

Summerland Homeowners Association Inc.

PO Box 2311

Batesburg-Leesville, SC 29070

March 31, 2025

Summerland HOA Monthly Update

Summerland HOA met on March 20, 2025, for a working session to make several decisions and review financials.

Banks Accounts – Board opened money market accounts at First Citizens Bank in Batesburg for general and reserve accounts.

Current Balance General Account - \$36,665.48

Current Balance Reserve Account - \$1,648.98

Summerland HOA Bylaws

Summerland HOA Board unanimously adopted Summerland HOA Bylaws as required by the SC Non-profit Act of 1994. This finally makes Summerland HOA compliant with State Laws. Included in the Bylaws is that the board must always maintain \$20,000.00 in the reserve account. Currently the reserve only has \$1,648.98. Bylaws also require that each board place 5% of the annual revenue into the reserve account until the required \$20,000 balance is achieved. Therefore, the current board will be transferring approximately \$1,900.00 from the general account to the reserve account, increasing the reserve account amount to \$3,548.98. Any future withdrawal or transfer from the reserve account requires a majority vote of at least 50 percent of the eligible residents. Penalty for not obtaining vote by residents requires immediate removal of the HOA Board President.

Also included in the bylaws is a stipulation that family members including spouses cannot serve on the HOA board at the same time.

Budget for Remainder of 2025

Based on spending history from 2024, Summerland HOA will be required to spend approximately \$30,500 during the remainder of 2025 for required expenses. This includes

electricity, water, lawn maintenance, basic pool services, tax preparation, new agent fees, postal rental box, phone, etc. This only leaves about \$6,000 for non-required spending. Required \$1,900.00 transfer to the reserve account reduces the amount in the general account to approximately \$4,000.00. This means that tough decisions will have to be made by the board.

Discretionary expenses that aren't required include opening the pool for four months, adding pine straw, repairing sidewalks, etc. There is not enough money to complete these items. The board is working diligently, trying to cut costs such as reducing the runtime of the pool recirculation pump and finding less costly vendors. Hopefully, we can achieve cost reductions with insurance and electricity.

The board has discussed that the pool may not open in 2025 due to the lack of funds to replace the pool chlorinator pump, which stopped working in September 2024, and the cost to chemically treat the pool during the open months. The cost to replace the pool chlorinator is \$3,000.00 as quoted by Griffin Pool Co. in Lexington. The added costs to chemically treat the pool and increased electricity to run the circulation pump 24/7, will add another \$1,800.00, bringing the total to \$4,800.00. There simply isn't enough money in the general account to fund the repair and operating costs. We must maintain extra money in the general account for fluctuations in expenses and make certain that the account has money at the end of 2025. If the remaining dues are paid and cost savings are achieved, the board will review the situation to see if the pool can open.

The City of Batesburg is currently billing Summerland HOA \$315.00 per month for ornamental streetlights in The Vineyard. An agreement was provided by the city, which is between them and Dominion. This agreement expires on June 15, 2025. The agreement requires that the city reimburse Dominion the monthly fee. The city states that the HOA must reimburse the city every month. No monthly invoice from Dominion to the City has been presented. A letter will be issued soon telling the City that the HOA will no longer pay the monthly fee, unless they can produce the monthly invoice from Dominion. The City is also being told that since the agreement ends on June 15, 2025, there will be no more payments after that date. Currently, the board cannot guarantee that the cost savings will be achieved until discussing with Dominion.

HOA Annual Dues

As of March 31, 2025, 91 homeowners have paid their annual dues, leaving 7 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.

PMS Status

PMS was officially terminated on January 2, 2025, and the board has been working with them to turn over all files and money in accounts. Randy Carver picked up the electronic and paper files on February 14th along with checks for the remaining amounts in accounts on that date. It was later discovered that four residents paid their dues to First Citizens Bank in Phoenix, AZ, in early February. PMS established checking accounts for Summerland HOA in Phoenix, AZ, in June 2023. PMS still owes approximately \$470.00 from the general account to Summerland HOA. We are currently waiting for the account closure letter and additional funds from PMS.

Lawn Maintenance

Board unanimously voted to replace current lawn maintenance company, Hamilton Landworks, with Palmetto Earthscapes located in Lexington, SC. Palmetto Earthscapes has been offered the job and will start during the week of March 31, 2025. Their first task will be removing debris and trimming shrubs and trees in the common areas. The board received six bids for lawn maintenance ranging from \$15,875 to 47,480 per year. The board unanimously agreed that Palmetto Earthscapes offered the best value. The annual cost was about the same as the existing vendor, Hamilton Landworks, but Palmetto offered more services, such as trimming trees & shrubs, mowing between sidewalks & curbs, and edging of all sidewalks in their fee of \$485 per cut. Based on 36 cuts per year, Hamilton Landworks charged \$500 per cut and charged extra for trimming. The number of cuts provided by Palmetto Earthscapes can be adjusted as necessary. Palmetto Earthscape currently maintains the landscaping and lawn of the Lexington Medical Center Urgent Care facility in Batesburg-Leesville.

Architectural Committee

The Architectural Review Committee has been formed consisting of Kristy Queen and Randy Carver. The committee is currently reviewing existing guidelines and will be sending out info to all residents shortly.

Requests for Yard Sale, Cleanup Day or Fundraisers

Residents have posted on Facebook about having yard sale either at resident's homes or the pool. Currently a community wide yard sale is only allowed in the pool parking lot by the CC&R's. Main reason for that is to prevent congestion in the streets by people and cars. Streets are fire lanes and must be always kept open. This includes the construction road around the back of The Vineyard. Vehicles also can't park in front of fire hydrants. The board has no plans to issue a waiver for yards sales at residents or revise the CC&R's.

If residents desire to have a cleanup day throughout the neighborhood, it is fine with the board. Hopefully it's not necessary with the new lawn maintenance company taking over. Fundraising is fine too if the board is notified, and proper permits are obtained. If asked, a board member can help with the planning of the event. Please post comments on Facebook.

Monthly Board Meeting

Monthly HOA board meeting for April will be held at the pool on April 17, 2025, beginning at 6:30 PM. The meeting is open to all residents.

Summerland HOA Meeting

March 20, 1025

This meeting was held at Mi Ranchos Restaurant. Attending:

- Randy Carver, President
- Bob Boatwright, VP
- Pat Watkins, Secretary
- Rachel Eskow, Treasurer center HOA board signed our attorneys
- Ann Decades, Liaison and Communication

HOA Board signed our attorney's (Riley Adams) letter for Secretary of State Business Filing – Summerland HOA, Inc.

As of March 20, 2025, HOA Association has two bank accounts open - General account and Reserve account. PMS still owes us nearly \$500 as of the 20th. The General account has a balance of \$36199.66 and the Reserve account has a balance of \$1648.80. All vendor invoices have been paid up to date.

Monthly Financial and status reports will be sent out to all residents each month to include expenditures and income for both accounts (also to include MTD budget summary).

HOA Board discussed HOA payments from residents. We're still missing approximately 11 payments. There are three or four still in question because we're not sure if they sent the checks to PMS instead. The treasurer will keep a check on this.

HOA discussed the pool. There are wet spots and possible drainage issues from cracks that have been repaired and it's possible that other cracks exist. HOA may have to make an undetermined special assessment in the future for pool repairs. Ridge LP checks the pool three times a week when open and once per week when closed.

President met with Mike Long and Ridge LP on Thursday, March 6th. Ridge LP said the automatic chlorination system stopped working sometime in September 2024. Ridge LP stated they've been telling past presidents and PMS for years that it needed replacing and were always told no. Ridge LP advised not to operate the pool until the system is replaced. The cost to replace the pool chlorinator is \$3,000. It was suggested that we close the pool this year due to lack of funding to replace the chlorinator. We've also requested that Ridge LP provide a quote for a pool cover.

The board will send a letter to homeowners letting them know the cost to open the pool in 2025. If the pool is opened, residents MUST accompany guests to the pool. NO alcohol is allowed at the pool! The annual cost to operate the pool is approximately \$7,000 - \$9,000 which includes electricity. The cost is based on the pool only being open for 4 months. The annual cost to maintain the pool even if it's closed for the entire year is approximately \$1,800.00 The recirculation pump has been running 24/7. It has been reduced to two hours per day and will reduce energy costs by about \$2500 per year.

HOA discussed lawn management. HOA received 5 bids for lawn maintenance. The HOA board chose Palmetto Earthscapes (Wesley Socks). His bid was \$18,400 per year. This includes mowing and edging once per week during the growing season and picking up trash and limbs. The vendor will mow between all sidewalks and curves and also edge sidewalks on both sides. They have been informed not to blow clippings into the streets or storm drains. Pine straw is not included in this bid. Palmetto Earthscapes will also trim trees and shrubs. Palmetto will mow once per month during the non-growing season.

Lawn maintenance will not include pine straw. Homeowners will be responsible for pine strawing or mulching front lawns (not a requirement).

Custom signs are being put up where there are tripping hazards.

Summerland is being charged by the city and Dominion Energy for ornamental lights in The Vineyard. HOA will notify the city that the agreement expires in June, 2025 and no additional payments will be made until the HOA is provided an invoice from Dominion to the City confirming the monthly fee. This will save \$315.00 per month.

A new Architectural Review Committee has been formed. As of now, the Committee members are Kristy Queen and Randy Carver. The committee needs to discuss whether architectural guidelines need to be revised and simplified. Should builder's guidelines be combined with architectural guidelines? If you're interested in being on the ARC committee, contact Kristy Queen.

HOA has mailed violation letters to the owner of 130 Merlot Ct. for an unapproved tree replacement and decorations. A letter will be sent soon to resident whose fence backs up to Town Pond Rd which hasn't been curved at the top according to community requirements. HOA will be doing a community wide inspection of all homeowners' properties.

There are 4 trees with fungus. HOA President is getting Arborists to check trees in Summerland for disease. The cost for this is \$200.

HOA Bylaws will be filed on March 31, 2025, with Lexington County Register of Deeds. CC&Rs for the entire Summerland community to be reviewed and revised.

The meeting was adjourned. Next HOA meeting will be Thursday, April 17.