



**Community Update  
September, 2022**

**2022 POOL CLOSING - Hope to see you next Sunday, September 18 at 4:00 PM. We will be grilling burgers and hot dogs. BYOB and bring a side dish to share and celebrate a wonderful season.**

**CALLING ON COMMUNITY VOLUNTEERS** - Our small community is kept running by a group of 7 volunteers, your HOA Board. Board members volunteer their time to manage the finances and facilities of St. Martin's By the Bay. From the water supply, to lawns/green spaces to the pool, dumpsters, dock/boatyard, septic fields, and property appearance. Managing these facilities/ amenities requires careful attention to the annual budget. In order to maintain our relatively low HOA dues, we are careful in our spending and try to do some tasks ourselves. With prices soaring, we are trying to keep repair costs under control. But our existing infrastructure; well system, plumbing, and pool are all approaching 40 years old. *With every expense we are mindful of our budget balancing costs with efficiency, and ongoing planning toward a realistic budget for next year.*

We are hoping residents will join us in this work. If you have a special skill such as electrical, plumbing, gardening, painting, bookkeeping, or have a bit of time to lend a hand for a small one-time project or an ongoing task, please consider helping us. Reach out to any Board member or respond to individual projects. **We Need You!**



**Jolene Killinger volunteers**

**to maintain our gardens!**

**BOARD VACANCIES** - An 8th Board member, Becky West, is under consideration. Her nomination and vote will be held at the October Board meeting. Becky, with her three children, lives on St Martin's Pkwy and has extensive banking experience. Formal election will be held at the Annual meeting in February 2023.

**ARCHITECTURAL REVIEW COMMITTEE** - Discussion continues about the control and removal of phragmite on the waterfront and dock area. We plan to self-regulate our wetlands and consider signage to help adhere to state and federal regulations. Letters will be sent to individuals who continue to ignore these regulations.

Phragmite update: a permit is required for removal if using a licensed company, but not needed for owners. So we will be gathering a voluntary group to cut down and manage the waterfront phragmites around the dock area.

Townhouse paint colors have been established: Sherwin Williams Doric White/ St. Martin's Brown, fascia Musket Brown (Coastal Roofing)

Townhouse address signage: recommendation for parking lot signage to indicate mailing addresses for emergency vehicles.

**POOL** - An emergency phone has been installed, new umbrellas have been purchased, a relay pump and electrical work was completed in July. Further repairs plus fencing and pavers at the entrance are scheduled for the Fall.

**GARDENS** - Selected bushes and a dead tree have been removed for parking lot gardens, mulching, weeding and planting are scheduled for the Fall. We are investigating a concern over an Oak tree on the lawn of townhome B.

**DRIVEWAY/DUMPSTERS** - Gravel is scheduled for the Fall. Will try to schedule earlier next year. The dumpsters continue to be problematic; resident volunteers often need to clean up the area from careless dumping. Suggestion has been made to remove dumpsters and have residents responsible for their own trash. While this will eliminate the mess and extra work, the resulting trash cans out front of townhouses would be unsightly, and residents will be inconvenienced by having to dump trash outside of the community. As a solution, we will consider a sign at the dumpsters with reminders.

**WATER SUPPLY** - We have had three boil water notices within a month this summer :

- June 22 - breaker tripped causing filter to stop working. Easy fix
- July 13 - drain in pump house floor clogged, Roto Rooter cleared drain
- July 26 - daily water test indicates high level of bacteria

Our water system has aged out and is the reason we are anxiously awaiting results of our Application for county water.

**SUNSHINE/SOCIAL COMMITTEE** - Our first [Sunset Social](#) (see pics in link) was a success! Neighbors gathered at the pergola with friends and family to meet one another and share in the glorious sunset. We plan to have more impromptu gatherings throughout the year!

Our next social event will be the Pool Closing on Sunday, September 18 at 4:00 PM. We will be grilling burgers and hot dogs. BYOB and bring a side dish to share and celebrate a wonderful season.



**OUR NEXT HOA BOARD MEETING** will be Thursday, October 13 · 6:00 – 8:00pm

**Google Meet joining info**

Video call link: <https://meet.google.com/mvk-rvta-qsy>

Or dial: (US) +1 208-717-2745 PIN: 369 133 432#

More phone numbers: <https://tel.meet/mvk-rvta-qsy?pin=6244433048401>