

Summerland Homeowners Association Inc.

PO Box 2311

Batesburg-Leesville, SC 29070

July 17, 2025

Summerland HOA Monthly Update

Banks Accounts

Current Balance General Account - \$27,134.56

Current Balance Reserve Account - \$1,648.98

The owner of two unfinished homes located at 224 Cottontail Lane and 372 Town Pond Rd. contacted the board after they received invoices for HOA dues a few months back. The homeowner was in violation of the CC&R's regarding not completing both homes in 12 months and not requesting time extensions. No fine is specified in the CC&R's for the violations. They were advised that the twelve-month construction duration ended in late 2022 and they owed HOA dues for 2023, 2024, & 2025. After negotiations with the homeowner, we agreed to eliminate late charges if they would pay HOA dues for three years on both homes and finish the homes in the very near future. The homeowner agreed and sent a check for \$2,725.00 which was deposited in the general account.

This reduced the number of unpaid HOA dues from six homes down to three. Certified letters were sent to the three remaining homeowners that haven't paid dues in 2025.

Spending for Remainder of 2025

Estimated Spending for the Remainder of 2025 - \$19,725.90*

Cash Available in General Account 7/1/25 - \$27,134.56

Estimated Amount in General Account December 31, 2025 - \$7,408.66

*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 - \$3,876.38

Monthly Payment to Batesburg-Leesville for Streetlights

Previous:

The City of Batesburg is currently billing Summerland HOA \$314.79 per month for the cost difference in regular 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 is 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 was notified that final payment will be on June 15, 2025.

This saves \$3,777.48 per year.

Update:

Jay Hendrix responded to my email in early June that he wanted to meet in his office to discuss this. Meeting was discussed by the board and decision made to not meet and continue all discussions in writing. There was no response from Jay Hendrix after being notified there would be no meeting. Meeting isn't necessary. There's no contract, city ordinance requires that streetlights be provided by the city and there's no mention of the HOA having to pay the difference between standard streetlights versus ornamental streetlights. Meeting with Jay Hendrix wasn't going to change the board's current opinion that the monthly payment to the city isn't owed.

Mr. Hendrix said in his previous email that the standard streetlight for the city is a 50 watt LED bracket light mounted on a wooden pole versus an ornamental streetlight consisting of a tapered 14' fiberglass pole with an acorn fixture on top. The cost difference between the two is what Summerland HOA owes to the city. There's a significant issue with that. Bracket lights are mounted on existing wooden poles owned by Dominion Energy that carry electric power lines and cost the city nothing beyond what the city pays for electricity. Again, there's no mention in the city ordinance requiring payment for difference between standard and ornamental streetlights.

According to the agenda published for the latest town council meeting held on Monday July 14th, the Summerland HOA streetlights were to be discussed during a closed session. Haven't received any notification from the city council as of today regarding the discussion. Therefore, the board had decided the June 2025 payment, which has been made, will be the last payment regarding ornamental streetlights in Summerland.

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. 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 three 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. 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 is \$6,800 per year.

Total possible cost savings - \$14,877.48 as of 7/17/25.

Future of Summerland HOA Board

Next annual meeting of the HOA to elect board members is in October. That's only three months 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.

The board will be announcing a new website in the very near future. 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. The board will be purchasing 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 July will be probably held during the last week of July at the pool. The meeting will be open to all residents.