

The Gatherings

March 2012

Dear Gatherings Residents,

In recent months, groups of troublesome and destructive kids have vandalized common areas and individual homes in the neighborhood. The Gatherings Board of Directors would like to ask for your assistance in controlling this situation, as we believe many occurrences are not being reported to the Beaufort County Sheriff's Department or to the Property Management Company.

The Gatherings Homeowner's Association (HOA) will take action against these kids; however, we have not been able to identify many of them. With your help, we will be able to enforce our rules and regulations that include fines and possible ejection of residents involved.

We ask that all residents keep an eye out for any suspicious activity or behavior. If you see any vandalism or suspicious activity, please immediately call the Beaufort County Sheriff's Department at 843-524-2777. You can tell the Sheriff's Department that you wish to remain anonymous. Then, report it to Courtney Hagins at High Tide Associates **by email**, courtney@hightideassociates.com or 843.681.6164. Any information provided to the HOA will be strictly confidential.

Below is a list of a few of the recent incidents in the community.

- Pool bathrooms and area vandalized.
- Outside water spigots turned on unknown to owners causing flooding on the property.
- Plants & flowers pulled and destroyed.
- Common area lights and street signs vandalized.
- Use of pellet, air, & BB guns on property.***

***PLEASE NOTE: the use of guns of ANY sort, real or fake, including but not limited to BB guns, Air guns, Pellet guns, ect, is **strictly prohibited** on the premises. Anyone found using these or any other object that can be deemed a weapon will be fined and reported to the police.

Please let this letter serve as a warning to the parents/residents of these children. An adult should supervise all children at all times. Children under the age of 16 are not allowed to roam the property without adult supervision. We have increased Beaufort County Police Patrol and will continue to do so until this situation has been resolved. We will look into hiring a security company if needed to try to identify vandals in the community. Our goal is to continue making The Gatherings a safe neighborhood for all residents, and this sort of behavior will not be tolerated.

PET ISSUES! If you own a pet, please remember that all pets (cats, dogs, ect) must be kept on a leash at all times while outside of your unit. Courtesy to your neighbors – barking dogs can be annoying! Please be sure to pick up after your pets, and feel free to use one of the provided pet stations for FREE doggie bags.

SCHOOL BUS STOP AREA: The elementary school children in particular (there are 9 or 10 of them), play in the intersection of the 4-way stop causing vehicles to have to stop and wait for them to move from the road. The children throw balls, or whatever else they can pick up. While being concerned for their safety, please

remember it is most frightening for drivers of these vehicles, too. Parents, please, you are responsible for the safety **and supervision** of your children.

Please review the enclosed Rule Infraction Fine System to make you aware of the process the HOA will take if need be.

Rule Infractions not involving the Police Department

1st Time for breaking a rule will amount in a Warning Notice to Owner and/or Tenant written by management

2nd Time for breaking a rule will amount in a Violation Notice being sent to Owner and/or Tenant with a fine of \$100.00

3rd Time for breaking a rule will amount in a Violation Notice being sent to Owner and/or Tenant with a fine of \$200.00 and a warning regarding possible ejection if the resident does not own the unit he or she is living in.

4th Time for breaking a rule will amount in a Violation Notice being sent to Owner and/or Tenant with a fine of \$300.00 and an eviction notice if the resident does not own the unit he or she is living in. If the tenant is not evicted by the date in the letter written by management to the owner, the Owner will receive a fine of \$100.00 per day the tenant still resides in their unit.

Rule Infractions that involve the Police Department

1st Time for breaking a rule that involves the Police Department a Violation Notice will be sent to Owner and/or Tenant

2nd Time for breaking a rule that involves the Police Department a Violation Notice will be sent to Owner and/or Tenant with a \$250.00 fine. If the resident does not own the unit that he or she is living in then a warning eviction letter will be sent to the Owner stating that the next time the police are called out to the property involving their tenant we will ask that he evict the tenant.

3rd Time for breaking a rule that involves the Police Department a Violation Notice will be sent to Owner and/or Tenant with a \$500.00 fine. If the resident does not own the unit that he or she is living in, then the owner will be asked to evict their tenant. If the tenant is not evicted by the date in the violation notice delivered by management to the owner, the owner will receive a fine of \$100.00 per day the tenant still resides in their unit.

On behalf of The Gatherings Board of Directors, including all of The Gatherings Owners, and High Tide Associates, thank you for your help and cooperation in making The Gatherings a safe and enjoyable community.