

# **SCHIEVELING PLANTATION NEWSLETTER**

**AUGUST 2004**

## **Next HOA Meeting**

Thursday, September 9, 2004

7:00 P.M.

At The Clubhouse

## **Volunteers Needed**

We still need volunteers for all Committees, particularly the Architectural Review Board (ARB), Clubhouse, Compliance, and Grounds. We also need a person to chair the Bylaws Committee. Please contact Glen Zimmerman at 763-0063.

## **Clubhouse Committee News**

Debbie Wright has developed a checklist for clubhouse rentals. Each person who rents the clubhouse will be given a copy and will be responsible for following the checklist. Hopefully this will keep the extra work needed on the clubhouse to a minimum. As with all of the officer and committee posts, we are VOLUNTEERS and not paid employees. The Committee is not responsible for cleaning or maintaining the outside bathrooms....the outside bathrooms are every resident's responsibility.

## **Items Under Consideration**

At its last Board Meeting, the Directors looked at a long list of projects with the thought of putting them in priority order. The Board agreed to concentrate first on three items. One is the adoption of the Draft Bylaws. The Board of Directors would appreciate your immediate response to a recently distributed document which would give fabric to the present Bylaws by: (1) providing organizational structure to the Schieveling Plantation Homeowner's Association; (2) setting up an election process; (3) outlining duties; etc. These are basically "routine" items found in various organizational bylaws but missing from our own. Please complete the voting affidavit on the second page and return it to Debbie Wright as soon as possible. In order to change our Bylaws, we need a 2/3 affirmative vote (which is 92 votes) of the 137 lot owners, one vote per lot owned.

The second item concerns the need for an increase in our annual assessment, which is now set at \$325 per year. You will receive additional information in a separate mailing outlining the present financial picture, financial projections, and the need for an increase in the annual assessment. We must call a special meeting to discuss and vote (a 2/3 affirmative vote by the HOA members who attend the meeting, one vote per lot owned) on any annual assessment increase.

The third item stems from a presentation made by Rick Estes, Meridian Builders, at the June 23, 2004 Annual HOA Meeting (please see the Minutes from that Meeting). It dealt with the 44 lot development (McLauren Bluff) which is being built right next to Schieveling Plantation. One of the following points discussed was a proposal for Schieveling Plantation HOA to consider allowing the residents of McLauren Bluff access to our amenities (pool and clubhouse). The McLauren Bluff residents would be charged an annual assessment for the use. If accepted all McLauren Bluff residents would pay the assessment; it would be mandatory. This was tabled for the time being until our HOA Board Members can do some more homework to consider the pro's and con's of this proposal. If such a proposal were accepted, it would require a 75% affirmative vote (which is 103 votes) of the 137 Schieveling Plantation HOA lot owners, one vote per lot owned. This proposal has far-reaching questions, which must be considered.

In addition to these three items, there is a host of other important issues vying for attention and financial resources. They include, but are not limited to: (1) Fixing entrance lighting and putting the lights on timers; (2) Fixing the sprinkler system; (3) Pressure washing the club house; (4) Finishing the mulching job (estimated at \$3,000 to \$4,000 with labor supplied by Schieveling Plantation residents); (5) Ensuring unkempt lots are cared for; (6) Addressing some compliance issues; (7) Installing a playground; etc.

## **Reminders**

Before any work begins, please make sure you submit changes to your lots, such as fences, installation of satellite dishes, additions to homes, changes to decks, etc., to the Architectural Review Board (ARB) for its approval. The ARB will be happy to work with you to ensure that your changes comply with community requirements.