

Board Officers and
Members

1. Scott Ambler, PR.
2. Rodney Davis, VP
3. Barbara Mullally,
Sec.
4. Marilyn Birkhimer,
Treas.
5. Manny Aponte
6. Michael Bull
7. Judy Gajewski
8. Van'Hauser
9. Sara Gayle
McConnell
10. Ann Montgomery
11. Leo Russo
12. Jay Voss
13. Ann Whalen
14. Phil Williams
15. Brenda
Manigault, Prop
Manager, Island



Over at the Villas

Newsletter: July-August, 2024

Mission:

To keep the Ventura Villas Community informed of BOA initiatives, upcoming events, progress on projects, and stories of special interest from the community.



Message from Scott Ambler,

President of Ventura Villas

Hello again Ventura Villas neighbors! As we sit in the middle of a Mount Pleasant summer, I saw a sign in a downtown business this past Saturday that perfectly sums up the weather:

“Lord whatever it is you’re cooking outside it’s done!”

Speaking of done, as you’ll see in the report from Leo, the water project is nearly completed. Mount Pleasant Waterworks had a completion date of September, but it looks like the end might occur in August. As always, a huge shout out to Leo for supervising another major project and improvement to our neighborhood. Leo has become our de facto “Project Manager” and has done an amazing job with all the many projects we have undertaken over the past several years: stormwater mitigation, new roofs, firewall repair, painting of the units, and now the new water supply lines. All of these have been completed within the designated timeframe resulting in *no increased monetary outlay* by the homeowners. Once again making and keeping Ventura Villas a desirable place to live!

One other project that is ongoing is upgrading the restrooms at the clubhouse. There will be new tile, new vanities, new lighting, new toilets and partitions, mirrors, plus new paint to really spiff things up! In the meantime, the pool has remained open and quite an inviting way to help beat the heat!

The pool is where we hold our monthly Happy Hour. This past month we changed it to a Sunday and made it a “pool party”. This was so successful we’re going to do that again this month. It’ll be the third or fourth Sunday of the month and we’re going to make it from 4 until 7 this time to encourage even more

participation. Please come up and have some hot dogs, snacks and great conversation!

We have formed a new Committee that is concentrating on more and better communication in the community to enhance conveying all things Ventura Villas! Stay tuned!

As a reminder, we now hold our monthly meetings on the fourth Wednesday of the month at the clubhouse starting at 6PM. Please attend if possible, all are welcome!

All board members and meeting dates are listed on our website:
www.VenturaVillas.com

If you have thoughts or ideas for this newsletter, please contact Jay Voss jayvoss43@gmail.com. We would love your input!

For anything else Ventura Villas, please go to our website:
www.VenturaVillas.com . Just as a reminder, if you have any concerns about your unit please contact our Property Manager, Brenda Manigault (843) 242-1088 or brenda@islandrealty.com

Thanks for reading and being a member of our community!

Scott Ambler

Committee Reports

Water Meter Replacement Report

Leo Russo

August 2024 Update on MPW Water Project

Greeting friends and neighbors of our beautiful Ventura villas community. I'm so, so, so very pleased to inform you that the water/ meter project is 95 percent completed. The final building, that being 1000, will be on the new water system

by sometime next week. That said, all water lines will be installed and in use and all water meters will in fact be properly relocated and exposed giving waterworks crews a much easier time to manage, operate and maintain them. Our new system now has 25 new valves installed which will make isolating water leaks so much better. A strong effort is now being placed on site restoration with placing new sod behind our villas where work was done. There's hope now that this project will be finished by mid to late August. We'll be seeing material and equipment and construction signs being removed and our community beginning to get back to normal once again. Our community has had 5 very impressive community development projects accomplished within the last two years with new roofs, repairs to the firewalls and new painting and repaired *hardi* plank improvements and finally a state of the art new water project which in fact will improve fire flow protection. I've been delighted to work closely with these contractors during their time here to help making our villas a better and improved place to live. At any time if you have any question or concerns, please do not hesitate to communicate with me at ljrusi@gmail.com. I remain respectfully yours and wish you all continued best wishes!!!!

Leo Russo, Ventura Villas Board of Directors.

Landscape Committee

Ann Montgomery

Landscaping Issues:

As the water construction project is completed, each homeowner should contact their cable provider and request that their cables be buried. This will assist with landscaping work.

Additionally, Our community has many walkers and joggers and people walking their children and pets. If all drivers can please be mindful of this and observe a safe speed limit of 20 mph or less. Thank you.

Communication Committee

Rodney Davis

At the July meeting of the Ventura Villas Property Owner's Board, funding was approved to upgrade and optimize our website (venturavillas.com). We plan to use the website to keep the community better informed and engaged. Look for updates soon.

This action by the Board is the latest in a series of improvements that stretch over several administrations. The most recent being the water meter project that is nearing completion. Before that, the buildings were upgraded with new roofs, a new paint scheme, repair of siding, and chimneys. These events are obvious to the community and visitors alike. But there have been other improvements "behind the scenes." The pool has seen the most attention. Both pumps have been replaced along with repairs to the HVAC system. Finally, significant progress can be seen in the repair and upgrade of the bathrooms.

These improvements are possible because of the support of each owner through his regime fees. Owners are keenly aware of this year's increase in monthly fees. The owners approved the budget, and the Board is using the money carefully to meet community needs. The biggest expense, by far, is insurance. As a reminder, our insurance payment is due mid-November. The majority of the monthly regime fee is being put to the Insurance Reserve account. It is imperative that fees are paid in a timely manner. We do not want to fall into the position of having to finance the insurance premium and paying 10% + in interest again. Regime fee payments are due on the 1st of the month (no later than the 10th). It is imperative that fees are paid in a timely manner.

If you have questions, concerns, or any issues with payment, please contact the property manager, Brenda Manigault.

Social Committee

Report on the Happy Hour at the Villas

Sunday, July 21, 5-7

The Social Committee had a wonderful turnout for the Sunday Happy Hour at the pool in July. There were lots of kids and their parents which is what we want. We went through a lot of hot dogs, chips and the good food that people brought to share. It was good fun meeting people and visiting with them.

A big thank you to the board members who came and helped with set up and clean up and others who offered to help and grill the hot dogs. Since it was so successful we will plan on having another Pool Party in August, either the 18th or the 25th. Watch for the date.

The Social Committee is also looking into having an Oyster Roast in January instead of a Holiday Party. So many people have asked us about it. I understand that it was very popular back when the Villas had the Oyster Roasts. Your feedback is welcome.

Ann Whalen, Sara Gayle McConnell and Judi Gajewski

More Urgent Requests to Follow the Rules of Ventura Villas

To Dog Owners, Walkers, and Golf Course Trespassers of All Sorts.

From the Ventura Villas Board

The Snee Farm Golf Course is a private course and for members only. Residents of the Villas, who are not members of the Snee Farm Course are prohibited from any use of the golf course property. This applies to walkers, joggers, dog walkers, and others who may want to take advantage of the fairways bordering Ventura Villas or the broader Snee Farm Community. This request has been gently made on several occasions. Please let this be the last time we have to mention this in our Ventura Villas communications. Thank you for your cooperation in honoring this directive.

The Ventura Villas' Creative Corner

Poetry Corner

A Brief Biography of Ray W. Hatfield, Contributing Poet and Resident of the Villas

I moved to Ventura Villas when I bought unit 1802 in September of 2001, but I now live with my Wife in another unit in the Villas. This community has been a pleasant place to live and suits our needs at this time in many ways. I was born in Dublin, Georgia on January 21, 1935. In early 1939, my family moved to Savannah, Georgia, where I lived until after I graduated from High School in 1953. I then spent a short time at Georgia Tech in Atlanta. In late 1953 I joined the US Army and served for twenty-one years. During my Army Career, I attended several technical schools mainly Guided Missile electronic and nuclear warhead assembly and maintenance that required a Ten Secret security clearance. During my time in the Army, I advanced in rank from Private to Chief Warrant Officer 3. The last 10 years in the Army, I was a Helicopter Pilot, aircraft maintenance Officer, Test

Pilot, and Instructor Pilot. I served two, one-year tours in Vietnam as a combat attack helicopter pilot. I have been stationed in several overseas countries, such as Germany, France, Japan, and Vietnam.

After leaving the Army, I pursued a career as a civilian, mostly in Aerospace and Automotive Companies like Emerson Electric, Parker Haniffin, and Robert Bosch, as a Quality Assurance Supervisor and Production. Manager. I also obtained a Realtors License and listed and sold properties in the Charleston and Mt. Pleasant areas.

I joined the Charleston and the Mount Pleasant Artists Guilds in 1998 and have shown my art in many exhibits. I have also had my paintings hung in several Art Galleries in Charleston and Mt. Pleasant. Three museums in other cities have bought one of my paintings. Currently, I have my studio at home and do some commission work. I also write poetry that some folks enjoy. Other hobbies include collecting knives and walking canes. Mainly I enjoy being a great Great Grandpa. I have three children, seven grand. children, and nine great grand children.

Soon after I moved here I served on the Ventura Board for several years, one year as President.

The Gift

Every day is your gift from God

Yesterday is in the past.

Tomorrow may never come.

That is why today is called the present.

So open up your "present," enjoy it

and thank God for it.

Ray W. Hatfield

The Opening of a Door

When will the next door open
in my life for me to share?

A love that is never ending
will you be standing there?

We know not what lies behind
our gates, our doors, and such...

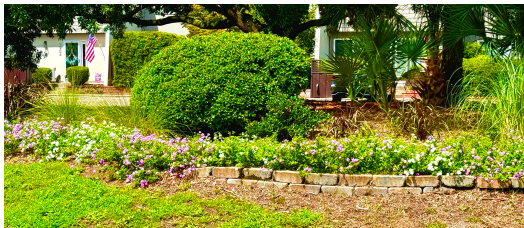
and when they are opened, we expect
adventure, excitement, or love. And
at times, not very much.

But hope is everlasting
and you are whom I adore,

and if God is willing, you'll be waiting.
for me when I open that door.

Ray W. Hatfield
June 8, 2004

More Photos from Marcia Russo of Summer Ambiance at the Villas



Real Estate Section

Unit	Approx Sq. Ft.	BR	Baths	Price	Closed
1603	2477	4	3	\$950,000	Active
1806	2620	3	3	\$671,000	Closed
1903	2571	4	3.5	\$839,995	Active Contingent

Recent sales and listings Provided by Ann Whalen

Welcome to new residents at Ventura Villas

1205 Ventura
1208 Ventura
1806 Ventura

Abby Dixon
Joseph Beck
Lloyd and Victoria Williams

Rental Spaces Available in Pool Parking Lot

There are several rental spaces available in the Pool Area Parking lot for boats, trailers and other appropriate vehicles. Please contact Brenda Manigault at brenda@islandrealty.com.

Upcoming Board Events

Sunday Happy Hour, August 18, 4-7 or August 25, 4-7 PM (Date TBD). Pool Area

BOA Monthly Meeting, August, 28, 6 PM, Clubhouse: Note Permanent Change to 4th Wednesday of the Month

BOA Monthly Meeting September, 26 PM, Clubhouse

Contact Info

Pres. Scott Ambler: sfambler@gmail.com

Brenda Manigault: brenda@islandrealty.com

Newsletter Staff: If you have ideas, constructive feedback or suggestions for the Newsletter, please email your ideas to jayvoss43@gmail.com

Website: You can always find important information on the Website, Venturavillas.com