

President's Note

Excerpts from the 2007 State of the HOA Address on September 13, 2007

The current Board of directors was installed on October 3, 2006. At that time I was elected to be the new President. I had several goals that I wanted to institute as the leader. Then, as a group we decided on several broader goals for the HOA.

My first goal was to run Board meetings and HOA meeting according to Roberts Rules of order as is preferred in our by-laws. To make this happen we have educated ourselves on this process; we are becoming more efficient in it.

We reviewed old minutes and reflected on our past experiences in Longs Pond Estates to develop the goals for the year. The other goals we adopted were:

1. To set a higher precedent on the handling of the affairs of the HOA
2. To make the activities of the Board and the HOA as transparent as possible
3. Improve Communication
4. Beautify Common Areas
5. Develop New Committees

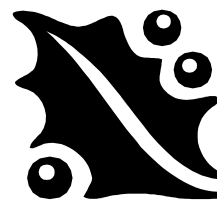
As far as setting a new precedent, we accomplished that goal by using Roberts Rules of Order. We are a small non-profit business and we should conduct our affairs in a businesslike manner.

Communication has been a concern and a complaint of nearly everyone in the neighborhood. We addressed this issue in three ways. We have started quarterly news letters. We are improving communication through the website. It is a very efficient way for anyone to retrieve information about our neighborhood. On that website you can read minutes from board meet-

ings and HOA meetings. We have made the activities of the Board transparent and accessible to the extent that resident confidentiality and sensitive matters are not compromised. You can access forms and documents. Most recently we have added the By-laws and Covenants for your easy review.

The third way we are working on communication is by having quarterly HOA meetings. We are making a concerted effort to make these meetings informative and organized. Our HOA meetings are meant to be a time for sharing information and exchanging ideas. There will usually be a time in HOA meetings for discussion and constructive debate. I feel it is important for any and all members to feel they have a forum where they can speak to the directors.

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We have also accomplished beautifying some of the common areas. We have installed landscape lighting. We are looking toward adding additional lighting and plantings in the near future.

To help us along in our goals, we have solicited volunteers for different committees. I am thrilled at the response. Tina Turnage headed up the Vacant Lot Development with a rather large group of people. We have a Welcoming Committee. This is headed up by Debbie Kessel. Lora Prill has volunteered to chair the Communications Committee. And, Marvin Parsons is the Chair of the Architectural Review Committee.

If you are willing to work on any of these committees please contact one of the Board Members.

So this is self evaluation time for me and for the Board. Have we met our goals? I think we have. Do we have room to improve? Certainly we do. Is life as a whole, better in Long's Pond Estates? I think it is. Our association has been on a steep learning curve since it was turned over by the developers to the residents. It has been a tough transition time for the residents and the various board members that we have had in the last five years. We have done

many good things over the last year and you have helped. We want to continue this momentum and we want you to join us. We are available and we have an open ear. Come talk to us. The state of the HOA is good. The state of the HOA is strong.

Included in this newsletter you will see some of our goals for next year, the 2008 budget, review of some guidelines, and interesting articles. Come to the party in a couple of weeks for some good food and to meet and greet your neighbors.

HOA Goals for 2008

1. Refurbish the front entrance sign
2. Renovate the entrance landscaping and lighting
3. Vacant lot project
4. Yard of the Month
5. Summer gathering on the vacant lot
6. Easter egg hunt on the vacant lot
7. Enhance quarterly newsletter
8. Increase attendance at open meetings
9. Increase participation in current committees
10. Develop new committees

Stay Well,
Lindsey

News from the Welcoming Committee

We'd like to welcome the following families to our neighborhood:

- > Eddie and Leslie Shipp,
311 Knotts Circle
- > Clyde and Lauren Yates,
149 Knotts Road

Congratulations to:

- > Justin and Carrie Branam on the birth of their daughter ,
Reagan.
- > Eric and April Holt on the birth of their daughter,
Hannah.

Please notify the Welcoming Committee (808-1794) of any new births, as we don't want to miss anyone.

Debbie Kessel and Sheryl Wood

Dear Welcoming Committee,

Eric and I wanted to thank you for the wonderful basket of baby items you bought for baby Hannah. I know we will need the items. Thank you for thinking about us and keeping us in your thoughts. Once again, thank you.

Eric and April

What's Down There?

All of the homes in Longs Pond Estates use self contained residential sewer systems. This type waste disposal system has been in existence for hundreds of years and is a very effective and efficient way of neutralizing human waste.

This type of sewer system is composed of four components; the fixtures inside the home, the septic tank buried in the yard, the drain field in the yard and the plumbing that connects the system together. For the most part since the system is unseen, people generally do not think about it until some part of it fails. But just because it cannot be seen does not mean it should be forgotten or ignored. There are things that we should do to maintain it to keep it working properly.

The first consideration is what goes into the system. Obviously solid and liquid human waste products dump into the septic system. But also bath and kitchen water, laundry and cleaning water and garbage disposal food products also go in it. Under normal conditions a septic tank can handle all of this. If a system is overloaded with detergents, chemicals, and fats it puts an undue burden and possibly kills the microbes that naturally break down solids.

The largest volume that goes into the system is liquid. If too much liquid enters the tank there is not enough exposure time for the bacteria to do its work. Once the waste enters the septic tank the solids drift to the bottom, floating scum and sludge rise to the top, and the liquids exit the through a series of pipes into the drain field that allows it to soak back into the ground. As some of the solids break down and liquefy, they eventually make their way into drain field as well. Some solids, like fats, will not breakdown. Eventually the tank has to be pumped out by a septic service to remove excess solids, scum, sludge and liquid.

What can you do to help your system?

- ◆ First of all use septic friendly soaps and detergents. Feed your bacteria do not kill it or over burden it.
- ◆ Secondly use water wisely. This is good on many levels. It does not over work the drain field. It does not dilute the bacterial flora. It conserves water. It saves you and the public water system money and a valuable natural resource. Do not load your system with large volumes of water at one time, like draining a hot tub or doing large amounts of laundry at one time.
- ◆ Use paper products that decompose quickly.
- ◆ Use your garbage disposal wisely. Grinding small bones and fruit pits have a scouring and cleaning action on the blades. Citrus peels have a freshening effect. Use cold water when using your disposal.
- ◆ Do not use septic additives. These contain yeast, enzymes, degreasers, or commercially derived bacteria. These products destroy the bacterium that is naturally occurring.
- ◆ Do not flush feminine hygiene products, dental floss, cigarette butts, coffee grounds, or cat litter. Do not flush any petroleum or paint products, pesticides, old medications or plastic.

The experts and SC DHEC recommend inspection and pumping of septic tanks every three to five years. Since most the homes in Long's Pond Estates were finished about three years ago, it is time to consider this for your home. A little attention to this quiet, diligent worker will serve you well now and should last you well into the future. Do not ignore this very important part of your home.

Annual Budget: 1/1/2007 through 12/31/2007

The following table details the budget status as of November 30, 2007. Our expenses have been less than budget and we have a favorable variance for total expenses.

	2007 Budget	Total Budget to 11/30/2007	Total Actual to 11/30/2007	Budget variance to 11/30/2007
Income				
Homeowners Dues	24,025	24,025	23,942	(83)
Total Income	24,025	24,025	23,942	(83)
Expense				
Accounting	300	275	50	(225)
Bank Charges	25	23	-	(23)
Capitol Reserve	3,075	2,819	2,490	329
Contingency	1,250	1,146	-	(1,146)
Copies	700	642	32	(610)
Hall Rental	800	733	600	(133)
Insurance	1,300	1,192	1,005	(187)
Landscaping	8,500	7,792	5,735	(2,057)
Landscaping : Lighting Maint.	100	92	250	158
Landscaping : Sprinkler Maint.	600	550	135	(415)
Legal	2,000	1,833	159	(1,674)
Newsletter	1,200	1,100	510	(590)
Postage	1,200	1,100	257	(843)
Supplies	500	458	509	51
Taxes	700	642	-	(642)
Utilities : Electricity	1,000	917	447	(470)
Total Expenses	23,250	21,313	12,179	(9,134)
Total	775	2,713	11,763	9,051
Assets				
Cash	30,929			

**Annual Budget:
1/1/2008 through 12/31/2008**

Income

Homeowners Dues	23,250
Total Income	23,250

Expense

Accounting	300
Capitol Reserve	4,750
Community Events	1,500
Copies	100
Hall Rental	800
Insurance	1,100
Landscaping [all other]	10,000
Landscaping : Lighting Maint.	250
Landscaping : Sprinkler Maint.	400
Legal	500
Newsletter	1,200
Printing and Postage	600
Supplies	750
Taxes	400
Utilities : Electricity	600
Total Expenses	23,250
Net Income	0

*How to contact your
Board of Directors*

The Homeowners Association has a new address. All forms and documents will be corrected accordingly. Please make sure to send any new correspondence to the below address.

Longs Pond Homeowners Association
P.O. Box 84565
Lexington, SC 29073

Lindsey Sturkie -- President
president@longspond.org

Patrick Hedgepath -- Secretary
secretary@longspond.org

Chad Keller -- Vice President
vicepresident@longspond.org

Jane Sufka -- Treasurer
treasurer@longspond.org

Randall Mungo -- Director
director1@longspond.org



Receive Your Association Newsletter by Email

The Homeowners Association would like to offer some new services to the members. These services will be delivered by e-mail and should make communication easier as well as save us all a little money. If anyone is interested in receiving one or all of these services let Chad Keller know. Also, let us know if you have any other ideas.

These services are listed below:

- Electronic Newsletters
- Electronic Notifications\Reminders of
 - Meetings
 - Website updates

Chad Keller vicepresident@longspond.org

Long's Pond Web Site News— Be sure to vote for the home with the best holiday decorations

More minutes from our meetings have been posted to the website so please feel free to read them. The new password for this quarter is xxxxx; the username is still longspnd. We have added pdf versions of the Covenants and By-Laws to the web site for download. These versions are searchable using the tools provided in Acrobat Reader. This will make it easier for everyone to lookup topics quickly instead of having to scan the entire document. Also we will be taking your votes on what lot has the best holiday decorations for December. To vote please email vote@longspnd.org with the street address for the house you think has

the best decorations. The prize will be a \$50 gift card to Lowes and your yard featured on the longspnd.org homepage for a few weeks as the winner. Contest ends December 20th. Please vote only once. If you have any suggestions for things you would like to see on the longspnd.org website please feel free to email them to webmaster@longspnd.org. Merry Christmas!

Thanks,
Patrick J. Hedgepath



You're Invited

*Please join your friends and neighbors at the
Long's Pond Homeowners Holiday Party
Monday, December 10th
7:30 p.m.
Nazareth Lutheran Church*

Events Around Town

December 8, 2007
Concert At Mt. Horeb United Methodist Church -- "Journey to the Manger", a celebration of the birth of Jesus at 6:00 p.m. and December 9, 2007 at 9:00 a.m. and at 10:30 a.m. Free admission -- 803-359-3495

December 8, 2007
Candlelight Tour of Homes from 3:00-8:00
Sponsored by the Camden Junior Welfare League. Located at Camden, SC (Tour begins at the Camden Archives where tour booklets may be picked up) Tickets: \$15.00 in advance or

\$20.00 the day of the tour at the Camden Archives. For ticket information, visit www.camdenleague.com or email tickets@camdenleague.com or call Jennifer at 803-713-0265 -- General Info: Kershaw County Chamber of Commerce 1-800-968-4037

January 18, 2008
Concert at Mt. Horeb United Methodist Church -- Natalie Grant at 7:30 p.m. Tickets are \$18 each.