

Summerland Homeowners Association Inc.

PO Box 2311
Batesburg-Leesville, SC 29070

June 5, 2025

Summerland HOA Monthly Update

Summerland HOA Board met on June 3rd for a working session to review progress and financials.

Banks Accounts

Current Balance General Account - \$28,690.25
Current Balance Reserve Account - \$1,648.98

Donations Received for New Pool Chlorinators - \$6,400.00
Chlorinators Final Install Cost - \$6,687.49
Difference – (-\$287.49)

SC DES (formerly SC DHEC) required the installation of an emergency cut-off switch near the pool which is why the install cost is higher than anticipated. Requirement wasn't known until receiving the email from SC DES approving the new chlorinators. There were several National Electric Code violations found in the pump room and those were taken care of during the electrical installation.

Again, thanks for the donations and volunteers that helped with the installation.

Spending for Remainder of 2025

Estimated Spending for the Remainder of 2025 - \$23,721.44*
Cash Available in General Account 6/1/25 - \$28,690.25
Estimated Amount in General Account December 31, 2025 - \$4,968.81

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

Current Amount in Reserve Account - \$1,649.98

Estimated Amount in Reserve Account December 31, 2025 - \$3,876.28

Monthly Payment to Batesburg-Leesville for Streetlights

The City of Batesburg is currently billing Summerland HOA \$314.79 per month for the cost difference in regular streetlights and ornamental streetlights. A Certified Letter was sent to the Town Manager on 4/29/25 requesting if there was any written agreement in existence that required the payment by Summerland HOA to the City or Dominion Energy. No agreement exists with either party. Jay Hendrix, City Manager, responded that the city has been paying the power bill and Summerland HOA has been paying the difference between ornamental and standard streetlights based on a handshake agreement between Ted Luckadoo, previous Town Manager and Michael Shealy, Summerland Developer.

Handshake agreement means nothing. Mr. Hendrix also advised that I should call the Dominion Energy Lighting Representative and inquire about our streetlights. Emailed her and she replied that she couldn't discuss the city's streetlight account with me. This confirms that Summerland HOA is not part of the agreement between the city and Dominion Energy for Summerland streetlights. Dominion Energy provides streetlights to the city based on a fixed cost per month/light that includes a fixed cost for energy consumption. Don't understand how the city could be paying for the energy cost for our streetlights because the lights aren't metered by Dominion Energy. Again, it's a fixed fee in the monthly cost of the light charged by Dominion Energy to the City.

Town Ordinances require that the city provide street lighting, see below.

- **6-13. - Street Lights.**

Residential Standard 15,000 lumen H.P.S streetlights shall be installed at a rate of not less than one streetlight per six (6) lots. The developer shall be responsible for the operating cost of said lights at the standard rate subject to the rate and class of service approved by the South Carolina Public Service Commission until the Town accepts title to the effected subdivisions road infrastructure, at which time the Town will assume responsibility for said operating costs. If the developer elects to install more than one streetlight per

six (6) lots, then the operating costs for all such additional streetlights shall be borne by the developer or the residents of the effected subdivision.

Nothing was stated about paying for the difference between ornamental and standard streetlights. Summerland HOA has paid the city \$37,774.80 over 10 years because of a handshake agreement between Luckadoo and Shealy. Summerland HOA wasn't contractually required to pay anything. Therefore, the city has been notified that final payment will be on June 15, 2025. **This saves \$3,777.48 per year. Will notify residents if the city responds to our notification of not making any more payments.**

HOA Annual Dues

As of June 3, 2025, 92 homeowners have paid their annual dues, leaving 5 who have not paid. A monthly late fee of \$25.00 went into effect as of March 15, 2025, and will again be added every month the dues are not paid. If the outstanding dues are received, the Board will review how to best utilize the money. HOA board is working on placing liens on the homes that haven't paid their dues. Also working on placing liens on the two homes that haven't been finished or paid their annual dues. According to city codes enforcement, permits for the two homes were issued in November 2021. This will probably require the consultation of an attorney.

Lawn Maintenance

Palmetto Earthscapes seems to be doing a good job. Cutting once per week will continue until October and then reduced to once per month if needed. Noticed today a couple limbs need to be cut down in a tree in the north entrance.

Architectural Committee

The Architectural Review Committee consists of Kristy Queen, Pat Watkins and Randy Carver. The committee is currently reviewing existing guidelines and will be sending 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. Reason is that the board's time was spent during the first two months with the termination of PMS and putting processes in place to manage the HOA. The last two months have been spent with the swimming pool. Both are complete and now attention can turn to the ARC.

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. They have been running for two weeks, and I'm not aware of any chlorine being added manually. 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.

Total possible cost savings - \$8,077.48 as of 6/5/25.

Next Monthly Board Meeting

The monthly HOA board meeting for July will be probably held during the second week of July at the pool. The meeting will be open to all residents.