

Indigo Run Community Owners Association

Policy Resolution: Storm Debris Cleanup

WHEREAS, Indigo Run is a coastal community in a region exposed to hurricanes and storms, necessitating clear guidelines for post-storm debris removal in order to maintain safety, operational budgets and aesthetics;

WHEREAS, homeowners' associations in the Hilton Head area assume similar responsibility for clearing vegetative storm debris from *common areas* and assist with curbside pickup from private lots after major storms, while ensuring that owners handle their own property cleanup in accordance with established rules;

WHEREAS, government agencies and FEMA generally **do not** provide direct debris removal assistance on private roads or gated communities, making it incumbent on associations like IRCOA to manage storm cleanup (*HOAs are typically not eligible for FEMA Public Assistance for debris removal except in extraordinary circumstances*);

WHEREAS, the IRCOA Board of Directors desires to establish a formal policy defining the responsibilities, procedures, and limitations for debris removal following both "named" storms (e.g. hurricanes or tropical storms officially designated by the National Weather Service) and significant *unnamed* storm events, in order to protect the community and set clear expectations for residents;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Indigo Run Community Owners Association hereby adopts the following Storm Debris Cleanup Policy, to apply to all storm-related debris removal efforts within the community effective immediately:

Purpose:

To establish clear guidelines for storm debris cleanup after named and unnamed storm events, addressing responsibilities for Common Areas, Limited Common Areas, Property of the Owners of the Recreational Facilities and private property curbside debris removal.

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1. Definitions

- **Qualifying Event:** Declared by IRCOA's **General Manager and President (or designated representative)** based on storm severity, available remaining operations budget, and debris impact. *
- **Storm Debris:** Fallen branches, limbs, and vegetative material caused by storms.
 - **Excludes and may not be limited to:** logs, trunks, clippings, roots, household or “man-made” debris, and any contractor waste. Exceptions are determined solely by **General Manager and President (or designated representative)**.*
- **Common Areas:** Maintained by IRCOA; fully cleared by IRCOA after qualifying storms if normally maintained as such by the IRCOA.
- **Limited Common Areas:** Maintained by IRCOA; fully cleared by IRCOA after qualifying storms if normally maintained as such by the IRCOA.
- **Recreational Facilities Properties:** Properties within Indigo Run managed by “Invited” including the Golden Bear Golf Club, The Golf Club at Indigo Run, and the Sunningdale recreational area are the sole responsibility of the Owners of the Recreational facilities.
- **Private Property:** Homeowner’s lot. Debris must be placed curbside; no IRCOA entry is allowed onto private property.

2. Curbside Debris Pickup

- IRCOA will provide curbside vegetative storm debris pickup **after Qualifying Events**.
- Homeowners, or their contracted service providers, must move debris to the curbside (not in street or on curb).
- **Only storm-damaged** branches and limbs allowed. No clippings, logs, trash, or mixed materials unless authorized by the Association.*
- Improper piles will not be collected; homeowners may be responsible for private removal.

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- Owners are encouraged to use paper bags when collecting Pinecone and small debris to aid in the pickup and disposal process.
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3. Authority & Notification *

- The **General Manager and President (or designated representative)** jointly determine when a storm qualifies.
 - Manager promptly and timely notifies residents of:
 - Whether IRCOA debris removal is occurring
 - Instructions and deadline for curbside placement based on scheduled pickups.
 - Areas included (some streets may be excluded based on impact)
 - Authorization by the Board of Directors of a **“Storm Debris Removal Assessment”**.
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4. Special Cases & Cost Recovery

- If the storm debris operations budget is depleted, IRCOA may offer invoiced debris removal services to owners, or the General Manager, Finance Committee, or President may recommend to the board of directors a **Special Assessment** for a Qualified Event storm debris pickup and notify the community of such *(as early as possible after an event) by Website notice, or email notification.* *
 - Board approval is required to exceed the debris operations budget *(See Board Approved Chart of Authority).*
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5. Budget

- A dedicated **Annual operating budget Cap** is approved for storm debris cleanup. *(Over \$1,000,000 in **reserve funds** are specifically allocated for impactful named storms plus additional resources identified in financial plans).*
- Covers IRCOA contractor costs, equipment, hauling, labor and debris grinding and disposal fees.

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- Additional services beyond this “**Operational Budget Cap**” require Board approval (see above).

6. Enforcement

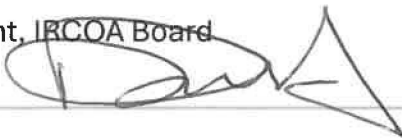
- The General Manager or Operations Manager determines compliance.
- Non-conforming debris piles will not be collected.
- Violations of this policy or of the Rules and Regulations may result in fines, property liens, or other collection methods, or removal of the debris by the IRCOA at owners’ cost.

7. Reference to Community Rules and Compliance

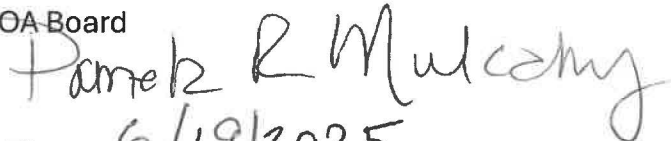
- All storm cleanup activities must comply with the **IRCOA Rules & Regulations**.
- During an active **Qualifying Event**, debris may be placed curbside following the guidelines outlined in this policy. However, standard disposal rules defined in the **Rules and Regulations** remain in effect until such an event is officially declared.

Adopted by IRCOA Board of Directors: 6/19/2025

President, IRCOA Board



Secretary, IRCOA Board



EFFECTIVE DATE: 6/19/2025

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FAQs: Common Questions & Answers

Q1: What is a "Qualifying Event"?

A storm (named or unnamed) that causes widespread or localized tree/branch damage in Indigo Run, as determined by the General Manager and President (*or designated representative*). *

Q2: What can I put out for IRCOA pickup?

Only fallen storm debris: branches and limbs. No logs, cuttings, or contractor waste.

Q3: Where do I put debris?

Just behind the curb, not in the street. Keep (3) feet away from drains, utilities, mailboxes, and hydrants. Do not place debris on the IRCOA *landscaped* common areas.

Q4: Can I pay IRCOA to remove debris if I miss the deadline?

Possibly. If resources permit and the budget is under allocated, the IRCOA may offer paid debris pickup at a defined rate established by the General Manager.

Q5: What if my area wasn't hit badly?

IRCOA may limit cleanup to only storm-impacted areas. Not all streets may qualify if not impacted significantly by the designated Qualified Event.

Q6: Who makes final decisions about violations?

The IRCOA General Manager or Operations Manager. Their decision is final.

Q7: What if the USA President or FEMA declares a federal disaster in our area?

If a federal disaster is declared and FEMA offers debris assistance, IRCOA will coordinate with National, State and Local government agencies to determine eligibility and possible reimbursement. However, gated communities like Indigo Run are typically not eligible for FEMA-funded debris removal unless special access agreements are in place. In planning for such contingencies, the IRCOA annually enters a specific contract agreement with a national debris clean-up contractor who is also under contract with the Town of Hilton Head for such services. The IRCOA also, under retainers, contracts with a local clearing contractor for immediate access emergency clearing services. Therefore, IRCOA generally plans and budgets as if no federal aid will be available. *

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