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## Note from the President

There has been discussion at various times that different residents did not receive a copy of the Guidelines, Regulations or Covenants when they closed on their property and moved into Long's Pond Estates. Some residents may not have been aware of such a thing as a Homeowners Association (HOA), Covenants, or Restrictions. If that is the case with anyone in our neighborhood, your closing attorneys and real estate agents have done you a great disservice. By virtue of purchasing property in Long's Pond Estates we have all agreed to be subject to the HOA Regulations and comply with them. Whether or not you were aware there was an HOA does not give you a license to ignore the rules.

The Architectural Review Committee (ARC) tried to resolve some of this angst last year by publishing and distributing the revised Regulations and Guidelines. If you did not receive a copy of this document please contact one of the Board Members or ARC members. Any one of them would be happy to assist you in receiving a copy. The Covenants are on file with the Register of Deeds of Lexington County. It is a rather lengthy document.

One of the sometimes unpleasant but necessary duties of the Board of Directors is ensuring compliance with the Guidelines, Regulations or Covenants and helping to resolve contention among neighbors. In this newsletter you will find the complaint, grievance and appeal process. If you have a situation that you feel the Board of Directors needs to deal with or you have tried to negotiate but have been unsuccessful we invite you to state your case in writing and mail it to the Board of Directors. Every case is handled individually, confidentially, and according to the Regulations and Guidelines.

The covenants also provide a mechanism for collecting HOA dues. HOA dues are due and payable annually. HOA dues were to be paid by May 1, 2007. As of this writing there are 42 owner members who have not paid their HOA dues for 2007. Seven of these were delinquent in paying their dues last year and suffered property liens. Assessments are a personal and legal obligation of each owner. The Declaration (Covenants or Restrictions) automatically makes anyone who owns a lot in Longs Pond Estates an association member and creates the potential for a foreclosable lien on each lot in the community to aid the Association in collecting the Annual Assessments, fines and penalties. It is not the ambition or goal of the Board of Directors to encumber properties with legal proceedings. It is the hope that this gentle reminder will encourage those who have not paid to do so promptly.

In this newsletter you will find that the Board of Directors, with the support of the community, is moving forward with several projects to enhance and beautify our neighborhood. Your HOA dues are an integral part of these projects. We would like to see more of you at the HOA meetings so that you can become more informed and give your input.

Lindsey Sturkie,  
President

## Board of Directors

Steve Acuff has resigned his position as a Board member. We would like to thank Steve for the time he volunteered to the community. We would also like to announce that we have filled both vacant Board of Directors positions. The two new Board members are Randall Mungo and Jane Sufka. Jane has also assumed the duties as treasurer. We would like to thank both Randall and Jane for volunteering.

Lindsey Sturkie -- President  
president@longspond.org

Chad Keller -- Vice President  
vicepresident@longspond.org

Patrick Hedgepath -- Secretary  
secretary@longspond.org

Jane Sufka -- Treasurer  
treasurer@longspond.org

Randall Mungo -- Director  
director1@longspond.org

There will be a meeting of the members at the Nazareth Lutheran Church Fellowship Hall on June 25th. There will be a social and free pizza at 6:30 p.m. The meeting will begin at 7:00 p.m.

## Neighborhood Speeding

There has been great concern among many homeowners due to the amount of people speeding in the neighborhood. As a result of this the Board of Directors asked the Lexington County Sheriffs Office to come out and do a study as to the traffic on Knott's Road. Below are the results of their study. We hope this will wake everyone up to the problem so that nothing more has to be done.

Posted Speed Limit:(mph)	25.0	50th Percentile:	26.3
Average Speed:(mph)	26.1	85th Percentile:	31.9
Maximum Speed:(mph)	85.9	Number Above 35 mph:	221
Total Number of Vehicles:	4113	Number Above 40 mph:	40
Average Per Day	1028		

## Landscape Lighting

Based on the overwhelming feedback from the home owners at our last open HOA meeting the Board of Directors has recently had landscape lighting installed at the front entrance of the neighborhood. The cost of installing this new landscape lighting, including warranties and maintenance, was \$2490.00 Some of you may have already noticed the new lighting but if you have not we encourage you to take a look when entering or exiting our neighborhood after dark. The Board is considering expanding this lighting a little farther into the entrance of the neighborhood and would like the homeowners input on this decision. The cost to expand the lighting to the next set of azaleas on each side would be \$820.00 The Board and homeowners we have received feedback from are pleased with this upgrade to our neighborhood. Please make sure you come to our next open HOA meeting so you can be part of the decisions that affect our community.

Thanks,  
Patrick J. Hedgepath

## From the Treasurer

The following table details the budget status as of April 30, 2007. You will note that approximately 36 homeowners had not paid their dues as of April 30, 2007. Our expenses have been less than budget and we have a favorable variance for total expenses of \$3,311.

	2007 Budget	Total Budget to 4/30/2007	Total Actual to 4/30/2007	Budget variance to 4/30/2007
<b>Income</b>				
Homeowners Dues	24,025	24,025	18,505	(5,520)
<b>Total Income</b>	<b>24,025</b>	<b>24,025</b>	<b>18,505</b>	<b>(5,520)</b>
<b>Expense</b>				
Accounting	300	100	-	(100)
Bank Charges	25	8	-	(8)
Capitol Reserve	3,075	1,025	-	(1,025)
Contingency	1,250	417	-	(417)
Copies	700	233	-	(233)
Hall Rental	800	267	200	(67)
Insurance	1,300	433	-	(433)
Landscaping	8,500	2,833	3,120	287
Landscaping : Lighting Maint.	100	33	250	217
Landscaping : Sprinkler Maint.	600	200	135	(65)
Legal	2,000	667	40	(627)
Newsletter	1,200	400	69	(331)
Postage	1,200	400	188	(213)
Supplies	500	167	273	106
Taxes	700	233	-	(233)
Utilities : Electricity	1,000	333	164	(169)
<b>Total Expenses</b>	<b>23,250</b>	<b>7,750</b>	<b>4,439</b>	<b>(3,311)</b>
<b>Total</b>	<b>775</b>	<b>16,275</b>	<b>14,066</b>	<b>(2,209)</b>
<b>Assets</b>				
Cash	26,881			

## Welcoming Committee

We now have a new Welcoming Committee in place. The purpose of this committee is to welcome new folks moving into the neighborhood. They will be given a welcome basket of information about the Homeowners Association and the area. We'd also like to know of any new births that are being celebrated. If you know of someone having a hardship, such as illness or death of an immediate family member, please let us know that as well. We are still in the organizing stages. If you would like to help on this committee, please call 803-808-1794 or e-mail [welcome@longspnd.org](mailto:welcome@longspnd.org). In the mean time we would like to welcome the following new homeowners.

Sheryl Wood	James and Kelli Liles	1361 Knott's Haven Loop
Debbie Kessel, Chairman	Michael Lever	409 Knott's Circle
	James Moorer and John Gregory	1233 Knott's Haven Loop
	Jeff and Ginger Johnston	1365 Knott's Haven Loop

## Landscaping Committee

As many of you have noticed, we have an increasing rabbit population in the neighborhood. These seemingly cute and cuddly critters have an insatiable appetite for flowers and tender vegetation. For the last two seasons, they have been quite a challenge to keep away from our flowers at the front entrance.

Now this spring I have seen them throughout the neighborhood. One tiny baby rabbit has decided my yard is a great place to visit for a quick snack. If you haven't seen any in your yard or garden yet, keep looking. With all the development around our neighborhood, we may be seeing a lot more.

If they become a problem in your yard or garden, there are a few options of repellents you can try to keep them away from your favorite plants and train them to go elsewhere. One option is sprinkling fresh ground black pepper on the plant and the ground around the plant. (The disposable pepper grinders that are available at the grocery store work great.) The downfall is this has to be reapplied after every rain or watering. There are several repellent products on the market that work well and last 15-30 days depending on the rainfall and irrigation. You can find these at your local garden center. These products also have to be reapplied as any new growth or new flowers emerge from the plant.

Persistence is the key to success, because a hungry rabbit will be persistent.

Greg Garrett - Landscaping Chair

## Long's Pond Web Site News

Web site [www.longspnd.org](http://www.longspnd.org)

In our last open meeting homeowners expressed they wanted to see minutes from the board meetings on the web site. The minutes now appear under the Forms and Documents section. You will need to log in with a username and password to view these minutes. The username will remain the same but the password will change with each newsletter. The username is xxxxxxxxxx and the password for this quarter is xxxxxx. You can now also email your Board of Directors and ARC from the homepage of the web site. We plan to continue to improve the web site based on homeowners input and ideas from the Board. Keep in mind you can also download the latest copy of the ARC guidelines, past newsletters, and other documents from the web site.

## Architectural Review Committee

The mission of the committee is to work with you, the members of the community, within the framework of the guidelines and regulations, to maintain and enhance property values and the quality of life within our community.

Summer projects abound here in Longs Pond Estates and the number of applications coming to the ARC is increasing. We are busy working on approvals, and getting busier, but our goal is to process each application as expeditiously as possible. Here are some things you can do to assist us and ensure your application is processed quickly and without delays:

- o Applications and information are available for download from the website, ([www.longspound.org](http://www.longspound.org)). A fully completed application must accompany each request. Applications must be received, and approved, prior to commencing any work or purchasing any materials. Please remember that all changes to landscaping, all new structures, and all changes to existing structures are subject to review and approval by the ARC.
- o Copies of the Architectural Guidelines and the Regulations are also available for review and/or downloading at the website. A list of the minimum documentation that must accompany each application is given on each application, with additional information in the Guidelines and the Regulations. Application instructions are also available at the website. Ensuring that all applications have all necessary supporting documents attached will speed processing.
- o Each application must be viewed by all members of the ARC and may require verification of the requirements in the Guidelines and in the Regulations. In addition, each application may require examination of the proposed site where the work is to be performed and the types of materials to be used. The application must also be voted on by the committee, a decision rendered, and an approval letter processed and forwarded to the Board for final signature. Please be patient and allow ample time for your application to go through the necessary processes. The length of time will vary according to the type of application but we will strive to process all applications as quickly as possible.
- o We are in the process of reviewing additions, new constructions, modifications and landscaping changes that have already been completed. If any of these apply to your lot, and you have not already applied for an approval, please take the time to submit an application and the required supporting documentation so we can process a formal approval and bring each lot current. The faster we can obtain the necessary documentation, the shorter the time for an approval as we complete the review of each lot in the subdivision.

If you have an questions regarding the ARC, the application submission process, or the approval process, please do not hesitate to contact us by email through the website. That is the fastest way to receive a response.

Sincerely,  
Marvin Parson  
ARC Chairman

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## Regulation Reminders

It is each Owners responsibility to prevent the development of any unsightly or unkempt condition on their Lot, including the failure to properly install or maintain landscaping.

Parking on any grass, including the vacant lot and your own yard, is not permitted. Please park cars in the driveway.

There are still quite a few mailboxes that need painting and/or repair.

When you are walking pets, please remember to pick up after them.

Please, try to keep pets from running free around the neighborhood.

## New ARC Approvals/Disapprovals

We would like to thank everyone who has taken the time to fill out an ARC Approval Request. We hope to see this become a more regular occurrence. Remember we should all be getting an ARC approval for any changes we make to the exterior of our homes and yards.

### Approvals

Landscape - 3

Retaining Wall - 1

Lean-to - 1

Gravel Drive - 1

### Disapprovals

None

## Local Events

### June 11, 2007

Camp Kemo Mardi Gras Parade on Harden Street in Five Points at 9:30 a.m.

### Concerts in the Park

The Town of Lexington will host its sixth season of Concerts in the Park series at Virginia Hylton Park. The concerts are scheduled for the second Sunday in June, July, and August. **Sunday, June 10th, from 5-7 p.m. The Going Commando Band**, a popular local seven-member group, will kickoff the series with their blend of classic rock and roll, blues, country/western, southern rock and beach music. **July 8th from 4-6 p.m. Pantasia and August 12th from 2-6 p.m. Battle of the Bands.** For information contact Laura McMickens at 359-8238.

### June 22, 2007

**Take Your Dog To Work Day.** This is sponsored by Pet Sitters International. This is a fun day for

businesses to actually get to show off their pets. The purpose of this day is to have dogs adopted from the shelters. People can do a pet product drive or collect money for the Animal Mission, Project Pet, Pets Inc. and Greyhound Rescue Group. Denise Cagle Housesitting By Denise den-cag@sc.rr.com

### June 25-30, 2007

Celebrity Basketball Game! The Harlem Legends vs. The Lexington County All Stars June 30, 2007 at 6:00 p.m. White Knoll High School **"Shoot for the Stars!" Basketball & Physical Fitness Camp** directed by Legendary Harlem Globetrotter Michael Douglas, June 25-29, 2007 from 9:00 a.m.-1:00 p.m. at Ball Park Road Recreation Center, 432 Ball Park Road, Lexington, South Carolina. Boys & Girls ages 7-14. (\$125- Pre-Register and \$140 at the door.) Please contact Ms. Deborah Coleman at 803-671-4002 or visit [www.harlemlegends.com](http://www.harlemlegends.com) for more information or to register.

**DON'T FORGET THE HOA MEETING AT THE NAZARETH LUTHERAN CHURCH FELLOWSHIP HALL ON JUNE 25TH @ 6:30 PM. COME EAT PIZZA AND MEET YOUR NEIGHBORS!**