Sandhill Update: Moving Forward with Demolition and Redevelopment

Dear Sandhill Owners and Community,

It has been three years since the demolition of the four Promenade Condominium buildings, which I fully own through two companies, was first considered. The idea of demolition, and the need for it, became more and more clear as we received professional engineers' and contractors' reports about the very poor physical condition of the buildings and the fact that the concrete stucco exteriors and window systems were literally falling off these buildings. One gentleman was hospitalized when a 6' x 4 ' piece of concrete balcony ceiling fell on him.

During that time, we have worked diligently to protect the property, explore alternatives to demolition, and to understand and determine the best path forward for that place which the Promenade buildings hold within the Village at Sandhill.

Over the past three years, we have:

- Attempted to sell the Promenade property and explore opportunities for the property.
- Secured the buildings with fencing, locks, and professional security staff.
- Created the Sandhill Security Task Force to help secure the entire Village at Sandhill property throughout the 2025 summer season to protect our properties and community.
- Defended litigation that the Village at Sandhill Master POA filed against us, prohibiting any demolition.
- Insisted upon a Master POA Board meeting, resulting in the addition of one additional board member who is not affiliated with the original developer.
- Developed strong working relationships with the Richland County Police Department and Richland County Fire Department.
- Established a Sandhill community Facebook page and website to improve communication and keep owners informed.

Update and Moving Forward

The buildings will continue to be fenced and locked, and the property will continue to be patrolled to help protect the site.

After extensive study, evaluation, and consultation with experts, we have concluded that the best path forward is once again to pursue demolition of the existing Promenade structures. Removing the existing buildings will create an opportunity for the property to be sold and redeveloped with new construction, greater density, modern amenities, and buildings designed to meet today's market demands. New development can result in many more new families living in the Village at Sandhill. These will be: the shoppers to your stores; the people who patronize your eating establishments; and the viewers at your movies.

We believe Sandhill has all the essential elements to become a successful and vibrant community. Richland County continues to experience significant growth, and we see tremendous potential for Sandhill to benefit from that growth.

The demolition of these aging Promenade structures is an important first step toward unlocking that potential. It will allow the property to be positioned for redevelopment, bringing new families, residents, businesses, and customers to the area.

We ask for your support.

Please join us in supporting the demolition of the existing Promenade structures. For your information, the current Board of Directors of the Village at Sandhill Master Property Owners Association are:

Alan Kahn:	Telephone: (803) 227-1229 Email: alankahn@kahndevelopment.com
Charles Kahn:	Telephone: (803) 227-1257 Email: ckahn@mbkahn.com
Chaim Wiater:	Telephone: (212) 643-8080 Email: chaim@nassimirealty.com

These gentlemen would, I am sure, be interested to hear your views on the POA opposing the demolition of the Promenade buildings.

Your support can help pave the way for a new chapter for this important property. If you would like to express your support or learn more, please email us at: SaveVillageatSandhill@gmail.com.

Thank you for your continued support of Sandhill and for helping us work toward a stronger future for the property and the surrounding community.

Sincerely,
The Promenade at Sandhill Condominium Association