

Long's Pond ESTATES

Homeowners Association Newsletter

www.longspond.org

April 2012

NOTES FROM THE PRESIDENT

The Board of Directors of Longs Pond Estates (BOD) hopes all homeowners had a great first quarter and everyone is looking forward to working together to improve the community.

As with last quarter, this has been a very uneventful three months. Although there have been few issues, the BOD is encouraged however, that we are still receiving suggestions and participation in some community activities. In the last quarter's newsletter there was discussion of reconditioning the pressure treated fence located at the front entrance and a number of homeowners participated and volunteered to help with the improvements. Some work has been done and I expect to continue the improvements this upcoming quarter. On behalf of the community I would like to thank those of you that helped and/or volunteered to help on this project.

Also, I would like to thank all of the people that have taken the time and effort to contact the Management Company and/or Board on issues impacting the quality of neighborhood. Taking the time to fill out the forms located on the website is an invaluable part of the process for ensuring complaints and ARC requests are documented and handled in the most efficient and reliable manner possible. Ensuring the quality of our neighborhood requires the help and support of everyone in the community and the Board is very appreciative of your help.

Finally, the BOD has seen a significant reduction in General Meeting participation and a corresponding reduction in the amount of issues requiring face-to-face meetings. As such, the BOD is considering cutting back on the number of General Meetings and BOD meetings. We are considering having one annual General Meeting

to be held in September, unless situations arise that require additional meetings. We encourage feedback from the community regarding the change and will use the feedback to help make a determination.

Please remember that all of the documents governing the neighborhood and contact information for the Management Company, Board and Committees can be found on the website. <http://www.longspond.org/>

Thanks to all.

Matt Bullard
President – Longs Pond HOA
2011-2012



BOARD OF DIRECTORS MEETINGS

Tuesday, May 15, 2012 at 7:30 PM
Tuesday, July 17, 2012 at 7:30 PM
Tuesday, August 14, 2012 at 7:30 PM

ANNUAL MEETING:
Thursday, September 13, 2012 at 7 PM

COVENANTS AND ARC GUIDELINES

We still continue to have issues regarding homeowner knowledge of, and adherence to, our Covenants and ARC guidelines. Rather than just provide the website address where they can be found (www.longspond.org), we have also included the guidelines in this newsletter. Please review these guidelines and discuss with other neighbors to encourage everyone to know and understand what is required when making modifications to your home or lot.

These covenants were put in place to protect the character and value of the neighborhood. One of the many committees is the Architectural Review Committee, which is responsible for the review of building requests to ensure they comply with the covenants. Any resident considering exterior improvements or modifications to their property is required to complete an application for approval, which is located on our website. Click on Forms and Documents on the home page. From there, you can find the Covenants and Bylaws, along with the ARC Guidelines and Application for Approval Instructions and documents.

Matt Bullard
arc@longspond.org

CRIME WATCH

The e-mail members may have noticed the lack of e-mails lately on the crime watch. This is for two reasons: 1) there hasn't been anything to report, and 2) the computer that I use was corrupted with some type of virus and I have lost my e-mail distribution list and I'm having difficulty finding my backup distribution list.

So I can rebuild the list, anyone still wishing to be on the crime watch e-mail distribution list, please send me an e-mail at mhb1234@windstream.net or at crimewatch@longspond.org with "crime watch" in the subject line. I haven't had much success in getting homeowners to do this in the past, but it is, or will be, really important for everyone to be able to communicate quickly if we have a crime spree taking place in our community. So please send an e-mail requesting participation in the crime watch notifications.

Matt Bullard
crimewatch@longspond.org

YARD OF THE MONTH

The yard of the month awards are set to begin this month and we are excited to see all of the improvements that have been made to numerous yards throughout the community. It is great to see that so many of the homeowners still take pride in their yards and understand the impact to the overall health and presentation that well maintained landscaping has on our community. The BOD has received several compliments from real estate agents on the general presentation quality of this community, noting the landscaping as a plus to increasing the value of the homes. So please continue to work on landscaping improvements and be on the lookout for the "yard of the month".

Jenny Bullard
decorations@longspond.org

MAILBOX AND SIDING MAINTENANCE





One of the most common issues regarding the upkeep of the community is the condition of the mailboxes/posts. The original mailboxes that came with the house were not constructed with materials to last indefinitely and most have rotted to the point where they have required replacement or significant repairs. The BOD is working with Management to send out notices for mailboxes that require some form of upkeep, e.g. cleaning of mildew, replacement of rotted material, paint, etc.

In addition, there have been several requests for homeowners to address the buildup of mold/mildew on the siding of their homes. Several homeowners have mentioned being successful at removing the mold/mildew using a simple bleach-water mixture and pressure washing – there are multiple sites with instructions and tips on the internet.

Please take a moment to take a good look at your mailbox/home siding and address any concerns you see. We will wait approximately four weeks after this newsletter is sent out to re-evaluate the condition of the mailboxes before sending out notices. We currently have two types of mailboxes that are pre-approved to use as a replacement (shown below in this newsletter and on the Longs Pond website), but please remember, if you plan to deviate from the original design of the

mailbox/post an architectural change and form are required.

Pre-approved Mailboxes/Posts

<p>Home Depot</p>	 <p>Internet/Catalog # 100150539 Store SKU# 448753</p>	 <p>Internet/Catalog # 100142950 Store SKU# 442065</p>
<p>Lowe's</p>	 <p>Item #: 153073 Model: ES300W00</p>	 <p>Item #: 39507 Model: C1600W00</p>

WHEN: Saturday May 19, 2012
WHERE: Individual Homeowner's Garage/Driveway
TIME: 7:00 am until 12:00 in the afternoon

NEIGHBORHOOD CLEANLINESS

Spring is finally here and we are all anxious to get outside. As a result, there will be more people out walking, and more people walking their dogs. That also means cleaning up after those dogs. Why scoop the poop? Besides being a nuisance, uncollected dog waste is a serious problem. Next time you're tempted to leave your dog's droppings on the lawn, please remember these facts:

1. The Environmental Protection Agency is becoming aggressive about enforcing the Clean Water Act. Our association could be fined if dog waste goes uncollected.
2. Uncollected dog waste may lead to a special assessment. If fined by the EPA, the association could face a potential special assessment that would be levied against all members—not just dog owners.
3. The appearance and quality of the common areas are known to affect home sales—not just whether and for how much they sell, but how quickly.
4. The more residents complain about dog waste, the more time the management company must spend on enforcement rather than serving the association.
5. Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.

COMMUNITY GARAGE SALE



We will be having our annual community garage sale next month and we look forward to everyone's participation. The HOA will place an ad in The State newspaper and posters on the roads to promote the sale.

PEACEFUL ENJOYMENT



"Even we're getting sick of your barking."

Stop That Barking!

Dogs left alone all day get bored and restless, and many find relief in barking. Some respond noisily

to any and all activity. But, nothing is as annoying as incessant barking—even for dog lovers. If your dog is a yapper or a yowler, please consider some of these bark-abatement ideas to keep the noise down in your area. Your neighbors will thank you!

- Training. Always the first recommendation for any behavioral problem! Help is as close as the Yellow Pages. Training not only helps your dog, you'll be surprised how much it helps you, too. You may get some insight into *why* your dog barks so much, or what it is trying to communicate.

- Citronella collars. A humane alternative to the electric-shock, anti-barking collar and costs about the same. Available on the web and in pet stores.

- Confinement. Sometimes simply bringing an outspoken dog indoors or confining it to a crate can cut down on the disturbance to neighbors.

- Reduce stimulus. Close drapes to help muffle street noise, or leave a radio on to mask it. Disconnect telephones and doorbells before leaving your home if they upset your dog or make it bark.

- Companionship. Dogs are pack animals; they need companionship — a cat, bird, or another dog. Consider a mid-day visit from a pet-sitting service, or drop your pooch off at a friend's place or a day-care facility once or twice a week.

politicians, but during the days of open-air speeches and debates, Lincoln's voice could be heard clearly hundreds of yards away, while his opponent's faded off. He was an excellent speechwriter as well and rarely spoke out of his hat.

Abraham Lincoln was a great president and a great leader, so he must have developed his greatness from his former positions ... but most of his former positions were flops:

- He ran for the Illinois state legislature in 1832 and lost – he also lost his job.
- In 1833, his grocery business failed. (It took him 15 years to pay off the debt.)
- He was elected to the state legislature in 1834, but he lost races for Illinois house speaker in 1836 and 1838.
- In 1843, he ran for Congress and lost.
- He was elected to Congress in 1846 but lost his re-nomination bid in 1848.
- In 1849, he lost the race for land officer.
- He lost the U.S. Senate race in 1854 and, in 1856, was defeated for the nomination for vice president.
- In 1858, he again lost his bid for U.S. Senate.
- In 1860, he was elected president and then re-elected in 1864 (and we all know how well **that** worked out for him).

Stupid History (Tales of Stupidity, Strangeness and Mythconceptions Throughout the Ages) © 2007

TRIVIA CORNER



When we think about President Abraham Lincoln, the image of a tall, bearded, deep-voiced man comes to mind. Well, he was tall and bearded, but he didn't have a deep voice. In fact, Lincoln's voice was actually high-pitched, shrill, and piercing. Not a very good attribute for today's

LONGSPOND ESTATES ARCHITECTURAL GUIDELINES

The following list summarizes some of the design elements that the Architectural Review Committee (ARC) and the Board of Directors (BOD) may require. Also required is compliance with all deed restrictions as found in the Declaration of Covenants and Restrictions.

MAILBOXES

Approval is not required for mailboxes that are exact replacements for the original white mailbox. Any other color or structure change must be approved and must be in a style that compliments the home and beautifies the neighborhood.

Homeowners may contact the Architectural Review Committee at: ARC, P.O. Box 84565 Lexington, SC, 29073 or arch@longspond.com for information in locating an exact replacement mailbox.

WINDOW AIR CONDITIONING UNITS

Window air conditioning units are not approved if viewable from any road. Homeowners may contact the Architectural Review Committee at ARC, P.O. Box 2554, Lexington, SC 29071 or arch@longspond.com for sources for alternative air conditioning units.

CARPORTS

Carports, regardless of size, shape, or construction material are not approved.

STORAGE BUILDINGS and OUTBUILDINGS

Buildings that are **less than or equal to 120 sq. ft.** may be constructed of wood or vinyl exterior siding materials. The color and style of the siding must match (as closely as possible) the color and style of siding on the house. The roof must have asphalt shingles that match (as closely as possible) the color and style of the house. The roof may be either gable (to include saltbox style) or single (shed) slope style. Corrugated fiberglass or metal roofing material is not approved. The use of any type of tarpaulin for roofing or siding is not approved.

Buildings that are **greater than 120 sq. ft.** shall be constructed with vinyl or metal siding materials and the color and style must match (as closely as possible) the color and style of the house. Exterior wood siding/paneling is not approved for buildings greater than 120 sq. ft. The roof must have asphalt shingles that match (as closely as

possible) the color and style of the house. The roof may be either gable (to include saltbox style) or single (shed) slope style. Corrugated fiberglass or metal roofing material is not approved. The use of any type of tarpaulin for roofing or siding is not approved.

No Lot may have more than two (2) storage buildings/outbuildings including detached garages. The combined maximum allowable "footprint" shall be no more than 1500 sq. ft. If a homeowner wishes to have two (2) storage buildings/outbuildings including garages, the smaller of the two must be less than 300 sq. ft. The larger storage building/outbuilding/garage may have a second floor.

Any storage building or outbuilding with at least one (1) garage door is considered a garage. See section below for further garage requirements

GARAGES

The size, location, number of bays and the width of the driveway approaching and entering any garage shall be subject to the approval of the ARC. All garages shall have concrete floors. The use of side loading garages is encouraged. Front loading garages shall be considered when terrain or Lot size/shape does not permit side loading garages

TEMPORARY STRUCTURES

Temporary structures, (to include portable boat/car/truck/RV covers made with a tubular frame and fabric/vinyl covering) regardless of size, shape, or material are not approved except those required by a builder or contractor. All temporary structures erected by builders or contractors must be removed when the construction is completed.

FENCES

Privacy fences should be 6' tall and made of wood or white vinyl. The fence may be flat topped or scalloped. Stockade style with lattice in the top portion is approved. The side of the fence with the horizontal supports is the unfinished side and it shall face the interior of the property.

If the homeowner chooses to stain or seal the finished/exterior (out-facing) surface of a wooden fence, the **entire** finished/exterior surface that is visible from any street must be stained or sealed.

Black vinyl coated chain link fence 4' tall is approved. Galvanized chain link fence is not approved.

If a homeowner chooses to erect a fence it must completely enclose the rear yard, extending no further forward on either side of the home than the center 1/3 of the home.

Attaching a new fence to an existing fence should be coordinated, in writing, with the owner of the existing fence.

SWIMMING POOLS

The type, elevation, size, color, construction materials and any other visible characteristics of the swimming pool shall be subject to ARC approval.

All swimming pools must be consistent with reasonable safety standards and any and all County or other governmental requirements.

Any homeowner who chooses to install a pool, either in-ground or above-ground, to include temporary and/or portable pools, **must** install a 6' privacy fence that encloses the pool area or the entire rear yard.

ANTENNAE & SATELLITE DISHES

Except as prohibited by law, but not limited to 47 CFR 1.4000, no radio or television transmission or reception towers or antennae shall be erected on any structure or within the property without the prior written approval of the ARC, nor shall any other form of electromagnetic radiation be permitted to originate from any lot that interferes with the reception of television or radio received upon any other lot. In no event shall free standing transmission or receiving towers, or satellite dishes, be permitted without the approval of the ARC provided such approval does not violate the law.

Except as otherwise required by 47 CFR 1.4000, no outside antenna or satellite dish for radio or television shall be constructed, erected, or maintained at any time on any lot without being screened and without the approval of the ARC. Subject to applicable law, no Structure, other than a Structure approved by the ARC, shall be used as an antenna.

Satellite dishes may either be placed on a post in the ground or on the house in a manner approved by the ARC. When attached to the roof of the house the dish must be placed at the bottom of

the roof, **not at the peak**. The BOD or ARC will not be responsible for the warranty of the roof or shingles when the satellite dish is placed on the roof. When the dish is placed on a post in the ground it must be placed **no further forward** than the front corner of the house. Attaching the satellite dish to any portion of the front of the house is not approved. No more than two (2) satellite dishes of any type will be approved. All inactive satellite dishes should be removed.

BASKETBALL GOALS & PLAYGROUND EQUIPMENT, Etc.

All playground equipment, including but not limited to basketball goals, soccer net, sandboxes, playhouses, play forts, swing sets, jungle-gyms, trampolines, etc., shall be placed in the rear yard and not within view of the road unless properly screened in a manner that is approved by the ARC. Basketball goals will not be installed on any portion of a house. Portable basketball goals, if placed in the front of the house, shall be facing the driveway. Under no circumstances shall portable basketball goals be placed at the curb of the road.

CLOTHES LINES

Clothes lines are not approved.

DECKS, PATIOS & SUNROOMS

All decks, patios, sunrooms, etc., regardless of size or material must be approved by the ARC.

LEAN-TOS

All lean-tos, regardless of size, location or material require ARC approval.

DRIVEWAYS

The minimum and maximum width of any driveway at the street shall be 10 feet and 24 feet respectively. The minimum width of any driveway at the entrance to any garage shall be 6 inches outside of the door opening. With the exception of standard, un-patterned concrete, surface material and any design must be approved by the ARC. When concrete is used, the slab is to be a minimum of 4 inches thick. The location must be approved by the ARC.

EXTERIOR LIGHTING

All exterior lighting, including bug lights, shall be subject to approval by the ARC. No exterior lighting of any type shall be permitted on a lot, which in the opinion of the ARC would create a nuisance to the adjoining property owners. Holiday or seasonal lighting and all types of such

yard-art/decorations may be erected no earlier than (30) thirty days prior to the holiday or event and must be completely removed no later than (15) fifteen days after the holiday or seasonal event.

FLAGS

Flags, such as seasonal, sport, collegiate, state, etc. that measure 3' x 5' or less and the poles for displaying them do not require approval. All other flags and flag poles for displaying them require ARC approval.

ROOFS

Roofs for all additions to existing Structures must match the roofs on the existing Structure in material, color, pitch, etc., unless otherwise approved by the ARC.

SIGNS, BANNERS, ETC

Unless approved by the ARC signs of any type are prohibited. No banners, letters, or signage of any kind shall be erected or attached to any home or Lot or located in or about windows visible from the street or adjoining properties without ARC approval. Such approval shall not in any way set a precedent or establish a policy with respect to the approval or disapproval of other signage to be located in any other location within the Community.

"For Rent" signs are not approved. No "For Sale by Owner", subcontractor, lending institution or other types of signs are allowed unless required by law or approved by the ARC. All Builder identification signs and "For Sale" signs must be removed from lots or homes within (10) ten days of withdrawal from the marketplace or (10) ten days after closing or transfer of property.

Owners or their agents may not place any other signs on or about any of the road right-of-ways (in or adjacent to the community), lots, common areas, or easements within the community without ARC approval.

If permitted, **no** sign shall exceed 2' x 3' unless approved by the ARC. The types of post or mounting structure, as well as the color selections, also require ARC approval. Only free standing signs on support posts are allowed and must be located at least (3') three feet behind the front property line. **No** fluorescent colors or lighted signs will be permitted. All signs shall be professionally painted and provide a neat and orderly appearance

SOLAR PANELS

Solar panels of any type require ARC approval.

TRASH CONTAINERS

The ARC shall have the right to approve the location, color, size, design, lettering and all other particulars of receptacles for the receipt of trash and garbage and the location for pick-up for such receptacles, if not determined by a governmental agency. All such receptacles shall conform and be maintained specifically in accordance with the approved design. Any replacement shall be an exact replica from the supplier designated by the ARC. (See REGULATIONS for use restrictions.)

WALLS

No wall greater than 18" shall be erected, placed, replaced or altered on any Lot unless approved by the ARC. See Section B for landscaping requirements.

WELLS

All wells require ARC approval and must be located in the rear of the property. If there is no fence on the property, the well must be screened from view.

ARCHITECTURAL GUIDELINES FOR LONGS POND ESTATES

REVISED: MAY 7, 2004; JUNE 1, 2006