

NEWSLETTER

# SUNSET BAY VILLAS

*Life is better by the bay*

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## UPDATED OWNER INFO

Please update your information so that we can keep our records up to date. Having access to that information is not only great for keeping everyone in the loop, but it's helpful in times of emergency as well. You can send an email to [sunsetbayvillas@gmail.com](mailto:sunsetbayvillas@gmail.com) with your updated information.

## NEW MAINTENANCE EMAIL

In order to provide a better response, we have created a new email specifically for maintenance issues. Please email any issue to [sunsetbaymaintenance@gmail.com](mailto:sunsetbaymaintenance@gmail.com).

## LANDSCAPING REPORT

Our maintenance committee has been working hard to continue the updates on our grounds. They've installed a new pathway to the pavilion which not only keeps our residents safe when walking (especially at night), but improves the look of our community.

They are currently working on updating our landscaped areas in front of the buildings (rock areas). In order to accomplish the replacement of rocks and updating where needed, please remove items placed in the rock areas.

This includes any chairs, plants, lawn decorations, etc.

Removal of items from these areas will also continue the Board's goal of bringing our community in compliance with the bylaws and rules/regulations set when this complex was built.

"2. No article (including, but not limited to, garbage cans, bottles or mats) shall be placed in any of the COMMON AREAS, except those areas specifically designated by the Association. Nothing shall be hung or shaken from any doors, windows, roofs, balconies, terraces or patios or placed upon the windowsills of the BUILDING."

## BOOK CLUB

Ladies" no guilt book club " reorganization meeting is scheduled for the first Monday in February at 6PM. BUILDING 22, UNIT 54. Linda Phillips will be our host. (You don't even have to read the book. -----no guilt) If you are interested in meeting new friends, please join us for snacks, libations, and fun!

## PARKING REMINDER

Residents are encouraged to park in their driveways/garages. Vehicles left in overflow parking areas for 10 days or more will receive a parking violation and will be subject to towing at the owners expense.

In addition, please remember not to park on the street in order to avoid a fine and/or towing of the vehicle.

"27. No parking of vehicles on the street at any time by residents or guests; temporary exceptions allowed for moving vans, delivery services, loading/unloading. Impeding traffic flow or blocking driveways is prohibited."

## FIRE HAZARDS

Charcoal or gas grills must be placed away from the buildings. This also includes any open flame (tiki torches/lanterns/fire pits etc.) Owners who do not follow rule #21 (see below) will be fined.

"21. Nothing shall be done or kept in any unit or in the common elements which will increase the rate of insurance of the building or contents thereof. No unit owner will maintain any open fire or flame, specifically charcoal barbecue grills or gas grills on any balcony, terrace, or patio. The City of Daphne Fire Law has restrictions regarding the type of grill that can be used and stored on your balcony. Gas and charcoal grills are not permitted. Electric grills are permitted."

## FINANCIAL NEWS

The transition to the new accounting firm has been very smooth, January invoices have been e-mailed to the owners. For the owners who chose to use the credit card option, please keep in mind that your February invoice will include the small transaction fee that was charged to the accounting firm. If you have an automatic draft set up with your bank, please verify that the address has been changed in order to avoid delivery delays. Starting in February, a late fee will be charged for payments received after the 15th of the month. You can drop off your payment at the accounting firm any time.

If you have fallen behind in paying your dues, please make every effort to catch up. If you are 90 days in arrears, a lien is placed on your unit. The legal fees will be charged to your account. In addition if we have to take legal action to collect, the attorney fees resulting from these actions will also be charged to the delinquent owner.

# MAINTENANCE & REPAIR

## Exterior Security

light upgrade: We continue to upgrade or add wall mounted lamps to improve lighting to darkened areas. These lamps have all metal housings with glass shields. The bulbs are long-life yellow LEDs to minimize insect and spider attraction. The following buildings will receive 64 lights: 6, 7, 8, 9, 16, 17, 18, 19, 24 and 29.

Riviera Utilities completed upgrades for 8 lampposts from fiberglass to cast aluminum plus 4 newly installed lampposts with white LED lamps. The older halogen lamps are amber in color. As these lamps burn out, they will be replaced with the white LED's. These upgrades provide additional safety and security while improving the appearance of Sunset Bay.

## Water Pressure Regulators:

If you have not inspected and/or replaced your water pressure regulator, we urge you to not delay. As a rule, if you have not inspected or replaced your regulatory in the last 5 years, it is time to take action.

Due to the high density on units in buildings 10, 15, 24, 25, 28 (2 owners who haven't yet replaced) and 29, the Board has decided to hire a licensed plumber to make repairs then assess the owners for the work. The Board understands it is better to negotiate in bulk for a fair price and provide a convenient service for the owner. The cost to replace the regulator is \$170 while adding a shut-off valve is \$50. Buildings 24 and 25 do not need the shut-off valve. Repairs will commence in March.

## Balcony Weather Seal:

Units with balconies facing the Yacht Club and retention pond that have not pressure washed and painted to date are urged to do so before the February 29th deadline. The Board will provide the weather seal and boards if deteriorated. If you prefer, we can weather seal your balcony for a reasonable fee. Please contact the Board for any paint, materials, disposal or labor. After March 1st, any incomplete balconies will be weather sealed for a fair fee by the Board and unit owners will be assessed for the labor only.

## Pool, Spa and Pier:

The pool security system has been upgraded to match the pier system. This will make maintenance and control a breeze for both gates. Thanks to a new pool service, the pool, spa and pool house have never looked better. The Spa has a new 18kW heater and the light was replaced. Both filters were upgraded to a ruby sand replacement. This is not sand but a ceramic that improves water clarity by trapping more dirt than conventional filter sand. This ceramic lasts longer than sand meaning less changes and conserves water. Please get out and enjoy these refreshed Sunset Bay amenities.

## **MAINTENANCE & REPAIR CONTINUED**

Evaluation projects:

Road Sinkholes:

Roadbed repairs to alleviate ponding water in front of buildings 6, 7, 11 and 12.

Complex Roofing Screws and Bootjacks:

The pavilion and pool house have new screws while the pool house had the bootjack replaced. The original materials were collected, and their condition evaluated for a long-term recommendation to the Board.

## **ELEVATOR UPDATE**

Please use some TLC when using the elevators. This means not using them to move furniture or overload. We are looking into the future of these elevators, and it is imperative that they are used correctly.

## **COMMUNITY CLEAN UP & COOK OUT**

The Board is working on nailing down a date for a community wide clean up and cook out. We are looking to do this on a Saturday from 8:00 - 11:00 with a cook out (donated by Board members - not paid for with COA fees) to follow. Keep an eye out on Facebook and your email for the details.

Everyone is invited - so get ready to put on those old clothes and shoes! Come out and meet your neighbors while joining in to keep our community beautiful!

## **CONTRACTORS**

L5 Services, LLC (Lincoln) phone: 630-917-1919

Elite Custom Spaces (Dennis Means) phone: 251-979-3845

Affordable Service (Isaac Curry) phone: 251-643-4274

Bama Construction & Painting (James Hartzog) phone: 251-321-1464