



Homeowners Association Newsletter

www.longspond.org

January 2011

NOTES FROM THE PRESIDENT

As we begin 2011, the Board of Directors of Longs Pond Estates hopes all homeowners had a blessed holiday season and we wish everyone a prosperous 2011.

Many things are happening at Longs Pond Estates. The traffic circle is coming as we see construction across from the development. It will not be long before our side will be under development. SCDOT states the traffic circle should be complete by the spring. Early in December we removed the Longs Pond Estates Sign. This was done to preserve it for restoration and placed on the new entry way sign to be erected once the traffic circle is completed. In this newsletter you will find more information about this, along with a picture of how the new sign will look. At the March general HOA meeting replacement landscaping and lighting for the entry way will be discussed.

Moving on, one thing I would like to remind all homeowners is Longs Pond Estates is governed by covenants, bylaws and regulations that have been in existence since Longs Pond Estates was established. There are also ARC guidelines that need to be followed when anything is constructed or erected on your property. All documents should have been given to you at closing by your real estate agent and/or lawyer. When you would like to construct or erect something on your property the ARC guidelines should be reviewed and an application should be submitted. We have an excellent ARC committee that reviews all applications and gives timely feedback and approval process.

It is every homeowner's responsibility to review the content of these documents and abide by them. It is the Board of Directors responsibility to

enforce the contents. Violations will be issued for non compliance.

If for some reason you do not have these documents, please go to our website: www.longspond.org and download these. There you will also find ARC applications to complete for any construction done on your property.

Any questions, please contact board@longspond.org.

Connie Parson
President of the HOA 2010-2011

TREASURER'S REPORT

The 2011 budget was approved at the December Homeowners' Association Meeting. A copy of this budget can be found on the website. Please do not hesitate to contact me if you have any questions.

Michelle Herman

***** **SAVE THE DATES** *****

BOARD OF DIRECTOR MEETINGS

Tuesday, February 15, 2011 at 7 PM
Tuesday, April 19, 2011 at 7 PM
Tuesday, May 17, 2011 at 7 PM
Tuesday, July 19, 2011 at 7 PM
Tuesday, August 16, 2011 at 7 PM

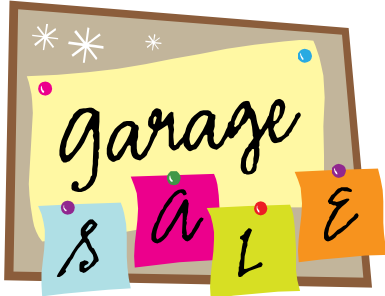
GENERAL HOA MEETINGS

LOCATION:

Red Bank Community Center

Thursday, March 3, 2011 at 7 PM
Thursday, June 2, 2011 at 7 PM

**ANNUAL MEETING:
Thursday, Sept. 15, 2011 at 7PM
ELECTION OF NEW BOARD MEMBERS
WILL HELD**



Garage Sale

Date: Saturday, April 9, 2011 at 7 AM

Even though it is cold outside, it is time to start that spring cleaning and getting your treasures ready for the annual Garage Sale. So mark your calendars and have a successful sale!

WELCOMING COMMITTEE

Please join us in welcoming the following new families to Longs Pond Estates:

Gary and Shirley Long – 133 Knotts Rd.
They moved here from Springfield, Ohio.

Heather Amodio – 149 Knotts Rd.
Heather has two children – Zachary and Sophia.

Daniel and Denna Handford – 301 Knotts Circle.
They have a daughter, Caroline, who is 6 months old.

Doug and Jennifer Bolin – 108 Lynn Haven Court. They also are the proud owners of a dog and cat.

We are looking for folks to help on the Welcoming Committee. Please let us know if you'd be interested.

Connie Parson and Debbie Kessel
(welcome@longspond.org)

YARD OF THE MONTH

Happy New Year and congratulations to our Christmas YOTM winners, David and Barbara Veler at 406 Knotts Court. Thanks to all for your efforts in making our neighborhood so well kept.

CRIME WATCH

There have been no incidences reported in the last several months. It should be expected when the weather warms up that the probability of a late night car break-in will increase. Several homeowners have inquired about installing cameras, sensors, etc. to increase home security. There are numerous companies that offer products to provide this type of security. Many of these products incorporate the use of wireless technology so that cameras and infrared sensors can be used to detect movement, alert the homeowner, and send a video signal to the homeowners TV and/or computer monitor. The use of wireless technology makes the install significantly easier than a hard wired installation. As with any other exterior installations, please be sure to obtain the required ARC approval.

Also, starting off this New Year we are looking for volunteers to chair the crime watch committee. Any interested individuals should contact Matt Bullard at mhb1234@windstream.net.

VANDALISM AND TRESPASSING

There have been several instances of possible vandalism and/or trespassing reported to the HOA. Discussions were held related to what actions can and cannot be taken to prevent future issues, including the posting of no trespassing signs. Homeowners should be reminded that any sign posted, per the ARC Guidelines, requires ARC approval. The following South Carolina laws regarding trespassing are provided below. They were obtained from the website: <http://www.scstatehouse.gov/code/statmast.htm>

SECTION 16-11-520. Malicious injury to tree, house, outside fence, or fixture; trespass upon real property. [SC ST SEC 16-11-520]
(A) It is unlawful for a person to willfully and maliciously cut, mutilate, deface, or otherwise injure a tree, house, outside fence, or fixture of

another or commit any other trespass upon real property of another.

(B) A person who violates the provisions of this section is guilty of a:

(1) felony and, upon conviction, must be fined in the discretion of the court or imprisoned not more than ten years, or both, if the injury to the property or the property loss is worth five thousand dollars or more;

(2) felony and, upon conviction, must be fined in the discretion of the court or imprisoned not more than five years, or both, if the injury to the property or the property loss is worth more than one thousand dollars but less than five thousand dollars;

(3) misdemeanor triable in magistrate's court if the injury to the property or the property loss is worth one thousand dollars or less. Upon conviction, the person must be fined or imprisoned, or both, as permitted by law and without presentment or indictment of the grand jury

SECTION 16-11-770. Illegal graffiti vandalism; penalty; removal or restitution.

(A) As used in this section, "illegal graffiti vandalism" means an inscription, writing, drawing, marking, or design that is painted, sprayed, etched, scratched, or otherwise placed on structures, buildings, dwellings, statues, monuments, fences, vehicles, or other similar materials that are on public or private property and that are publicly viewable, without the consent of the owner, manager, or agent in charge of the property.

(B) It is unlawful for a person to engage in the offense of illegal graffiti vandalism and, upon conviction, for a:

(1) first offense, is guilty of a misdemeanor and must be fined not more than one thousand dollars or imprisoned not less than thirty days nor more than ninety days;

(2) second offense, within ten years, is guilty of a misdemeanor and must be fined not more than two thousand five hundred dollars or imprisoned not more than one year; and

(3) third or subsequent offense within ten years of a first offense, is guilty of a misdemeanor and must be fined not more than three thousand dollars or imprisoned not more than three years.

(C) In addition to the penalties provided in subsection (B), a person convicted of the offense of illegal graffiti vandalism also may be ordered by the court to remove the illegal graffiti, pay the cost of the removal of the graffiti, or make further restitution in the discretion of the court.

SECTION 16-11-600. Entry on another's pasture or other lands after notice; posting notice.

Every entry upon the lands of another where any horse, mule, cow, hog or any other livestock is pastured, or any other lands of another, after notice from the owner or tenant prohibiting such entry, shall be a misdemeanor and be punished by a fine not to exceed one hundred dollars, or by imprisonment with hard labor on the public works of the county for not exceeding thirty days. When any owner or tenant of any lands shall post a notice in four conspicuous places on the borders of such land prohibiting entry thereon, a proof of the posting shall be deemed and taken as notice conclusive against the person making entry, as aforesaid, for the purpose of trespassing.

SECTION 16-11-620. Entering premises after warning or refusing to leave on request; jurisdiction and enforcement.

Any person who, without legal cause or good excuse, enters into the dwelling house, place of business, or on the premises of another person after having been warned not to do so or any person who, having entered into the dwelling house, place of business, or on the premises of another person without having been warned fails and refuses, without good cause or good excuse, to leave immediately upon being ordered or requested to do so by the person in possession or his agent or representative shall, on conviction, be fined not more than two hundred dollars or be imprisoned for not more than thirty days.

All municipal courts of this State as well as those of magistrates may try and determine criminal

cases involving violations of this section occurring within the respective limits of such municipalities and magisterial districts. All peace officers of the State and its subdivisions shall enforce the provisions hereof within their respective jurisdictions.

The provisions of this section shall be construed as being in addition to, and not as superseding, any other statutes of the State relating to trespass or entry on lands of another.

COVENANTS AND ARC GUIDELINES

Please take a minute to review our Covenants and ARC guidelines. They can be found at www.longspnd.org. These covenants were put in place to protect the character and value of the neighborhood. One of the many committees is the Architectural 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.

TRAFFIC CIRCLE UPDATE

On November 18, 2010 Gregg Garrett, our Landscape Chairperson and I met with Jay Thomas, a SCDOT representative regarding the upcoming traffic circle. It appears the timeline is to do the grading for the circle and land work thru the winter. They will start laying asphalt when it turns warmer, end of February – March. The project is expected to compete in March or April.

Jay initially told us that they would begin our side of the traffic circle for grading the first part of December. They informed us the Longs Pond Estates sign had to be down around December 9. The rest of the entry way sign has rotted away and will be removed by SCDOT along with the existing landscaping. The electrical box currently by the sign will be moved back for us to access lightening when the new sign is placed. Any

further electrical or irrigation issues Jay will talk with Greg Garrett. Greg is very knowledgeable regarding the electric and irrigation of this area.

As you all know, we are have been investigating a new entry way sign. The design of this will utilize our current “Longs Pond Estates “sign. It will be refinished, thus savings us money. The sign was be taken down by Steve Roberts, chairperson of the new sign committee, and stored in his garage until we are ready to have it refinished. This was done the first part of December. As you can see, the timeline has been changed.

We also found out we will be receiving an allotment for the landscaping for the bushes and possible tree we will loose. We will be postponing the discussion regarding landscaping until the March General HOA meeting. We will then have a better idea of what we will need and also get estimates to replace the trees we have lost.

NEW ENTRY WAY SIGN FOR LONG POND

The Board of Directors approved an estimate for a new entry way sign. Steve Roberts, Chairman of the Sign Committee, presented three estimates. We selected the design for an entry sign consisting of two brick pillars with iron rods. Our original Longs Pond Estates Sign will be refinished and displayed proudly on the new design. By refinishing the sign, it will save us quite a bit on money. A brand new sign would cost approximately three thousand dollars, and we have been told it would not be as sturdy as our original sign. Also, for purposes of sentimental value, this sign has history with the development of Longs Pond Estates. Please see the drawing of the new signage in this newsletter. Per the SCDOT the traffic circle is to be completed in April, the new sign will be installed after completion of the circle. We are tentatively planning to place it on the same side as the original sign. Please refer to the website or newsletter for further updates.

