



News and Views

Myrtle Trace

A Newsletter by Myrtle Trace Residents for Myrtle Trace Residents July 2008

BOARD BRIEFS

PROGRESS REPORT ON ROAD CLOSING

We have received the County's responses to our Request for Production and our First Set of Interrogatories. A Board work session will be held shortly to review the documentation and prepare for a meeting with our attorney to discuss the next stages of the legal process. Our Petition has not yet been placed on a Court Calendar.

LAKE LEVELS AND IRRIGATION

Our wells have been pumping twenty-four hours each day since the last week of April, yet the effect of continuing drought soaks up most of that additional water. Levels have been further impacted by the increased need for irrigation of the common grounds supplied from drawdown of the retention ponds. The approaching tropical storm season may bring rain sufficient to restore normal levels, but regular rainfalls in moderate amounts are better since they do not create the wasteful overflow that can occur under storm conditions.

Irrigation is most effective when regular schedules are maintained. Each area of grass receiving twenty minutes of watering three times per week on alternating days will usually survive the periods of drought we have been experiencing the past several years. We have refused to provide replacement sod along the roadway fronting on property where a regular irrigation schedule has not been maintained by the homeowner. Even when automatic irrigation controls are set to the recommended routine, periodic check of the performance of each sprinkler head will confirm that irrigation is actually occurring as intended.

COMMON PROPERTIES

The term Common Properties derives from our Covenants and applies to those areas of land shown on any recorded subdivision plat of the Myrtle Trace community intended to be devoted to the common use and enjoyment of the owners of every lot or living unit in the community. Title to the Common Properties is held by the Association whose Board exercises its responsibility for their maintenance through the Property Committee.

Real property in the common areas and related improvements to such property are not reflected on the Association's financial statements. These properties are owned by the owners of all the lots and living units in common and dedicated for the use of the entire community. These Common Properties cannot be sold separately and thus have no fair market value other than that related to their intended use.

There are 42.63 acres of Common Properties delineated in 18 tax parcels for which the Association pays property tax. This does not include the acreage of the roadbeds in the community but does include the 4.5 acres containing the clubhouse, pool and maintenance areas which is only a little over 10% of the property set aside for the common use and enjoyment of all the member owners.

REPLACEMENT INSURANCE

Our Covenants require homeowners to maintain insurance on their dwellings at 100% of the cost of replacement for losses or damage to the structure. Insurers will only reimburse for "replacement costs of

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News & Views

Editor

Ted Ackley 347-3004
August Deadline - 7/21/08

Thank You

I would like to thank all of you for the beautiful cards, food and words of encouragement during this time of sadness. When I lost Mickey, my "BEST" friend, I lost a part of myself too and wondered how could I ever heal? But I now know with all the support of my Myrtle Trace "FRIENDS" in such a caring community in time I will become whole again and I thank all of you for that too.

Sincerely,

Tina Notorangelo



I just want to thank all my friends in Myrtle Trace for their thoughts and prayers as well as all the cards and flowers during my stay at the Conway Medical Center and Med-Star. I am blessed to live amongst so many good people. I very much appreciate your friendship and good will. You truly lifted my spirits during a very difficult time. I look forward to seeing you all at the pool real soon.

Mitzi Maass

BOARD BRIEFS (CONT'D.)

similar construction" and usually make provision for escalation in cost over the term of the policy. Determination of the adequacy of coverage is the responsibility of the owner who is expected to restore the structure to its original conformity with the Association's architectural standards using the amounts reimbursed.

The homeowner is deemed to have provided adequate coverage when several factors are applied. The land is not part of replacement coverage, and even in total losses of a structure the foundation slab and driveways are not usually replaced. These factors will normally amount to twenty percent (20 %) of a property's value. The coverage amount for the dwelling (including any stated amount or percentage for cost escalation) is divided by .80 to derive a hypothetical market value of the property. Comparison of that result to recent actual sales values for similar properties provides a basis for evaluating the adequacy of coverage. Rarely is coverage found to be deficient. Excess coverage will still only produce actual cost reimbursement in the event of loss and results in unnecessary expense.

HTC MONOPOLE TOWER

Some Myrtle Trace residents have been concerned about the 195 foot HTC monopole tower being erected behind the Comfort Inn . A number of Phase 8 homeowners received notice of the monopole from HTC and were notified of the Horry County public hearing where the tower proposal was to be presented. The purpose of the tower is to improve communications at the hospital.

To alleviate residents' concern, Varner Commercial Property Consultants proposed a 'trial balloon'. A test was conducted by launching a helium balloon to the 195' height. Those residents watching the test were unable to see the balloon from Candlewood Drive or from the entrance to our community.

A few residents and a Board member attended the Council meeting where permission for the tower was granted.

BRUSH FIRE

Around mid-day on Thursday, June 12th, a brush fire was discovered in the pine woods separating Myrtle Trace from Highway 501. Within minutes trucks and firemen from the Horry County Fire Department arrived and set about containing the fire so it could be extinguished. The blaze was located in a section of the woods across the County ditch opposite Timberline Drive and the section of Myrtle Trace Drive between Timberline and Birchwood Lane.

Residents on Timberline Drive were urged to evacuate as a precautionary measure and most of them did. The fire was brought under control by 4:30 pm and the residents were permitted to return home by 5:00 pm. At its closest point, the fire came within about 50 yards of the ditch. Several residents had high praise for the efforts of the firefighters.

MYRTLE TRACE-MART

I WOULD LIKE TO.....

SELL - Bass Boat- Boston Whaler- 17 ft. 90 HP Yamaha with 30 Hrs. MinnKota 55 lb - 3 Batt. -2 live wells - Rod Racks - Trailer - Cover. Please call Dick at 843 347 6990 (5)

SELL - Used Golf Balls -- 220 dozen - Cleaned, sorted & bagged. Prices range from \$ 3 to \$ 7 per dozen. Please call Dick at 843 347 6990. (5)

SELL - A 32" Sharp TV. \$125.00 Please call Don at 655-2497 (6)

SELL - Two modern ceiling fixtures - \$15 and \$10. Please call Joyce at 347-5434. (7)

SELL - one Black & Decker "Grasshog" weed wacker/lawn trimmer; used sparingly for one season, and one hand-held SCOTT's HandyGreen spreader (for those small areas). Both for \$25. Please call Chuck or Mary at 347-9165. (7)

SELL - 6 round-trip tickets on Myrtle Beach Direct, good wherever they fly until October 31. \$140 each. Contact Bob & Carole Reeder at bcreeder@gmail.com or 716-753-7254. (7)

SELL - New Pampered Chef 9x13 lid/bowl/baker (\$32.00), Dualit Toaster (\$50.00), New Calphalon 10" stir fry pan (\$20.00), Nesco 4qt. roaster oven (\$10.00), Showtime Rotisserie (\$50.00). Please call George or Jane at 347-5167. (7)

MYRTLE TRACE-MART
is a service of the News & Views which accepts NO responsibility
for any claims made in an ad. Ads for businesses conducted by
Myrtle Trace residents will not be accepted.

ACTIVITIES COMMITTEE

We had a good turnout for the Pelicans game on Father's Day despite the rain. The game was delayed for over an hour, but several people managed to stay long enough to view the fireworks.

Pot Luck was well attended, also. Our next one will be on July 21st at 5:30 pm. Plan to bring a dish to share, something to drink and your table service. Enjoy a nice meal with your fellow Myrtle Tracers.

The next Myrtle Trace Ladies' Coffee Klatch will be held at 10:00 am on Monday, July 14th in the Clubhouse.

Our meetings have been changed to the 4th Monday of the month. We would love to have you join us with new ideas for activities and some "spunk" to help see them through!

Mary-Frances Williams

CASTING CALL

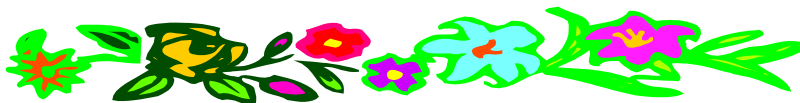
The Myrtle Trace Activities Committee is in need of 10—15 actors (male & female) for a “Murder Mystery & Mayhem Night” to be held on October 25th. No memorizing of lines—ALL IMPROVISATION. Must be available to practice in September and October. We need YOU for a fun, fun time! Please call Cathy McElroy at 347-5360 or Mary-Frances Williams at 234-1236.

TELEPHONE BOOKS

I would like to thank all the Myrtle Trace residents that took the time to give me their old telephone books. In 2007, Myrtle Trace collected 235 books and was the single largest contributor. This year, Waccamaw Elementary collected 1622 books with Myrtle Trace supplying 655 of them. A special thanks to Pete Egan for the Conway Hospital contact, Nancy Southard for her previous collection and to Bonnie Longnecker for collecting a trunk load from Candlewood Dr., but most of all thanks to every resident that went out of their way to bring your books to my house. Your generosity insures every child at Waccamaw received a Wendy’s coupon. I have coupons from B&C for miniature golf which I will make available to anyone that would like one. Again, the school thanks you and I thank you for a job well done. No place like Myrtle Trace.

John Brunk

MYRTLE TRACE WEBSITE
www.myrtletracesc.org



GARDEN CLUB

At the last meeting of the Garden Club, it was decided that no formal meetings of club members would be held in July and August - it is usually too hot and, in addition, many of our members may be taking a well-deserved vacation from gardening chores. It was resolved that the first Saturday of each month would entail a “work” day in the garden for one hour, starting at 9AM. (Rain schedule will be the following Saturday). When the words “work day” are used, it means simple, non-excessive things like picking up pine cones, weeding and dead-heading spent blooms. An hour a month is a good way to help improve the looks of the garden and add to the beauty of our community. If you have any questions concerning this, please call the Beams (347-3463) or Paul Alexander (347-1717).

Be sure to stop by the garden and view the beautiful “Nikko Blue” hydrangeas and the new Mexican Hydrangeas while they are in full bloom - you will not be disappointed.

“The best way to get real enjoyment out of a garden is to put on a wide straw hat, dress in thin, loose fitting clothes, hold a trowel in one hand and a cool drink in the other, and tell the man where to dig.”

Charles Barr

Paul Alexander

MYRTLE TRACE COMMUNITY DIRECTORY

ADDITIONS / CORRECTIONS / DELETIONS

JUNE 20, 2008

Additions:

Hathaway, Richard & Sharleen	225 Candlewood Drive	333-3187
Kramer, Steven & Debra	101 Laurelwood Lane	347-2964 PA
Madaras, Joe & Helen	105 Cricket Court	347-4116
Wittes, Alan & Fay	185 Glenwood Drive	234-0592

Corrections:

Delete:

E-Mail:

Kramer, Steven & Debra slkramer@sc.rr.com

MYRTLE TRACE ACTIVITIES

July 2008

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p align="center">CALENDAR</p> <p>Pat Paxson – 347-1609</p> <p align="center">Alternate Ted Ackley – 347-3004</p>		<p>1</p> <p>1:00 Mah Jongg Duplic. Bridge Canasta</p> <p>6:00 King's Poker 7:00 McNell's Poker</p>	<p>2</p> <p>12:30 Bridge (Easy Aces)</p> <p>6:00 King's Poker 6:30 Men's Poker</p>	<p>3</p> <p>9-11 Crafters 1:30 Scrabble</p>	<p>4</p> <p>4pm-11pm RESERVED</p>	<p>5</p> <p>9:30 Open Bowling</p>
<p>6</p> <p>7:00 Game Night</p>	<p>7</p> <p>12:30 Mah Jongg</p>	<p>8</p> <p>10:00 PROP. COM.</p> <p>1:00 Mah Jongg Duplic. Bridge Canasta</p> <p>6:00 King's Poker 7:00 McNell's Poker</p>	<p>9</p> <p>9:30 PHS. 8 COFFEE</p> <p>12:30 Bridge (Old Tricks)</p> <p>6:00 King's Poker 6:30 Men's Poker</p>	<p>10</p> <p>9-11 Crafters 1:30 Scrabble 7:00 Mah Jongg</p>	<p>11</p> <p>9:00 Line Dancing 1:00 Canasta</p>	<p>12</p> <p>9:30 Open Bowling 7:30 Bridge</p>
<p>13</p> <p>7:00 Game Night</p>	<p>14</p> <p>10-12 MT LADIES COFFEE KLATCH</p> <p>12:30 Mah Jongg 4:00 ARC COM.</p>	<p>15</p> <p>9:00 MTS BRKFST</p> <p>1:00 Mah Jongg Duplic. Bridge Canasta</p> <p>6:00 King's Poker 7:00 McNell's Poker</p>	<p>16</p> <p>9:00 MTHOA BOARD MTG.</p> <p>12:30 Bridge (Easy Aces)</p> <p>6:00 King's Poker 6:30 Men's Poker</p>	<p>17</p> <p>9-11 Crafters 1:30 Scrabble 7:00 Mah Jongg</p>	<p>18</p> <p>9:00 Line Dancing 1:00 Canasta Duplic. Bridge</p>	<p>19</p> <p>9:30 Open Bowling</p>
<p>20</p> <p>7:00 Game Night</p>	<p>21</p> <p>12:30 Mah Jongg 5:30 POT LUCK</p>	<p>22</p> <p>1:00 Mah Jongg Duplic. Bridge Canasta</p> <p>3:00 Caregivers Grp 6:00 King's Poker 7:00 McNell's Poker</p>	<p>23</p> <p>12:30 Bridge (Old Tricks)</p> <p>6:00 King's Poker 6:30 Men's Poker</p>	<p>24</p> <p>9-11 Crafters 1:30 Scrabble 7:00 Mah Jongg</p>	<p>25</p> <p>9:00 Line Dancing 1:00 Canasta</p>	<p>26</p> <p>9:30 Open Bowling 7:30 Bridge</p>
<p>27</p> <p>7:00 Game Night</p>	<p>28</p> <p>12:30 Mah Jongg 4:00 ARC COM.</p>	<p>29</p> <p>1:00 Mah Jongg Duplic. Bridge Canasta</p> <p>6:00 King's Poker 7:00 McNell's Poker</p>	<p>30</p> <p>12:30 Bridge (Easy Aces)</p> <p>6:00 King's Poker 6:30 Men's Poker</p>	<p>31</p> <p>9-12 RESERVED</p> <p>1:30 Scrabble 7:00 Mah Jongg</p>	<p align="center">SWIMMERCISE - POOL M - F 8:00 – 8:45</p>	
						<p align="center">EXERCISING - CLUBHOUSE M - F 7:45 - 9:00</p>