



News and Views

Myrtle Trace

A Newsletter by Myrtle Trace Residents for Myrtle Trace Residents Oct. 2007

BOARD BRIEFS

NEWS & VIEWS MISSION

The primary function of News & Views is to keep the Myrtle Trace community informed on the important issues facing us. A message from the Board discussing these important issues will be first and foremost in our News & Views publication. We have decided to resume including a quarterly Treasurer's Report so our residents can be aware of our financial condition. The next report will appear in the November issue. We will be using less clip art and fillers in an effort to keep News & Views on target.

With this in mind, this issue begins with a statement of the facts regarding our roadways. We have received letters and phone calls from individuals with a wide range of opinions and questions relating to this issue. We have answered many and we would like to share those answers with the community. As always, we invite our members to attend our Board meetings on the third Wednesday of the month at the Clubhouse or to call any Board member or to write to the Board to ask questions or express opinions.

CONTROL OF THE ROADS

There has been much discussion about our suit against the County to "close the roads". That is the legal term directly out of South Carolina State Law. It's time for plain talk. Our objective is to regain control of our roads. The county intends to use its "right-of way easement" to open Myrtle Trace Drive to through traffic both ways between Myrtle Ridge Drive and Burning Ridge Road. As in 1999, we continue to oppose such use of our roadways as being unsafe and exceeding the design standards to which we built them. We paid for construction of these road surfaces as part of the purchase price of each building lot.

The County was granted "right-of-way easement" to make use of our paved surfaces and areas to either side of those surfaces in return for County assumption of responsibility to maintain the pavements. The land underneath and alongside the roadways was not conveyed to the County, the County made no payment to defray the cost of the original road surfaces, and we consider the County's current intentions to be an abuse of the "right-of-way easement" introducing perilous conditions to our community. County officials have stated and our attorneys confirm that we can regain control only by rescinding the "right-of-way easements" through the court action to "close the roads".

In March of this year, we contacted our insurer and inquired about any impact on our liability coverage or premium in the event the Association was to assume responsibility for maintenance of the community's roadways. We were advised that there would be no impact on coverage or cost, but the underwriter would not renew our policy in the event we failed to maintain the roadways. We are confident that our community's standard for property management will ensure maintenance of the roadways at a level equal to or superior to what the County has provided.

If our court suit is successful, maintenance of our roadways will be at Association expense. The Covenants state that the annual assessment "may be increased by the Board of Directors without approval by the membership by an amount not to exceed Ten Percent (10%) of the maximum annual assessment of the previous year." A dues increase of \$5.00 per month from 518 member owners will provide \$31,080.00 per year before allowance for interest earnings on these funds. By 2012, we will have set aside a fund totaling

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News & Views

Editor

Ted Ackley 347-3004
Nov. Deadline - 10/22/07

LINE DANCING

Line Dancing will resume on Friday, October 5, 2007, 9-10 am in the Clubhouse. All new and **EASY** dances will be introduced. Both males and females are welcome.

2007 BIBLE STUDY 2008

Bible studies started on September 10th and will continue each Monday in the Clubhouse from 9:30 until 11:30. There is always room for one more so feel free to join us any Monday at the Clubhouse. For more information, you may contact:

Sally Krause 347-6573
Bettye Wise 347-0458
Alta Fox 234-0624
Dick Sievers 347-6990
Paul Trimmer 234-0490

If you are interested in a men's study group, please call one of the people listed above.

CONGRATULATIONS !!

Playing at Quail Creek Golf Club on September 19th, with his regular golf group, Herb Rudman shot his age with a 40 - 40 - 80 !! Well done, Herb !!

ARTISTS OF THE MONTH

OCTOBER

DAVID DAY
TOM DUBAUSKAS

BOARD BRIEFS (CONT'D.)

\$155,400.00, before interest, to be applied against the expenditure of \$85,000.00 to repave Phase VIII roadways. Another \$5.00 per month dues increase at that time will provide a fund balance, before interest, of \$381,200.00 against which \$304,000.00 is to be applied to repaving Phases I through VII in 2017. These figures do not include provisions for interest earnings or cost escalation. Our projections using a 3% compounding interest will produce an additional \$50,750.00 over this interval, an amount which should cover rising costs.

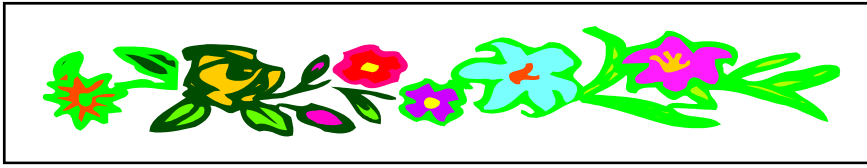
Further, this fund will be able to cover the cost of road patching, and a card access gate at the intersection of Myrtle Trace Drive and Myrtle Ridge Drive. This would allow all of our residents the convenience of a second access. It was made clear to the Board both by legal counsel and by representatives of the County Council that we had but two options with regard to Myrtle Trace Drive: we could continue to have County maintenance of the roadways thereby granting control to the County and removing the gates to allow for public access; or we could assume maintenance of the roadways ourselves, thereby returning control to the Association. The Board chose the latter option. The Board's decision was based on the community's support for the gates as evidenced at our last Annual Meeting, as evidenced by the overflow crowd at the County Council meeting of January 16, 2007, and as evidenced by 11 months of discussion with residents. The message was made clear to the Board that this community wanted to exercise control over traffic on Myrtle Trace Drive in order to protect and preserve the Myrtle Trace community and property values. If our Court case is successful we will have control of our roads and will be able to install a card access gate for the use of our residents at the intersection of Myrtle Trace Drive and Myrtle Ridge Drive.

LOW LAKE LEVELS

At this time of the year we normally turn off our well pumps and rely on Mother Nature to maintain the level of our lakes for irrigation purposes. However Mother Nature has not been cooperating. Why then don't we turn the pumps on and fill the lakes?

Even before the State of South Carolina declared a severe drought condition during mid September, we had already exceeded our permitted well water usage by 6 million gallons. We kept the lake levels up earlier in the year by keeping the pumps on, by changing our irrigation schedule and by turning the fountains off. Our plan now is to use the wells to supplement any significant rainfall brought by tropical storms in order to maintain adequate levels for irrigation, but, having exceeded our limit we are constrained from using the wells as a substitute for rain.

Our area is experiencing a serious drought condition and we must act responsibly. We may have to further limit our irrigation practices.



GARDEN CLUB

The Garden Club will meet on Thursday, October 4th at 2 PM in the Clubhouse. Each member is asked to come prepared to present his/her ideas concerning plant material for the Fall planting season. Your input is vital to the continued growth and beauty of the Myrtle Trace garden, so mark your calendar “DO IT TODAY” (as Harry Pavilack would say).

A very successful “work day” was held on Saturday, September 8th and it was truly amazing how much was accomplished by the several members present (about 15 or 16 man-hours total). In spite of how much was done, there is still plenty of clean-up and regular work needed - weeding, pruning, dividing of some larger plants, and moving of others. Why not put in an hour or two of your own time and see what a difference you can make (plus a little outdoor exercise might help you feel better physically!!).

“A weed is a plant whose virtues have not yet been discovered.”

R.W. Emerson

Paul Alexander

ARCHITECTURAL REVIEW COMMITTEE

The regular meetings of the Architectural Review Committee are held at the Clubhouse at 7:00 pm on the 2nd and 4th Monday of each month.

ACTIVITIES COMMITTEE

Many thanks to Maureen Lowndes and Suzanne Owens and their committee for hosting the Fall Get Acquainted Social. October promises to be a very busy month starting with the Pancake Breakfast on Saturday, October 6th at the Clubhouse. Servings will commence at 8:00 and continue at 8:30, 9:00 and 9:30.

Friday, October 12th, will feature BINGO at 7:00 and on Saturday, October 13th, the very popular Casino Nite will be staged at 7:00. Our monthly Pot Luck Supper will be held on Monday, October 15th.

As usual, Sundays in October will be Game Nights from 7:00 to 9:00. Come and join us at the Clubhouse.

Looking toward the future, Sunday, December 9th, has been chosen for our Holiday Tour of Homes. Alta Fox and Mary Frances Williams are looking for residents who would like open their homes and share their holiday decorations with their neighbors. Please call Alta Fox (234-0624) or Mary Frances (234-1236) if you would like to participate.

The October meeting of the Activities Committee will be held at the Clubhouse at 7:00 on October 1st. Visitors are welcome !

Beth Crow

Thank You

Thank you for the sympathy cards, phone calls and other forms of sympathy upon the unexpected death of my sister on Aug. 18th.

Joan Joy

THE CRAFTERS

Every Thursday morning from 9:00 until 11:00, the Crafters meet at the Clubhouse to work on a new, *easy* project under the guidance of Jayne Hileman and Pat Paxson. Included among these projects are Decorative Angel, Gingerbread Man Doorstop, Snowman Cookie Can, Clay Pot Soldiers and Decorative Wood Snowman.

Regular projects will be continuing.

PROPERTY COMMITTEE

The pool is closing for the winter and we want to thank the many volunteers who have made this another successful year. We particularly thank Charlene Rose and the many pool monitors. This group, working together with our pool service contractor has given us another enjoyable summer at the pool.

The extreme lack of rain has made it impossible to maintain the normal beauty of our lakes. However, Al Hardee's maintenance crew continues to remove floating debris from the areas where it usually accumulates.

We have had two occasions of a wet floor in the Clubhouse hallway and the roof is being inspected in attempt to identify the cause.

Ron Crow

MYRTLE TRACE-MART

I WOULD LIKE TO.....

BUY - Small car, 3 to 5 years old with low mileage. Please call Ron at 234-1814. (8)

SELL - 36" Brazilian Pine TV Cabinet. Brand new, never used. Doors, storage drawer and wrought iron hardware. Asking \$250.00 or best offer. Please call Katie at 347-9697 (8)

SELL - 15" Flat Screen Computer Monitor, originally \$250, will sell for \$75. Please call Nona at 347-1959 (9)

FIND - White hexagonal floor and wall tiles. Empty out your attic and bring them to 220 Wedgewood Lane (9)

BUY - A tabletop or free-standing painting easel. Please call Betty at 347-0068 (9)

WANTED - The Crafters need 2 pound 2.5oz (34.5oz) metal cans w/ plastic lids (coffee or nut cans). If you have any, please drop them off at 220 Wedgewood Lane. (9)

SELL - HP INKJET Printer cartridges (unopened). (3) No. 21 Black and (4) No 22 Color for \$10 each. I just bought a new printer - can't use these! Please call Bob at 347-8502. (10)

FIND - Someone to RENT my home at 111 Hickory Drive. 3BR, 2 Baths. Available immediately. Please call Leonard Call Rental at 1-800-280-7676. Joe Riccioli (10)

SELL - Eight-foot Werner fiberglass stepladder with green trim. Load capacity: 225 lbs. New ...never used. Paid \$80...asking \$50. Call 347-0743. (10)

SELL - Two (2) Long Bay Symphony tickets, October 21 2007."Classical Inspired." Row E in middle. Cost \$25.00 for two. Please call 234-1530 (10)

SELL - Large Honeywell air purifier - never used. \$40.00 Holmes humidifier - never used. \$40.00 Compressor (asthma) Nepoulizer System - never used. \$60.00 One set of lite stained wood shutters 44W x 33L (4) panels \$30.00 One set of white faux wood shutters (2) panels 28W x 29L (2) panels \$30.00 Samsung VCR player \$50.00 Large microwave (gently used) \$80.00. Please call Susie at 347-1859 (10)

ONE MORE BOARD BRIEF

NEIGHBORHOOD WATCH PROGRAM

The Myrtle Trace Board is in the process of restarting the Neighborhood Watch Program, and is looking for an individual to take control of the program. This person would be responsible for the coordination of the reports from team members, of suspicious behavior of individuals or vehicles observed in Myrtle Trace. This program is becoming more necessary with the talk of opening Myrtle Trace Drive and the additional traffic that that would bring into the community. Anyone interested in this vital position please contact Tom Dovey at 347-4070.

Until this position is filled, members of the community should contact Tom Dovey to report any suspicious activities after contacting the local police force.



BOWLING

The Myrtle Trace Bowling League is off and running for its 22nd season with 14 teams and 42 enthusiastic bowlers. Three of the regulars and one of the sub-

stitutes are over 80 years old !!

At press time, four matches had already been bowled and two teams had moved to the top of the standings. C's & S (Yvette Campbell, Frank Shilling & Jerry Campbell) had won 26 of a possible 28 points. Close behind were Two Guys & A Gal (Mike Lakatos, Holly McOwen & Dan McOwen) with 24 points. Following in 3rd place was Pat's Guys (Pat Fisher, Howard Perrault & Ted Ackley) with 19 points.

Scores have been very good led by Dan McOwen (243,629), Bunker Chipps (231,585), Jerry Campbell (223,584), Mike Lakatos (242,582), Don Samsel (581), Joe Paglierani (223), Barry Moore (222), Tom Gayer (215), Therese Moore (185,504), Betty Stiegler (189), Yvette Campbell (484), Pat Fisher (178), Georgine Ebert (469) and Francine Charning (177).

Included in the league this year, are seven residents of Lakeside Crossing and one resident of Myrtle Trace South.

NEWCOMERS

The September get-together of the Newcomers Club was held on September 11th at J. R. Edwards. The highlight of the evening was a musical tribute to 9/11 featuring songs by Ed Sinclair who was accompanied by his wife Jan on the accordion. Ed's songs and a prayer provided by Beth Crow were very moving. Following Ed's tribute, a fellow diner came over and thanked him. It seems it was her birthday and she lost a close friend at the Trade Center. She had been feeling sad and Ed's tribute brightened her day. Thanks to Ed and Jan for sharing with us.

We have door prizes this year and the grand prize, Biltmore Estate Pinot Noir, went to our October host, Bud Schlitzer. Kathy DiMarino won a \$15.00 gift certificate from J. R. Edwards.

The Newcomers Club is off to a great start this year. Our October event will be held at the Side-Wheeler in Conway on Tuesday, October 16th, starting at 5:00 pm. Our hosts will be Jean & Bud Schlitzer. The GRAND door prize will be a free dinner !

Let's have a great turnout for our October dinner. I'll look forward to seeing you there.

Kitty Kenney

MYRTLE TRACE COMMUNITY DIRECTORY

ADDITIONS / CORRECTIONS / DELETIONS

SEPTEMBER 23, 2007

Additions:

Corrections:

Delete:

E-Mail:

Williams, Bruce & Mary Frances wmsjbmf@scoast.net



Myrtle Trace Newcomers Dinner

Tuesday, October 16, 2007

5:00 PM - Cash Bar 6:00 PM - Dinner

SIDE-WHEELER RESTAURANT

110 MAIN STREET, CONWAY



OAK FIRE GRILLED RIB EYE

A 12 OZ CUT OF CERTIFIED USDA CHOICE BEEF RIB EYE, LIGHTLY SEASONED AND GRILLED TO YOUR SPECIFICATIONS

COMBINATION SEAFOOD PLATTER

A GENEROUS PORTION OF FRESH LOCAL FLOUNDER AND SHRIMP. SERVED FRIED, BROILED OR CAJUN

APPLE RAISIN PORT TENDERS

FIVE PORK TENDERLOIN MEDALLIONS, LIGHTLY SEASONED AND GRILLED ON OUR OAK FIRE GRILL. SERVED WITH A DELICIOUS APPLE-RAISIN BRAND SAUCE

SOUTHERN PECAN ENRUSTED CHICKEN

TWIN CHICKEN BREASTS, LIGHTLY DUSTED IN PECAN FLOUR AND PAN SAUTEED UNTIL GOLDEN BROWN. SERVED TOPPED WITH A LOWCOUNTRY PRALINE-PECAN SAUCE

\$18.95 ENTREE
2.00 SALAD
2.00 DESSERT
1.50 NON ALCOHOLIC BEVERAGE
\$24.45 SUBTOTAL
2.329-5% TAX
4.89-20% GRATUITY
\$31.66 PER PERSON

Food, Fun, Fellowship, New Friends
All Myrtle Tracers are Welcome !!

Please drop off checks & choice of entree at the home of Bud & Jean Schlitzer, 102 Holly Springs Court. Place in the basket at front door by Saturday, October 13th.

Make checks payable to: Myrtle Trace Newcomers Club.

Name: _____

Entree Choice: _____

For more information call
Bud & Jean at 610-217-5637



CASINO NITE



**SATURDAY,
OCTOBER 13, 2007**

MYRTLE TRACE CLUBHOUSE

7:00 PM

\$5.00 per person

20 white chips with admittance

\$1.00 for 20 Chips on Rebuy

Auction at 9:30 pm



**BRING
SNACK TO
SHARE**



**WINE, BEER &
SOFT DRINKS
PROVIDED**



COMMITTEE MEMBERS
Ron Crow, Myron Chomko,
Charlene Rose, Dick Sievers, John
Potter, Bob McNell, Chuck
Winston

Please make check payable to
M.T. Activities Committee and bring
check together with
completed form to
106 Walnut Circle
by October 10th.

Name(s) _____

_____ Persons @ \$5 = \$ _____

_____ Rebuy @ \$1 = \$ _____



Total \$ _____