

## Property Committee Meeting Report Tuesday 8 June 2010

Meeting convened at 1000A.M. In attendance were Lyle Kershner, Chairperson, Board President, Cathy McElroy, Jim Wilkison, Paul Alexander, Mike Reynolds, Joe Johns, Earl Lee, David Smyth, Ron Grove, and Charlene Rose.

Report of previous meeting was approved and seconded.

### SECTION/INFRASTRUCTURE REPORTS

Phases 1 & 2 & Cricket Ct - Mr. Tom Hannigan (105 Dogwood Circle) has a problem with drainage of water during heavy rains. Water floods his yard. The fountain causes the debris to go to end of lake. David and Linda Berry (110 Hickory) sent pictures of Lake Oriole and how nasty it was after the most recent heavy rain. Muddy and dark brown film on top. Mr. Kershner advised majority cleared up the next day.

Phase 3 & 4 - Joyce Kingsmore (101 Mayberry) has problem with her grass on common area dying in patches. Sod was placed on common property in spring of 2009. She has been watering. Mr. Paul Alexander will check out her lawn to assess the problem.

Complaint from Chuck Titus (106 Birchwood) that common area grass dying. Al Hardee crew laid down weed killer which was about 4-ft wide strip on 4 different properties, which was mostly weeds. Lots of rain should bring the grass back. Mr. Hardee will put on list for future pieces of sod if needed. 108 Birchwood also has problem with grass dying, although that property is vacant, as the owner is never there and grass is not watered.

Phase 5 - No problems.

Phases 6 and 7 – Had call from Holly Springs, snake under air conditioner. Mr. Hardee identified it as a harmless rat snake. It was chased out of the area.

Phase 8 - No problems

Clubhouse/Cabana - Bulletin board is now locked, with no complaints. Have not received any calls to put items on board. Maintenance list has been enlarged and placed on board in lieu of business cards.

POOL - Pool looks very good. Residents and family/friends are enjoying the pool. Pool chairs/lounges have been repaired.

A light needs to be installed between the two bathrooms in the alcove in the restroom area of the cabana. When it is dark, a flashlight must be used to use or check them. Christine Weber and Charlene Rose do a check every night around 9 - 930P.M. to make sure everything, such as bathrooms and storage area, are locked.

LAKES - Before rain we were pumping every well every day, but after the rain problems of low water are resolved. In the future we will have to start pumping sooner to keep the levels more

nearly normal. Burning Ridge Drive Pump stopped pumping. There is a valve with timer in the line. Valve battery died and shut the valve. Problem has been corrected.

PROPERTY MAINTENANCE CONTRACTOR - Crews are busy with their summer maintenance schedule. We spend \$1200 to \$1400 each year putting in annuals at entrance to Myrtle Trace and Burning Ridge Drive. Need to look into planting perennials. Mr. Alexander can help with suggestions for plants. Initial cost may be a little higher, but will result in annual savings.

ROADS AND GATES - Mr. Wilkison has the reflectors. Al's crew as time permits will install them.

Couple complaints about gates not opening. When there are heavy rains, water gets on your decal and/or the lens, which causes distortion and the gates will not open. You can wipe your decal on car or wipe the lens. This happens very rarely.

SIGNS - Mrs. McElroy advised posts on Birchwood and Ashwood have not been painted as yet. Mr. Kershner will contact Mr. Hardee to get this done.

On voting day (Tuesday) there were signs, a table with water placed at end of walkway and driveway at clubhouse. They were told they could not park on grass or have signs, tables, etc on Myrtle Trace Property.

### MAIL BOXES AND POSTS

3 mailboxes, 2 mailbox posts, 6 nameplates, and 17 road posts were replaced. Putting new reflectors up doesn't seem to have made a difference in hitting the road posts. The committee feels most of the damage is done by trucks towing trailers and hitting the posts when they turn corners

### STREET LIGHTS

Light at pool does not turn off during the daylight. Has been reported to Santee Cooper.

### TREES

Three trees were removed.

### GARDEN CLUB - Paul Alexander

No meetings for July or August. Continue with Saturday schedule of weeding and cleaning out garden.

Mr. Alexander was hoping to offer a reward for helping with the garden on Saturdays. To encourage more participation, suggestion was made to serve wine and/or beer. Set up a table. Committee will bring to board for approval of Mr. Alexander's proposal to serve alcohol for helping in the garden. Upon approval, need to contact Pat Paxson to set up a day for the event and put information into the News and Views.

There is an anonymous donor who wants to give \$2,000.00 to Garden Club.

Mr. Alexander was concerned if this donation was accepted that the board would reduce the Garden Club annual disbursements. Property committee would not recommend the garden club annual disbursement be changed due to a donation, which would probably be used for capital improvements.

Mr. Alexander was requested to attend the Board meeting next Wednesday to bring up his suggestions and query regarding donors giving monies to the Garden Club and how it would be used if donated by residents.

### OLD BUSINESS

#### Remainder of Roadway Reflectors

Discussed above

#### DRAINAGE DITCH CLEAN-OUT LOBLOLLY AND BURNING RIDGE

Area was inspected after recent heavy rainfall. The area drained very well. Need to have AI's crew do some minimal work still required on the drainage.

#### GRASS AND SPRINKLER SYSTEM MYRTLE TRACE DR AND BURNING RIDGE BEHIND LOBLOLLY

Property has been seeded and is mowed by Golf Course. Board has decided not to take over that section, it is a state road.

Motion was made, seconded and unanimous that nothing be done about the cars parking on Myrtle Trace Drive waiting to pick up children from School Bus in mornings and afternoons.

#### STATUS OF CYANURIC ACID IN POOL

Has been holding at 30 in May. Beginning of June was 40. Nationally recommended standards set level at between 30 and 50 ppm. DHEC set maximum of not more than 150 this year and next year not more than 100.

#### REMINDER OF WRITTEN REQUESTS AND COMPLAINTS (JAN NEWS AND VIEWS)

Another reminder article should be placed in community paper.

#### CARE OF COMMON PROPERTY ABUTTING PRIVATE LOTS

As of 3 June, 34 applied to take care of their property, 26 that have signed. Hardee's crew is given an updated list each time it changes. Mr. Wilkison would like list of the 26 signed agreements.

#### THERMOSTATS IN CLUBHOUSE

Keys have been distributed and names listed by the thermostats in the Clubhouse. The individuals are Lyle Kershner, Don Butcher, Charlene Rose, Bill/Alta Fox and Bonnie Longnecker.

## NEW BUSINESS

### SUMP PUMP BEHIND 111 HICKORY

Three sump pumps are placed in the area. Only possibility to alleviate water build up would be to add an additional sump pump with additional discharge line. Al's Crew will check the pump were there was the most standing water to see if it was partly blocked. Adding another pump is a very expensive solution to a very rare occasion of rains of the magnitude, which recently occurred.

### SMALL POND BETWEEN 110 AND 112 BERRY TREE

A great deal of debris was washed into the pond. Possible work may be required later.

### HANNIGAN' DRAINAGE PROBLEM

Underground drainage system, because original swale system was filling in the lake. Drains properties off of Hickory and Dogwood. At 7AM, the day after the storm Barney cleaned off the grates, which solved the problem. If we put in underground system, it could cost a great deal of money. Need engineer to design a system. Another solution would be to do away with underground drain system and put in original system. Possibly filling in back lake and put in swales. Need to contact an Engineer to take a look at solving the drainage problem. Mr. Kershner will contact an engineer between now and board meeting to see what he will charge to look at situation. Mr. Kershner will bring up at next board meeting.

### OVERALL SITE DRAINAGE AFTER LAST WEEKS 2 ½ HOUR, 4 ½ " DOWNPOUR

Overall the systems worked fairly well.

### AUTO PARKING ON GRASS AT MYRTLE TRACE AND BURNING RIDGE, NW CORNER

Discussed earlier.

### NEW ROADWAY TREATMENT MATERIAL

Brochure was given to Mr. Wilkison. He will look over the material and get back to committee at future meeting regarding any benefits to Myrtle Trace.

### OTHER

Committee recommends that the board consider having a plaque made for placement on the piano at the clubhouse, which would read "DONATED BY POLLY PERRY".

### STATE FLAG

It was noticed the State flag flying on the pole at entrance to Myrtle Trace seemed smaller than previous flag. Mrs. Rose will order two State flags in the correct size of 3' by 5'.

Next meeting 13 July. Meeting adjourned 12:55P.M.

Prepared by Charlene Rose