com](mailto:Beaumont.sc@fsresidential.com). The Board appreciates your cooperation in this matter.

- The Board is aware that there are several areas where tree trimming is still needed. The Board will be approving phase 2 of tree trimming in the coming days!

-Gutter cleaning and pressure washing quotes are being reviewed by the Board. Once this is approved homeowners will be informed of scheduling.

-Kyle Kocak from First Service Residential who specializes in landscaping and irrigation will be inspecting the irrigation this week to identify zones that are in need of repair. The Board is excited to start working on repairing the irrigation throughout the community in order to help the



grass and vegetation. It is the Board's goal that after the irrigation is fixed that areas in need of turf installation/seeding will be addressed.

- Two vendors have been onsite to quote for replacing the pool fence and adding a gate in order to rejuvenate the pool area and add security to the pool area. More vendors are being contacted to quote in order for the Board to review different options to make the best decision possible.

-After some discussion the Board has decided to install a fountain with a higher water spray at the pond by the pool. The current fountain/aerator will be moved to the large pond. The Board is also reviewing options to purchase a second fountain for the large pond in order to ensure the water has proper movement for the health of the pond.

*A few items to remember:*

-The Board appreciates everyone recycling! After contacting Mount Pleasant they have informed us that plastic bags cannot be recycled so please bring your recycle items in a paper bag or dump the bag out into the recycle bin.

-Lawn bags, yard debris, sticks, etc CAN and SHOULD go INSIDE trash dumpster. Please do Not place them on the side of the dumpster.

-Monthly assessments are due on the 1st day of each month and late by the 15th. Late fees are applied on the 16th of each month.

-The water hose is only to be used for watering plants and for the pool area. Please do not use the water hose to fill up the ponds. This is a lot of water use and very costly to the association. Adding water to the ponds can disturb their chemical balances.

-Please remember to lock your vehicle when exiting and refrain from leaving valuables in your vehicle.

If you have any questions please email [Beaumont.sc@fsresidential.com](mailto:Beaumont.sc@fsresidential.com).

Best Regards,

**Townhomes of Beaumont Board of Directors**