

*Summerland Homeowners Association Inc.*

PO Box 2311  
Batesburg-Leesville, SC 29070

September 1, 2025

**Summerland HOA Monthly Update**

**Banks Accounts**

Current Balance General Account - \$19,460.88  
Current Balance Reserve Account - \$1,649.67

Two homeowners haven't paid their dues for 2025. Certified letters were sent to the two remaining homeowners that haven't paid dues in 2025. Liens will be placed on both homes very soon.

**Spending for Remainder of 2025**

Estimated Spending for the Remainder of 2025 - \$12,881.28  
Cash Available in General Account 9/1/25 - \$19,460.88  
Estimated Amount in General Account December 31, 2025 - \$6,579.60

\*Includes \$2,226.40 Transfer to Reserve Account (5% of Revenue from HOA Dues Received as Required by Bylaws)

Current Amount in Reserve Account - \$1,649.67  
Estimated Amount in Reserve Account December 31, 2025 - \$3,876.07  
Estimated Total Cash Available December 31, 2025 - \$10,455.67

**HOA Board Meeting 8/21/25**

HOA Board Meeting was held on 8/21/25 at the pool with about 25 residents attending. Thanks to all that attended. It was an information sharing meeting regarding topics also covered in this monthly update. Current board plans to remain until December 31, 2025. New board will be elected in the annual October meeting. Schedule and location of annual

meeting to be published shortly. It was discussed in the last HOA meeting that the current annual dues could possibly be decreased to \$450.00 annually. This will be discussed in the next board meeting in September after carefully reviewing financials for the remainder of 2025. Decision depends on considering the need to increase the reserve fund versus reducing costs for the residents. New Summerland HOA website was announced in the meeting. Website address is [www.summerlandhoa.com](http://www.summerlandhoa.com). Special thanks to Rachel for creating the website. She did a fantastic job.

### **Monthly Payment to Batesburg-Leesville for Streetlights**

Last monthly payment of \$314.79 was made to the city for difference between ornamental versus normal streetlights on June 15, 2025. Eliminating the payment saves \$3,777.48 per year.

### **Architectural Committee**

The Architectural Review Committee consists of Kristy Queen, Pat Watkins and Randy Carver. The committee is currently reviewing existing guidelines and will try to send out info to all residents shortly. Two residents have submitted documents for architectural revisions and both were approved. The current ARC is not as formal as in the past. Board members are observing existing conditions of homes and sending maintenance violation letters as necessary. One of the conditions of living in an HOA managed subdivision is to properly maintain your home and landscaping. Homeowners can be fined for not doing so. If you have received a letter of violation and haven't made the needed corrections, then I encourage you to do so ASAP!

### **Cost Savings**

Due to the HOA financial situation, there has been an effort to reduce the annual operating costs. The following projects have been identified.

1. Turn the swimming pool recirculation pump off during the 8 months the pool is closed. SC DES requires that any commercial pool that is closed for six months be covered. When the pool closes in September, the pool will need to be covered, cleaned and proper steps to winterize the pool completed. The recirculation system will be shut down. This will save \$2,500 in electricity cost.

2. Stop paying the city \$314.79 monthly for streetlights will save \$3,777.48 annually.
3. New chlorinators were sized to eliminate the need to add chlorine manually to the pool. This will significantly reduce annual swimming pool chemical costs. The exact amount won't be known until September, but the estimated cost savings is \$1,800.00/year.
4. Termination of PMS as property manager. Savings are \$6,800 per year.

**Total possible annual cost savings - \$14,877.48 as of 8/31/25.**

### **Future of Summerland HOA Board**

Next annual meeting of the HOA to elect board members is in October. That's only a few weeks away. The current board is working diligently to put processes in place so the HOA can be managed efficiently without hiring a property management company. Summerland HOA can't afford to hire a property management company. There was no way that PMS could have remained as property manager for Summerland HOA because there was no money to pay them and there will not be money to pay a management company in future years unless the annual dues are increased by at least \$80.00 per household. That's not a good idea since the reserve fund will have less than \$4,000.00 at the end of 2025.

Summerland HOA has a new website. This will allow residents to easily access current documents, email board members directly with questions and comments. The cost for the website is only \$9.00 per month. The second process is to computerize HOA invoicing and bill payments. This should include the ability to make online payments directly to the general account of the HOA. Rachel has loaded over 90% of the homeowner's information in the new HOA management software and is currently testing the program. The board will need to purchase a laptop that will house the financial software and will be passed along to the next board to use. Laptop will also house all HOA present and future documents.

Summerland HOA can't exist without a board by law. **Asking residents to start thinking now about serving on board in 2026 so the HOA can continue to exist and be properly managed.** It's the intent of the current board to make the HOA management easy and efficient so that residents will readily volunteer to serve on the board. Please do so!

### **Next Monthly Board Meeting**

The monthly HOA board meeting for September will be probably held during the first or second week of September.