

## **Property Committee Meeting Report Tuesday 13 April 2010**

Meeting convened at 1000A.M. In attendance were Lyle Kershner, Chairperson, Board Liaison, Sally Herstine, Jim Wilkison, Paul Alexander, Dick Sievers, Mike Reynolds, and Charlene Rose.

Minutes of previous meeting were 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, as the current drainpipe inlets have deteriorated. The property committee feels that this a problem, which should be resolved by Myrtle Trace Home Owners Assn. Approximate cost estimate \$300 to \$400

**Phase 3 & 4** – Lyle received a complaint about the yard at an address on Boxwood looking unkempt. Mr. Kershner sent it to ARC, which has the responsibility for neatness of yards.

Mr. Dewey Young (101 Birchwood Lane) wanted sod for common area. Hardy doesn't mow. Last year her mower advised Mr. Hardee he doesn't have to mow anymore. Mr. Kershner advised him the mower was acting as her agent. Therefore the Young's will receive no sod. Mr. Kershner is sending a letter advising Mr. and Mrs. Young that no sod will be distributed. This property has a long history of complaints. One primary reason is that the drainage swale at the rear of the property was filled in with a berm, which stops storm water runoff. Another problem is that the owner has on a number of occasions fertilized with the wrong material or over fertilized the common area. If the Board wants the area sodded it is recommended that they inform the Young's that other than regular watering the area they are to not do anything to the common area. They were in the past told what needed to be done to restore proper drainage to the site.

**Phase 5** – Ms. McDonough, 111 Cedar Ridge complained that Mr. Hardee's tree pruning ruined her perfectly rounded tree. Barney said branch was hanging down so low that he could not get a mower around the common area of yard. The only way he could mow the area was with a weed wacker. She also has flowerbeds, which are on common area. Mr. Kershner will advise her of her property line location and with the Board's approval advise her to move the flowerbed back to her property and off the common area.

**Phases 6 and 7** - Mr. McManus, 148 Myrtle, complained about the repair back of their house, but Mr. Reynolds satisfied their complaint.

**Phase 8** - No complaints, other than Eunice Freeman, whom complained about sod refusal and having to mow the lake bank if she keeps mowing the front yard common area.

## CLUBHOUSE/CABANA

Lyle will check chairs, which residents have complained about. The units Lyle has been replacing cost about \$85.00 which is a heavier gage metal. Lyle will have a committee to check on chairs. Mr. Kershner would like for those residents who put the problem chairs in back room to give an exact reason for repair, rather than just stating "NEEDS REPAIRING".

Storage cabinet where towels, toilet paper, and supplies for clubhouse is locked and key was given to Charlene for Lily (The clubhouse cleaning Lady) and Charlene. Also, key to cover for thermostat will be given to Don Boutcher, and Lyle needs two other names before he can place cover on thermostat. Charlene suggested Steve Sands since he and his wife Bobbi do several events including movies. Chairman of Activities Committee will furnish two names.

A call or letter needs to be sent to the regular card playing and games residents, who use club frequently, advising they must clean floors and glass top tables when they leave upon playing cards or games. They have the same responsibility for clean up after their event as any other clubhouse users.

## POOL

Pool cover will be removed this week and water drained down 18 inches for the tile company to replace tiles in accordance with DHEC regulations. This work will be done starting the end of this week and extending through the middle of next week. Then pool will then be drained completely and refilled, in order to keep a good record of the cyanuric acid for coming season to determine what, if anything needs to be done to comply with new DHEC regulations.

Charlene requested \$50.00 for flowers to place around pool. Chairman approved expenditure.

Setup of pool chairs, tables and umbrellas for opening of pool on 1 May will be at 10:00A.M. on Saturday 24 April.

## LAKES

Sparrow aerator was repaired. Pumping into Quail and to Leaky. Mr. Reynolds is checking and thinks other pumps may need to be turned on partial basis. Early algae control has begun; boat has been spraying. Amy Hyatt complaining about her allergies, which she believes is caused by the chemicals being sprayed in the lakes. The boundaries of her property along the lake bank will be marked and the lake contractor has been advised not to spray in the area of her property.

## PROPERTY MAINTENANCE CONTRACTOR

Mr. Hardee fertilizing this week. Mr. Hardee will be busy, as season is getting warmer. Planting bed cul-de-sac at end of Berry Tree will have trees removed and the bed

replanted in a manner that will not cause tree root problems for the paved street. Reflector installation will be continuing. Mr. Alexander advised 2/4D should be used to kill the roots of trees taken down.

### **ROADS AND GATES**

Mr. Wilkison advised patching of roads was completed. Mr. Hardee rented backhoe, and paving saw to cut the areas needing to be patched. Excellent job done. This fall, late October/early November, we will be sealing cracks in the paved surfaces.

### **SIGNS**

None

### **MAIL BOXES AND POSTS**

4 mailboxes, 2 mailbox posts, 6 nameplates, and 5 road posts were replaced.

### **STREET LIGHTS**

One repaired.

### **TREES**

Five trees taken down in common areas. One more tree must be taken down. New contractor tried, which had prices a little better than American Tree Climbers.

### **GARDEN CLUB - Paul Alexander**

Article will be published in News and Views in May. Garden is looking beautiful. Many flowers blooming, including the lovely native azaleas. Azaleas should be pruned or trimmed immediately after they bloom or you will not have flowers next year. Weeding has begun by the club. Each Saturday 8A.M. Residents are encouraged to volunteer.

### **OLD BUSINESS**

#### **ROAD MAINTENANCE AND CONTRACT**

Discussed above.

#### **SPRING FERTILIZATION AND WEED KILLER**

Weed killer has been applied to all common areas and fertilization will be done this week.

#### **UNDERGROUND LEAK IN CONDUIT FROM LAKE GREBE TO COUNTY DITCH.**

Bare ground area will be seeded shortly.

## **POOL DEPTH MARKERS**

Discussed above.

## **DHEC REGULATION FOR CYANURIC ACID IN POOL WATER**

Starting with new water in pool Ken to take readings required by DHEC and recorded. We could take the readings ourselves if we buy a testing kit.

## **THERMOSTATS IN CLUBHOUSE**

Discussed above.

## **LOCATE UNDER GROUND STORM DRAIN CONDUITS**

We have located all known underground storm drains and need to record the location information. Eventually they may have to be replaced. Some of these lines are partially located on private property and might require easements from owners if they need replacement. All of these lines were installed by the Developer, prior or during development of the sub-division.

## **NEW BUSINESS**

### **CARE OF COMMON PROPERTY ABUTTING PRIVATE LOTS**

To date only seven requests have been received from the 152 property owners who currently mow the common area abutting the front of their property.

### **CONTRACTOR PLACED STORM DRAINS ON PRIVATE PROPERTY**

Committee recommends it is the responsibility of the MTHOA to maintain these lines even if they are on private property.

### **SOD PLACEMENT ON COMMON PROPERTY**

Lyle has received 16 requests for sod. He has prepared letters to those three who will not get sod and why. Mr. Young and Ms. Freeman will be problems, as they will not get Sod. Mr. Hardee will begin placing sod next week.

## **POOL OPENING**

Saturday 1 May pool scheduled to be open. Monitors in place beginning Memorial Day weekend.

## **PLANTING ISLAND AT END OF BERRY TREE LANE**

Discussed above.

**POLICY FOR COMMON AREAS NOT MAINTAINED BY ASSN.**

An agreement form will be prepared for signing by those who want to maintain the common areas abutting their property.

**OTHER**

Question was raised as to why a private fountain was allowed in Lake Cormorant. An individual property owner placed the fountain, with electrical service from his home, in the lake behind his house. No indication that this was ever approved by any previous Board.

**NEXT MEETING SCHEDULE FOR 2010 CLUBHOUSE 10:00 A.M. Tuesday**

Next meeting 10 May. Meeting adjourned 12:03P.M.

Prepared by Charlene Rose