

# HOLIDAY NEWSLETTER

## A-BUILDING

NEW 2026 LOWER HOA FEES  
1-BED \$555  
2-BED \$830

We would like to wish everyone a Merry Christmas and Happy New Year

2025 was a great year for the A-Building and Myrtle Beach Resort.  
We are looking forward to an even better 2026

### BEACH ACCESS SHOWERS

In the continued effort to upgrade and improve everything, we have finished the upgrade of the beach access showers.



### ONE RESORT



### A-BUILDING ELEVATORS

In that continued effort to upgrade we have new elevator door wraps. These door wraps have our unique one of a kind, A-Building logos on them. We are proud to have a logo displayed for everyone to see.

### ONE RESORT



# DECEMBER NEWSLETTER

[thembresort.com](http://thembresort.com)



## Resort Wide Happenings

A lease has been agreed to with a new vendor for the lazy river snack shack. The newest additions name is Somewhere in the Sun Cafe. They are bringing a unique and completely different menu than any of our current vendors provide. We welcome our new vendor and the variety that the resort is now seeing.

The Quarterdeck will be kicking off the New Year with their annual New Year's Eve party. Join Michael and the rest of their awesome staff in helping bring in 2026.

*The new updated gate fee agreement takes effect January 1st. Please make sure you have read up on the updates and are aware of all changes. Please pass that information along to your guests, family, and friends*

## New Property Manager:

Our new property manager, Ryan William Joseph started working with us in November. He has already proven to be a valuable addition to the HPR. We are thankful for the expert knowledge, professionalism, and dependability that he brings to the table. We look forward to him leading our team for a long time.

## FSR Contract:

Our new two year contract with FSR will be kicking in, in the next couple of days. This contract will carry us through 2026 into 2027. We appreciate the stability, leadership, and professionalism, that FSR provides.

## HOA Fee's:

In 2026, the HOA fees will decrease for only the second time in the 44 year history of the HPR A-building. We are very proud to have represented our homeowners during both of these decreases. 2025's decrease of \$215, and 2026 decrease of \$55, has given our homeowners the relief they had been looking for with a \$270 total decrease. The new fees will be \$830 for 2 bedrooms and \$555 for 1 bedroom.

## Maintenance updates:

They recently pressure washed the 4 Sun decks, both handicap ramps, the New York Pizza area, the corridors, the sidewalks to the lazy river, and the oceanfront pool deck and loungers. They also just repainted the entire 1st floor. They recently cleaned out all of the junk that had been building up under our building for years. All of the construction debris

from the 2022 foundation job was left under our building. All of this was cleared out and hauled away along with anything else that was down there. They just fixed a major waterline issued to our L shaped pool. Doing this in-house without outsourcing it saved us quite a bit of money. We are thankful for all of their hard work and appreciate them.

#### Table and Chairs:

We recently completed a furniture upgrade with matching high top table and chair sets. You will now find these high top table and chair sets at the L shaped pool, the ocean front pool, and all of the Sundecks. We heard your request and we delivered on your request.

#### Lazy River Area:

Per the land lease contract between the HPR and the master association, the maintenance and upkeep of the lazy river is the only rent the master pays HPR. We informed the master association of areas that were in severe need of attention and upgrades. The master association agreed to fix and repair these areas. The lining on the lazy river was deteriorating and damaged all throughout. Thankfully, all of that is being repaired now, along with a few other items. When that area opens for the season, it will be newly upgraded. Additionally, we will have a new tenant occupying the lazy river snack shack, serving food and drinks.

#### Homeowners:

We would like to thank all of our homeowners. The outpouring of support through emails, Facebook, text

messages, phone calls, and in person have been overwhelming. You voted us in and trusted us to lower the HOA fees, to bring in new amenities, to add revenue-generating items, to upgrade our building and resort, to put guardrails in place, to modernize the HPR, and to get owner input on big decisions. We hope we have lived up to those expectations and fulfilled those promises. We look forward to a bright, and successful, 2026. Happy New Year fellow homeowners.

The A-Team

President - Larry Dawson

Vice President - John Shpunder

Secretary - Robin Chasawski

Treasurer - Richard Wong

At Large/Master Rep - Jessica Dawson