

Marsh Harbour at Kingsland POA

NEWS

SEPTEMBER 2011

Marsh Harbour at Kingsland POA
P. O. Box 5237
St. Marys, GA 31558

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912/673-0066 Office
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Board of Directors

President – Denise Dalton
Vice President – Lawrence Saula
Secretary – Denise Miclette
Treasurer – Jeffrey Warner
Marty Smith and Kerri Van Pelt

The Board would like to thank all the committee volunteers for their community participation. If you would like to serve on the Board or on a Committee, please feel free to contact Advanced Management 912/673-0066 or via Email at amsllc@tds.net

Do not hesitate to communicate with your Board and / or Advanced Management Services if you notice illegal dumping or unusual activity in your neighborhood. Team effort is the best way we can keep our community clean and safe. 912 / 673-0066

Hear Ye, Hear Ye:  **Email us for a copy of the Covenants and Restriction or the policies for Marsh Harbour at Kingsland POA at amsllc@tds.net**

Do not become a violator that may cause fines or charges to be assessed to your account. The fine policy will be enforced for habitual violators.

Article VII,

Section 1 Single Family Use Only. No Lot shall at any time be used for any commercial, business or professional purpose.

Section 5 Trash: Animals. Garbage containers shall be screened so that it is not visible from street or any part of any other Lot. Pets are not permitted to be a source of annoyance to any other resident.

Section 6 Signs No sign of any kind or character shall be erected on any portion of any Lot, or displayed to the public on any portion of any Lot...

Section 9 Window Air-Conditioners. No air conditioner shall be installed in any window of any building located on any Lot so that the same protrudes through any exterior wall of such building. .

Section 10 Temporary Structures. No structure of a temporary character shall be erected, including, without limitation, any trailer, tent shack, garage or other building, shall be permitted on any Lot at any time, whether temporarily or permanently, except with the prior written consent of the Board of Directors.

Section 11 Vehicles: Trailers: Boats Automobiles. No boat, trailer, boat trailer, camper truck or utility trailer shall be permitted to be stored upon any Lot unless the same is entirely confined within a garage located on such Lot and the door of such garage is kept in the closed position. No automobile may be parked upon any Lot unless the same is parked on a pavement area located on such Lot for such purpose...same must be in operating condition and has affixed thereon a current license tag and/or operating sticker.

Article VIII, Maintenance of Lots and Landscaping

Section 1 Maintenance by Owners. (a) All Membership Property shall be kept and maintain in a neat and attractive condition. No children's play equipment or similar items may be placed upon lot if not satisfactory to the BOD. No children's equipment placed on Lot... (b) No children's play equipment, picnic equipment, athletic equipment or any similar item may be placed upon any portion of any Lot if the same is not satisfactory to the Board of Directors.

Section 2 Failure of Maintenance. BOD shall have the right: exercisable by it or its agents...to correct the unsatisfactory condition...owner may be liable for all direct and indirect costs to the MHPOA for cost of cutting, clearing and maintenance.

September is National Preparedness Month. Take simple steps to prepare for emergencies in your homes, businesses and schools. Think first about the basics of survival—fresh water, food, clean air and warmth, according to the U.S. Department of Homeland Security's Ready Campaign.

President's Message:

Greetings friends and neighbors of Marsh Harbour.

My name is Denise Dalton and I am the current president of Marsh Harbour at Kingsland POA. I have lived in Laurel Island Plantation community for 8 years and am very grateful to the opportunity to tell all of you what a lovely and friendly place we live. Marsh Harbour POA is a 311 home deed restricted community. Our association includes the subdivisions of Brookshire (front area only), Christians Landing, Dillworth Point, Inverness Chase, Jefferson Landing and Laurel Marsh. Brookshire Retreat, Fiddlers Cove and Laurel Landing are separate associations.

The Board of Directors is responsible for managing the affairs of the association and to discharge the rights, duties and responsibilities as provided in the Declaration of Covenants and Restrictions of Marsh Harbour. The Board members of MHPOA are homeowners just like you and have a genuine interest and the well being of the neighborhood. The Board members and the associations sole purpose is to maintain and improve the neighborhood integrity and value by enforcement of the rules, regular maintenance and capital improvements when possible. We are currently getting the 2012 budget prepared and will possibly make some changes for the new year based on the budget.

Assessment payments are due every year. When a homeowner does not pay their assessment it increases the association's legal fees for trying to collect this obligation. There is also a late fee if you pay late. This fee is enforced and will continue to accumulate until paid in full. Your continued financial support is the only way for the association to meet its obligations in taking care of our community and its residents. Please pay on time.

The association documents govern the community. These documents require the members to not only support the association financially but also to comply with the restrictions and covenants of the association. The fine policy allows the association to fine habitual violators. This is not something the association wants to have to enforce. However, when people park on the grass, store boats/campers in the drive way, do not maintain their yards and property, it becomes necessary to implement fines. These fines can be expensive if someone does not comply. If you would like a full copy of the association documents such as the Covenants and Restrictions or any of the policies, which include the fine policy, please contact amsllc@tds.net and an electronic copy can be sent to you via email. Thank you for your compliance to the covenants!

If you are interested in serving on a committee for the association, now is the time to let us know your desires. Committees include: Architectural/Covenants, Grounds/Landscape, Pool/Tennis, Social, Pond, Storage Facility and Board Nomination Committee.

Advanced Management works diligently with the Board of Directors to assist in the day to day affairs of your association. Please call AMS at 912/673-0066 or email amsllc@tds.net with any questions or concerns.

This is YOUR association "WE" can make it work for everyone!