



## **SCHIEVELING PLANTATION NEWSLETTER**

**OCTOBER 2005**

### **Next HOA Meeting**

**Saturday, November 12, 2005**

**At 9:00 AM**

**In the Clubhouse**

### **Main Agenda Topic**

**Compliance issues will be discussed at this HOA Meeting. Among items for discussion:**

- ✓ **Limiting the number of informal Compliance Request Forms (CRF's) to be issued to one.**
- ✓ **Sending a formal letter after the second infraction.**
- ✓ **Instituting a fine system.**

**The Board of Directors is sending a letter which will outline the compliance issues for HOA members.**

### **Special Announcement**

**There are over 115 e-mail addresses in the Schieveling Plantation HOA Directory; this enables us to communicate with our neighbors in a timelier and on a less expensive basis. As a reminder, the Directory is for our internal communications use and is not distributed to anyone other than Schieveling Plantation HOA members. Starting with this Newsletter, Newsletters will join the Schieveling Plantation HOA Minutes in the electronic distribution era. Other documents may also be distributed electronically. For those of you who do not have access to a computer or have not given an e-mail address to Rhonda LaVerne, you will continue to receive hard copies of all general distribution documents.**

**If you have not already submitted an e-mail address, please send it to Rhonda LaVerne (601 Fair Spring Drive; 571-7686).**

**In conjunction with the above, please use our Web site:**

**[www.SchievelingPlantationHOA.org](http://www.SchievelingPlantationHOA.org)**

**for access to our governing documents, list of officers (e-mail addresses and phone numbers), announcement/events, Newsletters, photographs of Schieveling**

Plantation events, recipes, and much more. New Newsletters will be posted to the Web site promptly. The Web site is updated frequently so please check it often. Feel free to contribute to the Web site and to use the Discussion Web (Topics of Interest).

### Acknowledgements

1. Jeff King, a work party of one, has almost single-handedly cleared out the large retention pond that runs between the rear of several homes on Blockade Runner Court and the north side of the Clubhouse. Thanks Jeff!
2. Carolyn Hughes led the effort to procure donations for some Charleston Benches for use by Schieveling Plantation residents. Joe Ford of Joe Ford Construction (556-3344) and Dave Gosnell of Gosnell Homes (856-7222) have generously donated \$300 each for this purchase. The benches have been purchased and placed in the HOA Park Area between Rhett Butler Drive and Shem Butler Court.

### Announcements

## SLOW DOWN!!

On two occasions, one of our residents has almost been hit by cars driven recklessly and at high rates of speed through the community. The turn from Rhett Butler Drive onto Fair Spring Drive and the curve farther down Fair Spring Drive are two of the worst areas. If this persists, it is only a matter of time when some adult or child will be seriously injured or killed. Parents of younger drivers must ensure they also slow down. The police informed us that the speed limit on streets with no posted speed limit signs is 25 mph. The Board is taking action to slow speeders down.

1. The playground has finally been completed! On Tuesday, October 11, 2005, Lowcountry Mulch, Inc. (971-7010) installed the mulch. In addition to the playground area, the two large trees with sidewalks encircling them were also mulched. Photographs are on the Web site.



2. We continue to have problems with pets (primarily “roaming cats”) not being on leashes when they are off the owner’s property. The

least provision of the Declaration of Covenants and Restrictions for Schieveling Plantation pertains to cats as well as dogs; cats can not be allowed to roam freely. This is particularly troublesome with the rabies problems Charleston is facing. Based on the number of “roaming cat” complaints received by the Compliance Committee, the Committee will be taking more aggressive action in continuing to enforce our governing documents, including the “roaming cats” issue.

3. Alice King has agreed to chair a new Pool Committee. If you are interested in serving on the Committee, please contact Alice at: 763-9681; e-mail: [HKRFOLIAGEDESIGN@YAHOO.COM](mailto:HKRFOLIAGEDESIGN@YAHOO.COM)
4. **FREE TOP SOIL** – You may have noticed that there is a pile of top soil on the right hand side of Rhett Butler Drive as you approach the clubhouse from Highway 61. It is very good grade top soil; it is left over from “dressing” some of the patchy grass areas. Please feel free to help yourself to the top soil!

## Committee Reports

### Architectural Review Board (ARB) Committee

- In almost every Newsletter, we have reminded residents to read and heed the Declaration of Covenants and Restrictions for Schieveling Plantation (DCRSP), the ARB Standards and Guidelines, and our other governing documents. They are legally binding and are being enforced. It is a good idea to at least inform your neighbors of any changes you would like to make.
- Please contact Billy Hughes, ARB Chair, before you install fences, decks, etc. Prior approval is mandatory, and such consultation can avoid “hard feelings” and unnecessary delays and actions. The ARB stands ready to assist you in getting you to where you want to be.

### Bylaws Committee

- The Chair, Stephen Gavin, is resigning to take another job outside of South Carolina. If you are interested in the Chair position, please contact Glen Zimmerman (518 Shem Butler Court; 763-0063).
- The previously approved Bylaws will be registered with the appropriate City of Charleston agency.
- Following discussion at the June 2, 2005 Annual Meeting, the Committee has drafted a change to the Bylaws that will require payment, BY SUBSEQUENT BUYERS, of \$150.00 toward our capitalization fund. At the present time, only initial Buyers have to pay this fee. The Board believes it is fair and equitable to have new residents coming in under re-sales to pay the same fee and have a stake in the capitalization fund. A ballot on this amendment to the Bylaws will soon be mailed to Schieveling Plantation Lot

owners. We attach a preview/draft ballot to this Newsletter. The Committee will also review our present Bylaws for changes, additions, clarifications, etc.

### Clubhouse Committee

The Committee has hired JanPro to provide periodic cleaning services for the interior of the Clubhouse and the outside restrooms. Please do your part to keep the outside restrooms clean and orderly on a daily basis.

### Compliance Committee

We continue to enforce compliance as amicably and informally as possible. If by chance you receive a Compliance Request Form for any compliance issue, please treat it as the informal approach the Board/Officers intended. Many communities take immediate, formal action including fines to enforce their Covenants, Restrictions, and Bylaws. We still believe in the more informal approach. If the situation is not corrected, we then take a formal approach to resolve the compliance issue. Please note compliance issues will be the main agenda topic for the Saturday, November 12, 2005 HOA Meeting, which begins at 9:00 AM in the Clubhouse.

### Maintenance and Grounds Committee

- We are making slow, but steady progress on installing key locks at the two access gates to the pool. After finally getting a locksmith to come out, we found out on October 11, 2005 that the locksmith says we will have to modify and strengthen the gates. Ever onward. We will also install new, key compatible locks on the two outside restroom doors so that all locks will be opened by one key. A gate company is scheduled to be here October 28, 2005.
- As of this Newsletter, the electrician has accomplished a lot of the restoration of our entrance and clubhouse lighting. We are following up to ensure that the few remaining tasks are done. To avoid our present situation, we will have the electrician make periodic checks to ensure that the lighting of the “grand old” oaks and the Clubhouse continues unabated.

### Welcoming/Hospitality Committee

The 2005 End of Summer Party was a great success! Thanks to the many HOA members who attended and contributed such great dishes for all of our enjoyment. The Committee has put up some Halloween decorations at the Clubhouse. We will have our Annual Holiday Party this year; please watch for details.

Please send suggestions, concerns, etc. to:  
Glen Zimmerman, “Editor”  
Schieveling Plantation Newsletter  
763-0063  
[gbzimmerman@yahoo.com](mailto:gbzimmerman@yahoo.com)

**Draft/Sample of Ballot That Will Soon Be Distributed for  
Actual Vote By Schieveling Plantation Lot Owners**

**Background and Purpose**

When each of us initially purchased our home/lot, we paid \$150.00 into the Capital Fund (First Amendment, Bylaws of Schieveling Plantation Homeowner’s Association, Inc.). The language applied only to the first BUYER of the lot. The purpose of this proposed Fourth Amendment to the Bylaws is to require each BUYER, upon resale of the lot, to pay \$150.00, making all lot owners stakeholders of the Capital Fund. Builders (the number of homes to be built is dwindling) who purchase “empty” Lots would not pay the \$150.00; they already pay \$500.00 to the Homeowner’s Association (HOA) for each house built.

**Present Language (Section 4, Page 1, First Amendment of the Bylaws)**

“Upon the sale of each lot there shall be collected from the Buyer at closing the sum of \$150.00 as a contribution toward the initial capitalization of the Association.”

**Proposed Language for the Fourth Amendment to the Bylaws**

"Upon the initial sale, and any subsequent resale, of each lot, there shall be collected from the Buyer at closing the sum of \$150.00 as a contribution toward the capitalization fund. This requirement does not apply to Builders when they act as Buyers of lots that do not yet have homes built upon them."

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Please detach and return to Rhonda LaVerne, 601 Fair Spring Avenue, Charleston, SC 29414 to cast your vote.

Affidavit:

By my signature below, I cast my vote (one vote per lot) on the proposed Amendment 4 to the Bylaws of Schieveling Plantation Homeowner’s Association.

Printed name: \_\_\_\_\_ Date: \_\_\_\_\_

I APPROVE the proposed Amendment 4

\_\_\_\_\_  
Signature(s)

I DISAPPROVE the proposed Amendment 4

\_\_\_\_\_  
Signature (s)