

Minutes of
Jordan Springs Two Homeowners Association
Board of Directors Meeting
January 9, 2012

Location: Middle Tyger Library

The meeting was called to order at 6:30 pm. In attendance were Board Members Rik Boghani, Howard Brockner, & Paul Huber and homeowner and board member candidate Matthew Ray. No other homeowners chose to attend although every homeowner was formally notified of the meeting by mail the week of November 30th, 2011.

Homeowner Concerns

No individual homeowner concerns were raised during the meeting.

Regular Meeting of the Board of Directors

Minutes of Previous Meeting

The members of the Board were given minutes of the November 15th, 2011 Board of Directors Meeting prior to the present meeting to review. The minutes were accepted and approved as submitted and they will, as usual, be made available for homeowners to review upon request.

Old Business

Foreclosures and Abandonments

Paul Huber reported that there was currently only one foreclosed and abandoned house in the neighborhood (262 Jordan Springs Dr.) and that a short sale is currently being processed with the owner and Bank of America.

Mail Box Restoration

Paul Huber reported that another letter will again go out to all homeowners after the Annual Meeting of Members in February, spelling out the Covenant restrictions and requirements on mail box maintenance and restoration, including sources and prices of individuals who will repair and restore our boxes if the homeowners do not wish to do the work themselves.

Formalizing Archives

All required records for all years since the Association initially took over from the Developer in 2006 have been stored in individual boxes by year and will be put into individual boxes.

Street Light Replacement

Paul Huber reported that one of the lights burned out and was replaced within one week. He is presently working with Jim Critcher of Duke Energy to obtain pricing to replace the five remaining lights as agreed to and reported in prior meetings.

Treasurer's Report

Rik Boghani presented the Treasurer's Report as of December 30, 2011 as follows:

November 28, 2011 Operating Balance	\$4,621.26
Income	0.00
Expenses	<u>460.46</u>
Operating Surplus (Deficit) For December	\$(460.46)
Operating Balance @ 12/30/12	\$4,160.80
Prepaid 2012 Homeowner Dues	\$3,500.00
Available Funds @ 12/30/11	\$7,660.80

Huber reported that 25 of the total 38 Homeowners had prepaid their 2012 dues as of December 31, 2011 and last year only 21 Homeowners had prepaid their 2011 dues as of December 31st, 2010.

The full report was read and approved as submitted.

New Business

Pre-filing of Senate HOA Legislation

Paul Huber reported that there again is proposed legislation to govern the operation of Homeowners Associations throughout South Carolina in the same fashion as was attempted and defeated two years ago. Our interests have already been represented by Hinson Management in a pre-filing meeting with the bill's potential sponsor and the initial results are still under consideration. We will continue to monitor activity on the bill and do what is necessary to defeat it.

Election of Homeowner to Fill Open Treasurer's Seat on 2012 Board of Directors

Paul Huber reviewed the fact that a letter was delivered to every homeowner in November inviting them to volunteer as a candidate for election to the open seat on the 2012 Board of Directors and to present themselves to the community at the January 9th meeting prior to a final vote of the candidates who presented themselves for office. Only one member of the community, Matthew Ray, volunteered by returning the Nomination Form by the December 19th, 2011 deadline and no additional homeowners appeared at the January 9, 2012 meeting to announce their candidacy. Matthew committed to serve the community by actively enforcing the original Covenants, governing within the terms of the Jordan Springs II Articles of Incorporation, Covenants and By-Laws and operating within the limits of the approved 2012 Approved Budget.

As there were no other candidates presenting themselves for office, the Board voted unanimously to approve Matthew to fill the open Treasurer's slot subject to final confirmation at the February 6th, 2012 Annual Meeting of Members. By doing this the homeowners were saved some \$75-100.00 in balloting expenses as the position was unopposed.

The next meeting of the Board and the Annual Meeting of Members will be held on Monday, February 6, 2012 at 6:30 pm at the Middle Tyger Branch Library.

There being no further business, the meeting was adjourned at 6:55 pm.

Respectfully submitted by,



Howard Brockner

Vice President/Secretary

Minutes of
Jordan Springs Two Homeowners Association
Board of Directors and Annual Meeting of Members
February 6th, 2012

Location: Middle Tyger Library

The meeting was called to order at 6:35 pm. In attendance were Board Members Howard Brockner, Paul Huber and Mathew Ray and homeowners Virginia Brockner, Elizabeth Huber and C.K. Owens. No other homeowners chose to attend although every homeowner was formally notified of the meeting by mail the week of November 30th, 2011 and a meeting announcement sign was placed at the entrance to the community the Friday before the meeting. Also Gretchen McGwinn representing Hinson Management Company was in attendance to answer any questions and address any issues.

Homeowner Concerns

No individual homeowner concerns were raised during the meeting.

Annual Meeting of Members

Minutes for Previous Meetings

Howard Brockner read the minutes for the February 8, 2011 Annual Meeting of Members and the January 9, 2012 Meeting of the Board of Directors. The minutes for both meetings were approved unanimously and will be made available for homeowners to review upon request.

Old Business

Foreclosures and Abandonments

Paul Huber reported that at this time there is officially only one foreclosure/abandonment in the community; however there are three additional empty houses in the community which the board will continue to monitor and deal with accordingly in order to maintain neighborhood curb appeal and resulting property values.

Mail Boxes

Paul Huber reported that the Board still offers the names of two outside sources for home owners to employ if they do not wish to repair/restore their mail boxes on their own. Additionally, Rik Boghani confirmed that he has the side boards available for those homeowners who wish to do the work themselves as these are the only parts which can not be purchased at Lowes or Home Depot. The Board will continue to monitor the mailbox situation as required by the Restrictive Covenants and will again go out with a notice on mail box maintenance and repair in the next month.

Formalizing Archives

Paul Huber reported that all required records for all years since the Association initially took over from the Developer in 2006 have been stored in individual boxes by year.

Street Light Replacement

Paul Huber reported that the action plan outlined and approved in prior meetings was to replace all six lights when the first one burned out (replacement of the present type of fixture is outlawed by EPA). As previously determined, based on cost, ease of maintenance and dependability it was decided to continue on a leased basis with Duke Energy. In December the first our lights burned out and was automatically replaced by Duke Energy with an EPA approved fixture of similar but different power and slightly higher monthly expense to the one which burned out. In January, working with Duke Energy engineers and billing, the Board requested and obtained an agreement with Duke Energy to replace all six lights (and fixtures) for only a minor, additional cost to the community on an ongoing monthly lease basis. Paul Huber made a motion to accept the Duke Energy offer as outlined and implement the conversion to the six new fixtures and lamps as soon as possible. The motion passed unanimously.

2012 Homeowners Association Legislation (Pre-filing of Senate HOA Legislation)

Paul Huber reported that there again is proposed legislation to govern the operation of Homeowners Associations throughout South Carolina in the same fashion as was attempted and defeated two years ago. Our interests have already been represented by Hinson Management in a pre-filing meeting with the bill's potential sponsor and the initial results are still under consideration. We will continue to monitor activity on the bill and do what is necessary to defeat it.

Treasurer's Report

Due to Rik Boghani's absence Paul Huber presented the Treasurer's Reports as follows:

Actual Total 2011 Revenue and Expenses vs 2011 Approved Budget

See attached detail

Paul reported that there were no major variances in any line items except for favorable variances in legal expenses, legal and court fees and miscellaneous operating expenses which resulted in a favorable carryover for the year of \$862.13 and a combined carryover for all years to date of \$4,160.80. This carryover is still only just enough to cover any Restrictive Covenant law suits.

The Treasurer's Report for January 25, 2012

Previous Balance as of December 30, 2011 - \$7,660.80

Revenue - \$490.00

Expenses - \$133.90

Operating Surplus for January - \$357.00

Funds at January 25, 2012 - \$8,017.80

It was pointed out that while the available balance represents a satisfactory collection of annual membership fees to date, it must be remembered that these funds must provide for an entire year's expenses and if any legal action is required to uphold the Restrictive Covenants or support assessment collection the balance could be quickly used up. It is estimated that any legal actions could cost between three and five thousand dollars and thus the Board agreed that the current surplus should be expanded as possible without raising annual homeowner fees above the present amount of \$140.00 per homeowner.

Collection of 2010 and 2011 Homeowner Assessments

As of January 30th 2012, 29 of the total 38 homeowners have paid their dues for 2012 which is better than last year's experience and all dues and fees, for all properties for all years since the formation of Jordan Springs Homeowners Association have been collected.

The full reports were approved as presented and are available for homeowners to review upon request.

New Business

2012 Board of Director Elections

It was pointed out that while every homeowner was presented with a written form to volunteer to run for the 2012 Board for three years, only one homeowner, Mat Ray volunteered. Mat was voted to a three year term on the Board unanimously.

The next meeting of the Board of Directors will be announced as needed through out the year.

There being no further business, the meeting was adjourned at 7:10 pm.

Respectfully submitted by,



Howard Brockner

Vice President/Secretary

Minutes of
Jordan Springs Two Homeowners Association
Board of Directors Meeting
November 13, 2012

Location: Middle Tyger Library

The meeting was called to order at 6:35 pm. In attendance were Board Members Matthew Ray & Paul Huber and homeowners C.K. Owens and Steve Novack and his guest. No other homeowners chose to attend although every homeowner was formally notified of the meeting by mail the week of October 16th, 2012.

Homeowner Concerns

Homeowner Steve Novack had four concerns;

1. Inadequate control of solicitation activity in the community.

Mr. Novack stated that he had called the Chairman of the Board, Paul Huber, when he saw a salesman in the neighborhood going door to door despite the fact that there is a sign at the front entrance stating that "No Soliciting" was allowed. Paul repeated what he had told Mr. Novak at the time he received the phone call from him when the incident occurred. i.e. That the sign at the front entrance was there to discourage solicitation and had no legal support either by community documents nor by the legal statutes of Spartanburg County. However, Paul suggested, as he did at the time of the phone call that Mr. Novak could call 911 and report the activity to the Sheriff's Office as has been done in the past, and the Sheriff's office would send a deputy to investigate whether the solicitor was acting only as intended within his legal rights. Paul further suggested that the homeowner might be interested in heading up a crime watch committee in the community to minimize the opportunity for illegal activities.

2. Notification of Homeowners for Breakins of Cars

Mr. Novack asked if it was the responsibility of the President of the Association to notify all residents in writing when cars were broken into such as the recent break in of four cars. Board President, Paul Huber stated that while it is not defined in the legal documents of the Association for anyone to be responsible for such action, that he personally met with all the homeowners broken into and the Sheriff's investigators on the scene at the time of investigation the morning of the breakins. Paul further explained that he contacted all the homeowners in the area either in person or by phone to alert them of the occurrence as he has done in the past.

3. Inadequate Maintenance of the Front Entrance

Mr. Novack expressed the opinion that maintenance of the front entrance was unsatisfactory; specifically he felt that the lawn area had not been mowed on a regular basis in the three months he has recently resided in the neighborhood and the bushes around the monument had not been trimmed at all. Paul Huber indicated that he drives by the front entrance every day and has contacted the lawn mowing service (Lawn Knowers) to correct the situation the few times in five or so years when the grass or weeds were not properly maintained. Further, Paul informed the homeowner that the "bushes" referred to was Pompous Grass which is only trimmed back once a year in January and was not meant to be trimmed the balance of the year. Paul further stated that Lawn Knowers has been maintaining the front entrance for some five or six years and has been efficient, dependable and insured at a reasonable price and that no homeowner has ever presented a related concern of these circumstances to the Board in the past. The homeowner indicated that he felt he could get a list of ten lawn services that would be just as dependable and efficient as Lawn Knowers at a lower price and the Board agreed that it would consider hiring such suppliers as long as the candidates were insured and had written references from reputable lawn service customers including a majority of homeowner associations.

4. Clothes Line and Debris In Neighbor's Back Yard

Mr. Novack's informed the Board that his neighbor had a clothes line in his back yard and that the back yard was over run with debris and overgrown grass and weeds and wanted to know what the Board could do about it. Paul informed him that the clothes line was in violation of the Covenants and that it would be taken care of by the Board. Further, the homeowner was informed that the debris was a situation that was covered by Spartanburg County Environmental Control and that he should contact them directly.

Regular Meeting of the Board of Directors

Minutes of Previous Meeting

The minutes of the previous meeting, the February 6, 2012 Annual Meeting of Members, were read and approved as submitted and they will, as usual, be made available for homeowners to review upon request.

Old Business

Foreclosures and Abandonments

Paul Huber reported that there was currently only one foreclosed house in the neighborhood (262 Jordan Springs Dr) and no known abandonments.

Neighborhood Curb Appeal

Paul Huber reported that a Spring 2012 News Letter went out to each homeowner emphasizing the importance of each homeowner maintaining the curb appeal of their property in order to maintain property values and desirable quality of life for all property owners. Paul reported that he was given a letter by Steve Novack outlining a maintenance problem with the property at 205 Jordan Springs Dr. Steve had indicated that he would work with Spartanburg Environmental Control to resolve the problem and reported that he has half of the problem (weeds and Brush pile) resolved and will research County Regulations concerning allowing a percentage of the yard to be other than lawn.

Mail Box Restoration

Paul Huber reported that Spring News Letter again presented the Covenant Restrictions on mail box maintenance and restoration including sources and prices of individuals who will repair and restore our boxes if the homeowners do not wish to do the work themselves.

Treasurer's Report

Matthew Ray presented the Treasurer's Report for October 25, 2012 as follows:

Previous Operating Balance as of September 25, 2012 -	\$5,519.62
Income	\$52.93
Expenses	<u>328.57</u>
Operating Surplus (Deficit) For September	\$(275.64)
Available Funds 10/25/12	\$5,243.98

The full report was read and approved as submitted.

New Business

Street Maintenance

Paul Huber reported that after consultation with the Board, he had contacted the Spartanburg County Department of Roads and Bridges to see if some action could be taken by the County to seal up the cracks in our streets before they expanded into pot holes. Mr John Ravan of Roads and Bridges informed him that they are currently working with suppliers to address this problem and are investigating various products. Mr. Novack expressed concern that the sealing of cracks might well make our streets look unsightly and therefore our properties less valuable; however, Paul Huber pointed out that if left untreated the cracks may well expand into pot holes which would probably have a more detrimental effect on our property values than the sealing. Paul will be pursuing the situation in future months with the County and report back to the Board and property owners before any action is taken.

Presentation, Discussion and Vote on the 2013 Budget

The Proposed 2013 Budget Detail Package was delivered to each homeowner the week of October 16th, 2012 along with notification that the homeowner could attend the November 13th, 2012 meeting to vote on the budget in person or submit a ballot attached to the letter. The letter further stated that if the meeting was not attended nor was a completed ballot returned, than the Board would register the homeowner as an absentee approval of the 2013 Budget as presented the Detailed Package. After some discussion of Community Entrance Maintenance costs as covered during Homeowner Concerns above and there being no votes against the budget as proposed, the 2013 Proposed Budget was unanimously approved.

The next meeting of the Board will be held the second week in January, at 6:30PM at the Middle Tyger Branch Library for potential Board Member Candidates to present themselves to the community for election consideration at the Annual Meeting of Members during the first week of February.

There being no further business, the meeting was adjourned at 8:00 pm.

Respectfully submitted by,

Paul Huber, President
Substituting for Howard Brockner
Vice President/Secretary



Address 1093 South Danzler Road

Address is approximate



As you can see every year the front entrance to our neighborhood is getting worse and worse notice the Automobiles in the driveway, mainly the red truck which makes me believe since these new neighbors moved in has been the cause of our neighborhood's appearance, Entrance Appearance to down grade the rest of our neighborhood steadily. Will talk soon, this gives you a start also in arriving at a way to keep our neighborhood looking good, and keeping our property value standards high. Will talk soon.

Steven Novak,



Address **Jordan Springs Drive / South Danzler Road**

Address is approximate



This is the tree that was planted. The rest is now weeds and overgrowth.

[Enforcement](#)
[Department](#)
[Contacts](#)
[Development](#)
[Services](#)
[Economic Development](#)
[Fair Housing](#)
[Finance](#)
[Division](#)
[Happenings](#)
[Calendar](#)
[Holiday Schedule](#)
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[Jazz on the Square](#)
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[Municipal Court](#)
[Neighborhood Associations](#)
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[New Business Guide](#)
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[Online Forms & Applications](#)
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[Public Safety](#)
[Spartanburg Events](#)
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[Spartanburg Swim Center](#)
[Spring Fling](#)
[Staff Directory](#)
[Storm Water Management](#)
[Why Downtown](#)
[Spartanburg Yard](#)
[Waste Collection](#)
[Youth Leadership Summit](#)



TAKE PRIDE IN YOUR NEIGHBORHOOD

Community Links

[Chapman Cultural Center](#)
[City of Spartanburg's Brownfields Program](#)
[Downtown Association](#)
[GSP International Airport](#)
[Social Security Administration](#)
[Spartanburg Area Chamber of Commerce](#)
[Spartanburg Convention & Visitors Bureau](#)
[Spartanburg Housing Authority](#)
[Spartanburg Library](#)
[Spartanburg Memorial Auditorium](#)
[Spartanburg Public Safety](#)
[Spartanburg Transit](#)
[Spartanburg Water](#)
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Why is it important to keep your property in good condition and free of junk and weeds?

1. It is YOUR neighborhood; you want your family to live in a clean, safe, and pleasant environment.
2. One unsightly home can destroy the look of the rest of a well-maintained neighborhood.
3. Your conscientious efforts will reverse the process of neighborhood deterioration and enhance property values as well as the quality of life for the entire city.

The City of Spartanburg Code Enforcement Team enforces Nuisance/Housing Violations.
The violations include the following:

Nuisance and Property Enhancement

- | | |
|------------------------------------|------------------------------------|
| • Debris, weeds, and brush | • Construction/demolition remains |
| • Inoperable/unregistered vehicles | • Auto parts and scrap metal |
| • Junk, trash, and litter | • Appliances/furniture in the yard |
| • Weeds and grass | • Standing water |



Housing Upkeep

- | | |
|-----------------------------------|------------------------------------|
| • Unsecured buildings | • Doors, windows, and ventilation |
| • Peeling paint | • Dangerous/lack of heating system |
| • Deteriorated roofs | • Inadequate space and occupancy |
| • Unsanitary facilities | • Deteriorated fences and walls |
| • Electrical and lighting hazards | • Substandard/inoperable plumbing |



Please contact us if you see any of the nuisance or housing violations listed above or if you have any questions.

Contact us through the following methods:

In-person	145 West Broad Street
Telephone	596.2915
Fax	596.2680
E-mail	codeenforcement@cityofspartanburg.org
Regular mail	City of Spartanburg - Code Enforcement 145 West Broad Street (29306) PO Drawer 1749 Spartanburg, SC 29304-1749

You do not need to identify yourself when filing a complaint, but if you would like a Code Enforcement Officer to contact you regarding the status of an investigation, your name and daytime telephone number are necessary.

Hi Paul,

Due to our conversation today Oct 13, 2012 about what I consider the unsightly home on the left side of entrance when entering our development. I am starting my research to try to remedy the situation and like the headlines on this paper (Take Pride in your Neighborhood) I believe the House that I am referring too lowers everybody's Home Value in this neighborhood. I know this copy refers to the city not the county, but in past experiences I have found most all codes developed by a city are adopted by the county will keep on looking

<http://www.cityofspartanburg.org/index.cfm?PageID=474&ParentPageID=30&Preview=...> 10/13/2012

will not by you when I find a way to remedy these situations that are making our neighborhood unsightly. As of our conversation the neighbor next to me with all the weeds and debris in his back yard including a clothes line I will try to have addressed also. but not before I talk to you, and either you or I try to have a friendly conversation to remedy these problems which will be a benefit for the whole neighborhood.

Thank You,
Steve Novak

Have a good day

Code Enforcement Staff members

Title	Name	Phone	E-mail
Community Services Director	Mitch Kennedy	596.2785	mkennedy@cityofspartanburg.org
Code Enforcement Assistant	Kay Byrnes	596.2915	kbyrnes@cityofspartanburg.org
Code Enforcement Supervisor	Sidney Ferguson	596.2912	sferguson@cityofspartanburg.org
Code Enforcement Officer	Jeff Tillerson	596.2911	jtillerson@cityofspartanburg.org
Code Enforcement Officer	Tor Ellstrom	596-2913	tellstrom@cityofspartanburg.org

Code Enforcement FAQs

- Our goal is to encourage both owners and tenants to voluntarily eliminate any violations so that Spartanburg remains a city we can be proud to live in.
- Inspections are either complaint-based (reactive) or initiated by the Officer (proactive).
- When a code violation is reported, we open a complaint and work towards resolving the violation through a process of education, inspection, and notices.
- Each violation has a set of enforcement procedures and time limits for compliance.
- In most cases, the person responsible for a code violation is given an opportunity to voluntarily comply with the law and correct the situation.

Remedies if property is not brought to compliance in the timeframe allotted

- Abatement** - This remedy is used where the City needs to take action to abate a nuisance. In a typical case, the City's Code Enforcement Team will hire a private contractor to either demolish or board and secure a structure, or to clean a property of junk and debris.
- Judicial Remedies** - These remedies are used when other remedies are not considered to have a high probability of success. The two options are criminal prosecution or civil injunction. The fine can be as much as \$440.00 and/or jail time.





If you are seeking relief from conditions on a property in your community, there are a number of options available to you:

- Make contact with the responsible person (person in violation)** - Describe your perception of the problem. Discuss how the problem affects you and possible solutions.
- Attend your Neighborhood Association meetings** - get involved with problem solving. If you do not know if you have a Neighborhood Association call 596.2052.
- File a complaint** - with the City Code Enforcement Team by calling 596.2915.

Other Helpful City Numbers

Police-Crime Stoppers	582.7463
Environmental officer (illegal dumping)	596.2930
Public Works (sidewalk, streets and light repair, sewer leaks)	596.3691
Animal Cruelty/Stray or Injured Animals	582.1558
Spay/Neuter Program-Animal Allies	576.6971
Building Permits/Inspections	596.2041

Code Enforcement

-  [Take Pride in Your Neighborhood](#) [465kb/PDF]
-  [Take Pride in Your Neighborhood](#) [3.5MB/DOC]
-  [Take Pride in Your City](#) [1.0MB/PDF]
-  [Take Pride in Your City \(Form\)](#) [43kb/PDF]

If you are not able to view the Documents above, here are links to some free downloads that should help.

[Reader](#) [Office](#)