



**Deercreek**

**On Deerfield Plantation**

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December 27, 2017

Dear Homeowners,

As 2017 comes to an end we are pleased with the progress we have made over the past year. RCI has recognized our efforts by awarding Deercreek the Silver Crown Resort designation for 2018 which would not be possible without the hard work of our staff and the support from our homeowners.

### **Operating and Capital Expenditures completed during 2017**

- Changed out entry door latches
- Replaced 20 living room TV's with 43" TV's
- Added volleyball court with sand by tennis court
- Replaced bedroom furniture in 4, four-bedroom units and redistributed undamaged furniture to other units
- Added living room desks to all units
- Replaced flooring in bathrooms and laundry area of 3 units
- Replaced counter tops in five units
- Replaced carpet in four, four-bedroom units
- Replaced awning at the front office
- Replaced vehicle with used truck
- Replaced damaged cabinet doors
- Redid all planters in front of units with castle brick
- Added castle brick around existing planters and corners of field
- Replaced drapes and comforters in 13 units
- Removed rotted shed and built new maintenance shop
- Started to convert old maintenance shop to laundry
- Replaced homeowner software with new, updated software

### **Operating and Capital Expenditure goals for 2018**

- Replace roof on Units 71 through 77
- Extend overflow parking in front of Units 44 through 53
- Add 40 desk fans to second floor bedrooms in 3 and 4-bedroom units
- Add TV mounts to 20 master bedroom TV's
- Replace flooring in bathrooms and laundry room area of 1 unit
- Replace living room rugs in all four-bedroom units
- Adding a commercial steamer to the housekeeping department
- Add desk chairs to 37 units
- Replace 27 sled chairs
- Add gutters and drains to maintenance shop
- Redo fencing around dumpster area
- Rebuild 4 back patios
- Whitewash living room coffee tables and end tables
- Replace three and four bedroom living room pictures
- Re plaster spa
- Finish converting old maintenance shop to laundry

### **Reminders**

**Deercreek office hours are 8 am to 6 pm Sundays, Monday through Saturday 8 am to 5 pm.** If you plan to arrive after office hours, please call for late key instructions. Also, please call the office to let us know if you will or will not be using your week at Deercreek. This helps us in completing maintenance and housekeeping projects and will make sure there is no conflict with RCI or any rentals.

Deercreek is a **NO** smoking resort. Please make sure your guests are aware they can only smoke on the unit patio with the sliding glass doors closed. This has greatly reduced complaints and cleaning costs. Those who fail to comply will be charged a \$250 clean fee.

No pets are allowed on Deercreek property unless it is a certified service animal. Again, make sure your guests are aware of this policy as there is a \$250 fine.

### Financial Status

Our financial position remains strong. However, we concluded that additional investments were going to be required to continue our resurgence.

1. In order to obtain success in our efforts to bring cleaning, laundry and more maintenance activities in house, we needed to expand the proposed size of the new maintenance building. That decision, coupled with unexpected hurdles from local code enforcers, resulted in the cost exceeding our estimate.
2. In addition, paving and parking will need to be addressed earlier than originally planned.
3. While the 2016 hurricane only resulted in major damage to one building that was then fixed, the 2017 storms damaged two more, possibly weakened by the 2016 storm.
4. In our efforts to expand our rental activities, we realized that we needed new software to be successful. We researched and decided on a new reservation and owner collection software that will consolidate many of our activities and improve our administrative efficiency.
5. We will expand our collection activity for past due accounts.

The result is, despite being able to keep 2017 maintenance fees at 2016 levels, that will not be the case for 2018.

The 2018 annual estimated fees are:

	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
Operating Maintenance Fee	\$684	\$718	\$746
Long Range Capital Fee	<u>\$ 86</u>	<u>\$ 94</u>	<u>\$ 98</u>
Total	\$770	\$812	\$844

The unit week property taxes that can be claimed on 2017 tax returns are:

<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
\$19.62	\$23.03	\$26.51

And, please remember, if you have family members, friends, or relatives that may be interested in Deercreek ownership, there will never be a better time to acquire than TODAY for just a \$14 transfer fee. Call the office for more information.

Check [www.deercreeksurfside.com](http://www.deercreeksurfside.com) "Owner Updates" for new information on what's happening. Also, if you have any questions or comments, you can e-mail your message to [deercreekinfo@yahoo.com](mailto:deercreekinfo@yahoo.com).

Our Annual Meeting will be held March 3, 2018. At that time three current board members' terms will expire. If you are interested in serving on the board, please submit your resume to the Deercreek office no later than February 15, 2018 (nominations are not accepted by phone). The board will meet three times next year and is responsible for financial planning, formulation of policy and oversight of Deercreek operations.

Enclosed please find the 2018 calendar (remember to consult your calendar when planning your vacation) and the 2018 Budget with comparisons to 2017 and 2016. The updated long range capital reserve plan and the detailed operating budget will be available for your review at the Deercreek office, as well as the annual meeting minutes.

***May this new year bring you everlasting happiness and peace, success in whatever you do and prosperity to you and your family!***

***Deercreek Board of Directors and Staff***