

# Marsh Harbour at Kingsland POA

## NEWS

### SPRING 2013

Marsh Harbour at Kingsland POA  
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### Board of Directors

Rachael Abby, Denise Dalton, John Lange, Wayne Greenberg and Kerri Van Pelt

The Board would like to thank all the committee volunteers for their community participation. Review the important BIG NEWS below on how you can participate!



Committees are an important part of our association operations. Committee members help keep our community vibrant; and, by augmenting paid staff, they save the association thousands of dollars each year. The association just wouldn't be what it is without our active and effective committees. They deserve our sincerest thanks.

However, to be successful, our association needs to cultivate fresh ideas and encourage additional resident involvement in our committees; so, we'd like your help on one of our committees.

Committees give the board a way to gather information, offer new ideas and opinions and provide a training ground for future board members. All committees are advisory to the board unless given specific decision-making authority by the board or CC&Rs.

The board provides each committee with a job description, goal and mission statement to help it succeed as a community resource.

### Our association has three types of committees:

- Administrative committees, like our architectural control committee, are set out in our association's bylaws and CC&Rs. They are ongoing, permanent and often have clearly defined power and authority.
- Standing committees, such as our finance and facility management committees, are established by the board for an ongoing and specific purpose. These committees generally make recommendations to and act under the supervision of the board.
- Ad-hoc committees, such as our summer picnic committee, are established by the board as needed for specific projects and tasks. When the task is complete, the committee is disbanded.

### Ten Reasons to Volunteer for the Association

1. Protect your self-interests. Protect your property values and maintain the quality of life in your community.
2. Correct a problem. Has your car been towed, or do you think maybe maintenance has been neglected?
3. Be sociable. Meet your neighbors, make friends, and exchange opinions.
4. Give back. Repay a little of what's been done for you.
5. Advance your career. Build your personal resume by including your community volunteer service.
6. Have some fun. Association work isn't drudgery. It's fun accomplishing good things with your neighbors.
7. Get educated. Learn how it's done—we'll train you.
8. Express yourself. Help with creative projects like community beautification.

9. Earn recognition. If you would like a little attention or validation, your contributions will be recognized and celebrated.
10. Try some altruism. Improve society by helping others.

We need volunteers for the violations, landscaping, communications and social committees. Call the manager for more information



### Architectural Review Board

The Architectural Review Board (ARB), also referred to as the Architectural Advisory Committee, reports to the Board of Directors on matters concerning construction or improvements to properties in the Marsh Harbour Property Owners Association. The ARB focuses on compliance to architectural provisions in Article VI of the Covenants and Restrictions. The ARB has reviewed seven packages submitted to the BOD in the last year ranging from new home construction to backyard play sets. To date only one project was found to be outside the provisions of the Covenants and Restrictions and therefore disapproved. We appreciate everyone that has taken the time to submit an Architectural Change Request form prior to beginning work. Homeowners are encouraged to submit plans for any improvements or modifications to their property. A copy of the Architectural Change Request form, along with Construction Information and Guidelines and the MHPOA Covenants and Restrictions can be found on our web site at [www.mhpoa.org](http://www.mhpoa.org), or by calling Kristina at Advanced Management at 912 673-0066.

### Assessments

Assessments are used to pay for maintenance of common areas (lakes, fountains, pool, tennis courts, and entrances), utilities and taxes, insurance, and management expenses. The annual assessment is the only source of income for the Association, we receive no funds or other type of financial support from developers as has been the case in the past, so every dollar of your assessment is used to manage and maintain the beauty of our neighborhoods. The parkway is not considered part of MHPOA common areas, but rather is maintained by all homeowner associations in Laurel Island Plantation on a cost share arrangement based on actual costs and the number of billable units (homes and lots) in the respective associations. There are 1065 total billable units in Laurel Island with Marsh Harbour representing 249 of those units, or approximately 24%. The pool and tennis courts at the entrance to Laurel Island are part of Marsh Harbour POA's responsibility and are for our association member's use, however because Brookshire Retreat and Fiddlers Cove do not

have amenity centers of their own we allow them to use the facilities on a cost share basis similar to the parkway to help defray costs of maintaining these areas. Everyone can help maintain the function and beauty of these areas by reporting any violations or abuse to the local police or by calling Advanced Management at 912 673-0066

### **Laurel Island Plantation Homeowners Associations**

There are five homeowners association in Laurel Island Plantation. They include Marsh Harbour, Brookshire Retreat, Laurel Landing, Fiddlers Cove, and Laurel Oaks. The Laurel Oaks association formed in 2012 and was formerly part of Marsh Harbour under what is referred to as the "old covenants." Each association is responsible for maintenance of entrances and common areas in their respective neighborhoods and participating in shared costs as described in the article on Assessments. Laurel Oaks has homes in Brookshire, Dilworth Pointe and Christians Landing and has a cost share arrangement with Marsh Harbour for maintenance of entrances in those neighborhoods.

### **Association Documents**

If you have attended any of the recent annual meetings you have noticed that we never have a quorum of members, and therefore cannot call the meeting to order and conduct business. This is unfortunate, and sometimes leads to uncertainty and speculation about how the Associations business is being conducted. In an attempt to remedy this situation the Board of Directors is working on a change to the bylaws that would lower the quorum requirement from 1/3 to 1/5 of the voting members. Of course we need a quorum of the members to approve the change, so the Board is considering a door-to-door campaign to get the information out and allow members to vote at that time, or send in signed and notarized votes.

The Board of Directors is also considering an amendment to the Marsh Harbour Covenants and Restrictions to include a provision for fining for violations. The neighborhoods are routinely inspected and violations are noted. Homeowners are sent letters requesting that the violations be corrected, but often these go unanswered or ignored because we lack enforcement powers. Fines would help enforce the Covenants and Restrictions and go a long way in preserving the beauty of our neighborhoods.

### **Contact Us**

Have a question or concern? Contact us by phone at (912) 673-0066, e-mail @ [amsllc@tds.net](mailto:amsllc@tds.net) or snail mail at PO Box 5237, St. Marys, GA 31558. If you have a matter that you would like to address directly to the Board of Directors contact us by one of the ways above and request to attend a BOD meeting (normally the third Tuesday of the month). If you are interested in serving on the Board of Directors complete a biography form on our website. Board members are elected at

the annual meeting, and can be appointed between meetings if there are vacancies.

### **Hear Ye, Hear Ye:**



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



Plastic eggs were in high demand, as the Marsh Harbor Homeowners Association put on an Easter Egg Hunt for children up to age 10 on March 30. The families who attended enjoyed some yard games at

the park area near the pool as well as the main activity, the Egg hunt. Over 150 eggs were stuffed with candy and prize eggs and hidden in the area. If you visited the pool that weekend, you might have seen some of the children's chalk artwork as well. One dad who attended said, "This is really nice, thank you, please let us know when there's another activity" and another mom said she'd be happy to help plan other events for the children and families in our neighborhood.

The social committee hopes to plan some other activities this year. Look for communications coming soon from your Marsh at Kingsland Harbor Property Owners Association.



### **SPRING TIME, SPRING TIME**

It is that time of the year, spring! We will be enjoying the green grass, new budding flowers and warm sun. Remember, be a good neighbor and maintain your yards and flower beds. Also remember that you MUST be registered with the association to access the pool & tennis area. If you have tenants, have the rental manager contact management to make sure their names are registered. Pool attendants are instructed to not allow non-members or unregistered people to use the community's amenities! Call management now and get registered! Enjoy your spring and summer in Laurel Island Plantation.