

SCHIEVELING PLANTATION NEWSLETTER

SEPTEMBER 2004

Next HOA Meeting **Special Meeting for Proposed Increase of Annual Assessment**

Thursday, October 7, 2004

7:00 P.M.

At The Club House

Article V, Section 3 (b), Page 8, of the Bylaws of Schieveling Plantation Homeowner's Association, Inc., reads: "From and after January 1, 2000, the maximum annual assessment may be increased above that established by the Consumer Price Index formula by a vote of two-thirds (2/3) of each class of members who are voting in person, at a meeting duly called for this purpose."

Over four years have passed since the Bylaws were put into effect. Understandably, the developer set the present annual assessment of \$325 without knowing what the actual expenses would be. Our experience, particularly in the last year or so, has demonstrated that the present annual assessment is not sufficient to maintain Schieveling Plantation at a reasonably acceptable level.

As the Community grows larger, the costs of maintaining the common areas increase. The club house and pool are very attractive amenities; however, the cost of maintaining them is high. As time and wear and tear take their toll, we will need funds to make any expected and unexpected repairs.

Following the suggestion voiced by a community member at a past HOA Meeting, we are including a condensed Budget Status Review which reflects our status as of August 31, 2004. The projected year-end balance of \$5,469 and possible income of \$1,871 for the remainder of 2004 do not tell the whole story. Because we have been receiving one-time payments of \$500 for each new home built and \$150 for each new move-in, the year-end balance and projected 2004 income are artificially high. These one-time payments have, in effect, helped to keep Schieveling Plantation afloat. For example, the 2004 income as of August 31, 2004 (\$31,275) includes \$6,750 in ARB fees. The \$1,871 possible income for the remainder of 2004 includes a projected \$1,600 from ARB fees. When these ARB fees slow or cease, we will face an ever worsening financial picture.

There is a host of items vying for financial resources. They include, but are not limited to: (1) absorbing escalating costs; (2) fixing entrance lighting and putting the lights on timers; (3) fixing the sprinkler system; (4) pressure washing the club house; (5) finishing the mulching job (estimated at \$3,000 to \$4,000 with labor supplied by Schieveling Plantation residents); (5) rehabilitating the sod in common areas; (6) mowing new areas; (7) repairing community assets; (8) installing a playground; etc. It is not possible to cover every detail or address all of the financial nuances in this Newsletter. At the October 7, 2004 Meeting, we will address any questions you may have.

The Board of Directors recommends that our annual assessment be increased from \$325 per year to \$400 per year, effective January 1, 2005.

**BUDGET STATUS OVERVIEW
AS OF AUGUST 31, 2004**

December 31, 2003 Checking balance was \$17,872

\$10,340 – from 2004 annual assessments received in 2003 and ARB fees
\$ 7,532 – from developer

2004 Income of \$31,275

\$23,700 – 2004 annual assessments
\$ 6,750 – ARB fees
\$ 825 – Club rentals

\$49,147 available for 2004 expenditures

2004 Expenditures Year To Date:

Maintenance – Utilities – Expenses
\$17,430 \$5,997 \$8,917 = \$32,344

2004 Projected Year End Expenditures: (With Minimum Upkeep)

Maintenance – Utilities – Expenses
\$26,145 \$8,995 \$13,375 = \$48,515

August 31, 2004 Status:

\$16,703 – Checking Account
\$11,234 – 2004 Estimated Remaining Expenses
\$ 5,469 – Year End Projected Balance
\$ 1,871 – Possible Additional 2004 Income

2005 Projected Expenditures (5% over 2004 Expenditures With Minimum Upkeep)

Maintenance – Utilities – Expenses
\$27,452 \$9,444 \$14,044 = \$50,940

2005 Dues?????

At \$325 = \$44,525
At \$350 = \$47,950
At \$375 = \$51,375
At \$400 = \$54,800

ARCHITECTURE REVIEW BOARD

All of us bought homes in a community covered by a Declaration of Covenants and Restrictions. They provide for an Architecture Review Board (ARB) whose purpose is to maintain (and hopefully) improve the property values in our community. The board is made up of enough people to allow a committee decision rather than any one personal decision.

Please read paragraph 13 in your Declaration of Covenants and Restrictions For Schieveling Plantation in its entirety. This paragraph starts with --

“No construction, reconstruction, remodeling, alteration, or addition to the exterior of any structure, building, fence, wall, drive or improvements of any nature shall be commenced without first obtaining the written approval of the ARB of the Association as to the location, plans and specifications.”

Most items that affect your neighbor’s view require ARB approval. They include, but are not limited to, fences, satellite antennas, exterior house changes, decks or any raised structure. Please have your plans reviewed and approved by the ARB prior to construction. If you have already started making changes without approval, please stop and follow the approval process as stated in the Declaration of Covenants and Restrictions. This will help allay potential problems with your neighbors and ensure compliance with city requirements and easements.

If you have any questions, please contact the ARB Chair, Bob Jones, at 556-5566.

You should have received a complete set of documents pertaining to Schieveling Plantation at your settlement. They include: (1) Declaration of Restrictive Covenants; (2) Declaration of Covenants and Restrictions for Schieveling Plantation; (3) First Amendment to the Declaration of Covenants and Restrictions for Schieveling Plantation; (4) ARB [Architectural Review Board] Standards and Guidelines; and (5) Bylaws of Schieveling Plantation Homeowner’s Association, Inc.

You can view the documents on the Internet by following these steps:

- *go to www.charlestoncounty.org
- * select “search property records”
- *select “deeds and management”
- *enter in block number---V351
- *enter in page---151
- *enter last name---Schieveling P*
- *click find
- *double click 1st entry in the list (shows V351 Page 151 and more...)
- *double click Image

You should be able to retrieve all 50 pages of the five documents that pertain to Schieveling Plantation.