

waterbridgehoa.com**PREFERRED CONTACT:**
portal.camsmgt.com**IMPORTANT REMINDERS:**

Phase 3 curb repair continues. Thank you for keeping the streets and grass clear of vehicles, especially during this repair time.

**UPCOMING EVENTS:**

Sun. 1/18/2026 - 2pm
Chili Cook-Off at clubhouse

Thurs. 2/5/2026 - 7pm
Meet & Greet at clubhouse

Fri. 2/13/2026 - 7pm
Ladies Valentines Bingo at clubhouse

BOARD MEETING:

Q1 Meeting, Jan 13, 2026
4pm at the Clubhouse
Agenda is attached

**COMMUNITY STATS****Starting out 2026**

- Community Build-Out:** Waterbridge is 92% complete.
- Current Development:** 1,044 homes are built or under construction.
- Dues Status:** 1,100 lots are currently paying dues out of 1,136 total lots; all lots will pay dues by January 1, 2027.
- Reserve Study Projection:** Inflation-adjusted 2023 reserve study estimated 2025 year-end balance at \$2.79 million.
- Actual Reserve Balance:** 2025 year-end reserve accounts total approximately \$3.35 million.
- Financial Health:** Reserve accounts are healthy and funded 17% above reserve study projections going into 2026.

**CHILI COOK-OFF CONTEST****Prizes awarded for top winners**

When: Sunday, January 18th from 2-3pm.
Where: Waterbridge Clubhouse.

Bring your best pot of chili and any toppings you want to serve! We will supply the small cups for sampling, silverware, and water bottles.

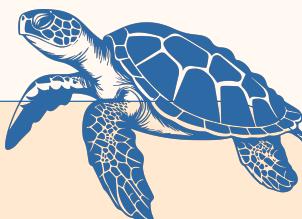
Contest is limited to the first 20 that sign up. **Secure your spot asap, but no later than January 11th.** Chili samplers and spectators that plan to attend the event do NOT need to sign up.

Chili Cook-Off RSVP - signup genius

Any questions, contact:
social@waterbridgehoa.com

**NEW ON-SITE OFFICE HOURS**

Starting Saturday January 10th, at the Clubhouse, open hours with Steve Rescorl will be available, every Tues & Sat from 12:30-2:30pm. **Appointments** can also be made from 2:30-3:30pm on Tues & Sat. RFID and (optional) amenity cards will be available. General questions, comments and concerns can also be addressed. If you have a more involved topic, please book an appointment. For amenity cards you must show ID. The address must match the Waterbridge address if not the Owner of record. Must be 16+ for amenity cards.





EXTERIOR MAINTENANCE

House Washing

Enjoy the beautiful January weather! Take a quick walk around your home and check your siding.

Many homes—especially in Phases 2 and 3—could use a wash. In Myrtle Beach, homes typically need a soft wash about once a year due to pollen, construction dust, and warm weather that attracts insects.

Hardie Plank - fiber cement siding can trap dirt and moisture, especially on the north and west sides, creating the perfect environment for mold and mildew. These usually appear as green patches that spread quickly.

DIY Tip: A gentle scrub with dish soap or a siding cleaner works well. There are many online resources for cleaning Hardie Plank – fiber cement board.

Prefer a pro? Local companies offer “pressure washing,” these companies use low pressure with cleaning solutions to protect your siding.

Please take this opportunity to freshen up your home before Feb 15, when visible mold, mildew, or heavy dirt will be considered a CCR violation.

Landscaping

Why talk landscaping in January?

Now's the perfect time for a quick bed cleanup! With plants dormant, it's easy to spot pine straw, weeds, and even tiny pine trees. A light rake works wonders to clear debris without disturbing mulch.

Spring is the busiest season for landscapers, so if you wait until April–June for mulch refresh or cleanup, expect long delays. DIYers ordering bulk mulch may also face delivery backlogs.

If your beds look tired, schedule mulch and cleanup now for a fresh start!

Thank you for helping keep our neighborhood looking great!

WINTER ENERGY TIPS

Keep Cozy Without Breaking the Bank!

Cold weather often means higher electric bills, especially with peak usage rates from providers like Santee Cooper. But don't worry—there are simple ways to save while staying warm and comfortable this season!

Here are some easy tips to reduce your winter energy costs:

- **Adjust Your Thermostat:** Lowering it by just a couple degrees can make a big difference. Aim for 68°F when you're home and even lower when you're away or asleep.
- **Seal Drafts:** Check doors and windows for leaks. A little weatherstripping or caulk can keep the warm air in and the cold air out.
- **Unplug Unused Devices:** Even when turned off, electronics can draw power. Unplug chargers and gadgets when not in use.
- **Take Advantage of Off-Peak Hours:** Run appliances like dishwashers and laundry machines during off-peak hours, and wait until peak times are over before charging electric cars or turning up the heat.
- **Peak Hours:** November through March 6-9am and April – Oct 3-6pm
- **Layer Up:** Cozy sweaters and blankets can help you stay warm without cranking up the heat.

Stay warm, save money, and make winter a little brighter for your household.



**ON-SITE OFFICE HOURS
TUES & SAT 12:30 - 2:30PM**