

SEMPER FI



PROPERTY MANAGEMENT

November 4, 2025

To: Harborview POA Owners

Ref: Transition from FSR & Beazer Homes

Hello,

During this time of the transition from FSR & Beazer Homes to Semper Fi Property Management, please read the Welcome Packet and the information within sent to you via email and USPS this week.

This is the fastest transition I have ever dealt with. Normally we work with the outgoing company with a 90 day turn around. So please assist us with the Welcome Packet. Any questions please call the office at 843.315.1756 or my direct line at 843.839.2873.

You will be receiving an email from AppFolio inviting you to open your new portal. At the portal site you may set up your payment plan with AppFolio. SFPM does not receive any of your payment information such as your bank name, account number, etc.

Once the new Board of Directors are set in place, we will be assisting them with the day-to-day operations of Harborview POA.

Please remember to send in your Proxy ASAP by the deadline that FSR has given you. The POA meeting must meet a quorum. If not, Beazer Homes will remain in control of the POA until a quorum may be met.

Any questions please contact us so we may assist you.

Respectfully yours,

Billy Rivera, CPO, NP

Owners Rep & Operations

Semper Fi Property Management, LLC

Harborview POA

1756 HIGHWAY 501 MYRTLE BEACH, SC - 843.315.1756 - SEMPERFIMANAGEMENT.COM

ANNUAL RENTALS - HOA/POA MANAGEMENT

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SEMPER FI



PROPERTY MANAGEMENT

Ref: Welcome Letter

To: Harborview POA

Hello to all,

My name is Billy Rivera (owner) Owners Rep & Operations at Semper Fi Property Management, LLC. The Property Manager in Charge (PMIC) is Donna Cascone, Community Leader is Michelle Gotham & the bookkeeper is Jennifer Richardson together we will be assisting with your POA. SFPM also has maintenance techs that will be assisting your POA. Together we are Semper Fi Property Management, LLC. Your New POA Property Management Team.

Included within this Welcome packet you will find the following:

1. Payment options.
2. Owner update information.
3. Rental Company information (rental units).

Important information for you:

1. Your new email address to keep in contact with Semper Fi Property Management (SFPM) and your Board of Directors (BOD) is Harborviewpoa@yahoo.com. Please use this email for all communications to SFPM & your BOD. Your email blasts, updates and information will come from this email and an email named AppFolio.
2. After hours emergency number...as always call 911 for Police, Fire, Water and Medical. SFPM's after-hours emergency line is 843.251.4873.
3. POA fees are due on the 1st & will be considered late on the 20th with a late fee \$20 assessed to your account.
4. Website: HarborviewMB.com is currently under construction.
5. Enclosed are two important items: Owner's information & Property Managers information. Please complete and return to me via email or USPS. Also, included is a Payment Options Forms with different methods of payments available. You will receive an email from AppFolio inviting you to open your new portal.
6. Semper Fi Property Management is working with the Board of Directors to ensure that we have the correct information and knowledge for your POA. Any questions please email or call me. I am the owner of Semper Fi Property Management and assisting Michelle as your reps.
7. Starting 12/1/2025 please send your monthly POA Dues to the new address. Please complete the enclosed documents and return. I look forward to meeting you.

Respectfully yours,

Billy Rivera, CPO, NP

Semper FI Property Management, LLC

1756 HIGHWAY 501 MYRTLE BEACH, SC • 843.315.1756 • SEMPERFIMANAGEMENT.COM

ANNUAL RENTALS - HOA/POA MANAGEMENT

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HARBORVIEW POA

Managed by: Semper Fi Property Management, LLC
1756 Hwy 501
Myrtle Beach, SC 29577
843.315.1756

PAYMENT OPTIONS

1. **POA Dues:** Paid Monthly. Due the first of each month and will be considered late if not received by the 20th of the month. A late fee of \$20 will be assessed to your account.

2. **Payable to:** Harborview POA. NOT Semper Fi Property Management.

3. **Mail or Deliver to:**

Harborview POA
C/o Semper Fi Property Management, LLC
1756 Hwy 501
Myrtle Beach, SC 29577

We do have a drop box outside to the left of the door to drop payments off. **WE DO NOT ACCEPT CASH.**

4. **AppFolio online portal:** Online Portal through our system called Appfolio. You will get an invitation via email to set up your account once we receive the closing documents from the Attorney or contact information when you close so we may update your account. New HOA/POAs once set into the system the email will be sent.

5. **Direct Deposit Bill Pay:**

Contact your Bank or set it up online with your Bank. Information to give your Bank:

1. Payable to: Harborview POA
2. Date to be delivered by: The first of each Month.
3. Amount to be paid: Your current dues amount.
4. Mail to: Above address.
5. Account number example: Your account number is your address...i.e....house number & street name.

Your bank will automatically disperse a check for your monthly/quarterly on a specified day and the amount you request each month recurring payment. Just give your bank the information...IE....date to be dispersed, amount, payable to and address. This option is a onetime set and forget about it option. Set up the payment one time and it will be paid automatically monthly.

6. **Account Number:**

1. Your account number will be your address.... for example: 123 Maple Street or 435 Cedar, etc.
2. **YOUR ACCOUNT NUMBER MUST BE ON YOUR CHECK CORRECTLY TO RECEIVE PROPER CREDIT.**

HARBORVIEW POA

POA Managed By:
Semper Fi Property Management
1756 Hwy 501
Myrtle Beach, SC. 29577
843.315.1756 Office

OWNER INFORMATION UPDATE

Owner Name: _____

Street Address: Unit _____

Mailing Address (if different from above): _____

Email: _____

Phone Number: _____ Cellular: _____

Emergency Contact: _____

RENTAL COMPANY INFORMATION

Do you rent your unit?

YES _____ NO _____

Rental Company Name & Address: _____

Office #: _____ Cellular: _____

After Hours Emergency #:
