



# Hidden River on the Ashley HOA

## Frequently Asked Questions

Updated: 4/01/2014

### **1. How was the new Board of Directors (BOD) created?**

The Declarant, Park at the Ashley, LLC appointed the new Board of Directors for the Homeowners' Association. This document was filed at the Charleston County RMC office on April 1, 2011

### **2. Who is the Board of Directors for the HOA? When do they meet? When does the HOA meet?**

There are 7 members on the Board of Directors: The current Board of Directors are: Keith Martin, Tim Stevens, Rebecca Estes, Becca Genter, Lequanna Mack, Marc Bernard and Phyllis Walsh. The BOD meets monthly and the HOA usually meets quarterly.

### **3. What are Bylaws?**

Bylaws are the governing document for the Homeowners' Association. The Bylaws were not filed with the original Declaration for the Association so they needed to be created, approved and filed to enable the HOA to govern its' administration and operations. The Bylaws were filed at the Charleston County RMC office on April 1, 2011

### **4. If we pay Hidden River HOA, do we still need to pay dues to The Park Recreation?**

Yes, there are dual associations for Hidden River on the Ashley just as with the other associations within The Park. The Park Recreation is the master association and they are responsible for the security gate, pool, clubhouse, tennis court, playground and the common drive along Park Gate.

### **5. What is the Hidden River HOA responsible for?**

The Hidden River HOA will be responsible for ensuring that the Declaration and Covenants for the Community is followed and adhered to. A brief recap of these is included in the Rules & Regulations. We will also address illegal fences, illegal parking and other violations of the Covenants and Restrictions. Violation notices will be mailed to the owner or legal Property Manager of record. It is the responsibility of the owner to let the Association know who they want to receive the violation notice.

The HOA is also responsible for owning, maintaining and administering the common areas of association. This includes lawn maintenance for front and non-fenced areas, including 168 individual lots and common areas. Other items for the HOA are irrigation for the front entrance, pine straw, roads, sidewalks and signage maintenance.

The HOA is also responsible for obtaining General Liability insurance as well as Directors & Officers insurance on behalf of the association.

The HOA is **not** responsible for exterior maintenance of each unit, such as pressure washing, painting or light maintenance for those lights that are attached to the wall or building. These will continue to be an owner responsibility as per the Declaration and Amendments.

### **6. Who is the Association Manager?**

The association manager is Whitney Williams and can be reached at 843.297.8590 ext. 104 or [Whitney@IMCCHS.com](mailto:Whitney@IMCCHS.com).

**7. Who will provide lawn maintenance services?**

After receiving bids from various landscaping companies, the BOD selected and approved Palmetto Landscaping, LLC. Palmetto Landscaping LLC has been contracted to perform regular lawn maintenance for Hidden River on the Ashley effective June 1, 2011 and are still our designated lawn maintenance service. This includes all 168 units and common areas. They are scheduled for **FRIDAY** (subject to change) and will follow 2 seasons: March – Oct for weekly visits and Nov – Feb for bi-weekly visits.

**8. How much are the dues for the HOA?**

They are currently assessed at \$50 per month based on the current budget for 2018. There are currently no plans for a special assessment.

**9. How much is the Working Capital Fund to the HOA?**

As per the Declaration for Hidden River on the Ashley, each new owner is required to pay into the Capital Working Fund at the time of purchase into Hidden River. This fee is equal to 3X the monthly dues. For owners that are transferring title, the fee is equal to 2X the monthly dues.

Please provide proof of payment (closing documents, copy of check or money order or receipt) of the Working Capital Fund to our Property Manager Whitney Williams @ 1126 Lango Avenue/Charleston SC 29047.

**10. How do I get a backflow inspection or have the backflow removed for my irrigation system?**

Your backflow device must be inspected by a certified inspector on an annual basis at owner's expense.

If you wish to have your backflow removed and capped, you may contact a plumber or do it yourself.

For a list of certified inspectors or plumbers, please contact Sue Young @ Charleston Water System. Her contact information is as follows:

Charleston Water Systems  
Sue Young  
843-727-7148  
[youngsp@charlestoncpw.com](mailto:youngsp@charlestoncpw.com)

If you have questions relating to any of the above, please contact Whitney Williams at 843.297.8590 ext. 104 or [Whitney@IMCCHS.com](mailto:Whitney@IMCCHS.com).