



TROTTERS RIDGE HOME OWNERS ASSOCIATION

Summerville, SC | www.trottersridge.net

HOA Board Meeting–October 24, 2015

Members Present:

Bob and Kathy Ingebretson, Tom and Eileen Fleming, Rick and Charlene Kahn, Gary Curtis, Evelyn Kelly, Mark and Lori Lathom, Marion and Dave Scott, Alek and Elizabeth Zemorylowski, Bill Hickerson, Ben and Becky Baldwin, Tom and Jan Orshal, J.R. and Millie Rivera, Jim and Gay Morrison, Vickie Roberson, J.W. Long, Jr., Joan and Bob Correll, Debbie Rosier, Chris Rodgers, Hugo Palm-Leis, David Gwizdalski, Peter and Mary Scholz, Jim and Donna Rook, Linda Cole (Lovells) Rick and Diane Eulo.

Discussion:

Bob Ingebretson called the meeting to order at 11:15 a.m.

New residents and/or first-time attendees were asked introduce themselves to everyone. Linda Cole, who lives with the Lovells, introduced herself. David Gwizdalski, a longtime resident approximately fifteen years introduced himself, as it was his first time attending a general meeting. JR and Millie Rivera introduced themselves next, enthusiastic new residents. Lastly, Chris Rodgers, a resident for over thirteen years also addressed the crowd, stating it was his first general meeting as well. The crowd welcomed everyone with a brief round of applause.

Next, the minutes from the previous general meeting were approved. Copies of the minutes were made available in case anyone needed to refresh their memory.

Financial Report:

Tom Fleming, Treasurer, went over the financials. He started out thanking everyone for their support with Racquets for Recovery. As the flamingos traveled around the neighborhood, Trotters Ridge residents helped to raise over \$600 to fight breast cancer.

Tom explained the opening balance for the new fiscal year starting July 2015 was \$17,190.33. Year-to-date expenses through September were \$1,739.64 and YTD income totals \$5,979. We currently have \$21,429.69 in the bank. Tom also went over the figures in the proposed budget as well mentioning upcoming expenses. A spreadsheet of the HOA's income and expenses report was provided for members to follow along. The financial and budget report was approved.

Tom also gave a quick status report regarding HOA dues. Collections have been going fairly well. There are eight people currently overdue on the current year. Letters have been sent out and two people are currently making payments. One property is overdue from this year-and last year and a lien has been placed on their property.

Former Thurman house on Trotters Club Way: Dorchester County claims they will be demolishing the former Thurman house within the next two weeks. They first need to perform a hazmat/asbestos inspection to make sure it is safe to demo the house. Habitat for Humanity will then go in and remove any items that can be reused to help build other homes. The county will then tear down the house, remove the driveway, grade the lot, seed the lot and hopefully plant a few trees. The intention is for it to "go back to nature." There also are rumors that the county plans to do some sewer improvements in that area as well to help with the poor drainage and undersized sewer lines that exist.

This topic brought about some questions from the crowd and Bob responded:

Q: Will the lot go back to the HOA?

A: We are not sure yet.

Q: If the HOA accepts ownership of the lot, will we have to pay additional taxes on it?

A: Yes, but the amount will be negligible.

Q: When the lot is cleared, will it help with water management?

A: Chris Rodgers, who lives adjacent to the property, interjected that he didn't believe so. He doesn't believe that digging a pond would help. Rumph's Hill Creek is flooding, yet the retention ponds in the newly (over) built section of Pine Forest (Town of Summerville) do not hold the water they are supposed to and everything just floods into the creek and backs up in the area behind the former Thurman property and Rodgers' property.

To complicate flooding and drainage issues, there is a natural ditch that runs from Butternut Road back to the creek, between our neighborhood and Pecan Grove. It started out as a straight run, but over time has developed a curve in it and the rain runoff encroaches on the Trotters Ridge properties that back up to it. Bob put in a work order to inspect and clear the ditch between Pecan Forest and Trotters Ridge running from Butternut Rd to Rumph's Hill Creek. Further investigation will be done.

The flooding on Trotters Club Way resulted in the garage at 3008 Trotters Club Way and in the Gianakouros' garage along with rushing water through the back yards and water getting under houses along Rumph's Hill Creek and houses along the ditch between Pecan and Trotters Ridge.

Speeding Issues:

Trotters Ridge has the option to hire a police officer at \$50 to ticket speeders in our neighborhood, which is cost-prohibitive. We could look into asking the county to park one of those electronic "Your Speed Is" signs in the neighborhood to raise awareness. Marion Scott did more research and found out that we can get the county to install removable speed humps to slow the traffic. The county will pay 50% of the cost but there are stipulations involved to expedite such an endeavor: a data-collection car counter would need to be installed and it would need to register a minimum of 350 "clicks" within a specified time period, as well as 75% of resident approval. Speeding along Trotters Ridge Blvd to reach houses further in the subdivision cannot continue. Everyone needs to abide by the speed limit, as a child's life is not worth arriving at a destination a few minutes earlier.

Q: Can we install our own speed hump?

A: No, we need permission from the county, as it is not our road and there are major liabilities.

Miscellaneous Issues:

On a positive note, Bob wanted to give kudos to the county for filling in all the potholes that have been plaguing the neighborhood. They even filled in the ones in the back of the neighborhood that typically get overlooked by the county.

With all of the things going on involving the county and their presence in our neighborhood, Bob encouraged residents to approach any county workers they see and be inquisitive. Don't be afraid to ask what they are doing, as we have the right to know.

Bob also announced that we are requesting bids for landscaping the beds up front at the entrance. Marion Scott received a bid from a company that did work at her house. The estimate for quarterly primping was \$750. Bob suggested they give us a revised quote for only twice a year.

Bob also motioned that we ask Glen Morgan to handle all the mowing of the common areas again this coming year and that was approved.

Becky Baldwin, our new VP, is also in charge of the Welcoming Committee for Trotters Ridge. She had a sample of the welcome gift basket that she is distributing to new residents. She asked for volunteers to join the committee and three ladies stepped up: Debbie Rosier, Eileen Fleming and Linda Cole.

Bob reminded everyone that our neighborhood has a website: www.trottersridge.net. Rick Kahn maintains the site, and we continue to hope this site will be helpful when anyone has a question regarding our subdivision, especially in regards to the covenant restrictions, which need to be read before taking action. Minutes from all of the meetings are posted there as well as the neighborhood Covenants and Restrictions, Constitution and By-Laws and HOA Enforcement Policy.

Resident Dave Gwizdalski inquired about the grading of the common park area in the center of the neighborhood. During heavy rains, the water from the park runs into his yard and floods it. (His in-ground pool heaved out of the ground during the torrential rains we had.) This brought up a bit of a Trotters Ridge history lesson. As it turns out, 25 years ago the developer (Causey, Trinity Construction??) never graded the park. It was cleared but the lay of the land remains almost as found. Originally, they never planned to build homes on the perimeter of the park. It was going to be an even bigger open area for horses to roam. Our guess is the developer got greedy and decided to put in more houses on the perimeter of the area, not taking any grading into consideration.

To add to the confusion, Marion Scott also said that regarding the flooding of Trotters Club Way, the original map of Trotters Ridge was created by the Army Corps of Engineers in 1988. If a new map was made today it would likely be different from what is recorded. The land changes over time and the wetlands are obviously encroaching on residents' property. Homes should never have been built there in the first place. Evelyn Kelly recalls a time back in the '80s when she saw a sign saying, "Wetlands: Do not build" right where the Rodgers' house now stands. The county maintains that until the 1988 map is updated, that those boundaries hold true today—despite the fact that they are obviously incorrect. Marion Scott is in the process of gathering information about Trotters Ridge including Trotters Ridge plat copies from all governing bodies, i.e., engineering drawings, water and sewer, maps from County Assessor, DHEC and Corps of Engineering. The HOA is looking into getting a new survey done and what it would cost; of particular interest is the property behind the Rodgers and Gianakouros houses to confirm ditch drainage.

There was a question regarding the status of the Dobson Farm property directly across Butternut Road from Trotters Ridge entrance. A neighborhood of 68 houses was supposed to be built there. The property was annexed into Summerville to circumvent certain planning/zoning issues, but one issue they couldn't get around was tying into the county's (undersized) sewer line that can't handle the current circumstances.

A comment was made concerning the possibility of a roundabout being installed at the four-way stop at Butternut and Orangeburg. It is not yet known what will be done there. It is apparent that the DOT and Public Works department are not working well together.

Bob reminded everyone to sign in for attendance and to stay for a neighborhood BBQ.

The meeting was adjourned at 12:10 pm.

Updates since our meeting:

The county has begun removing the Thurman house and said the lot will be cleared, leveled and seeded. The board will monitor this process closely.

There is a lot of activity at the Dobson farm across Butternut Rd from us and plans that we thought fell through for development, perhaps didn't fall through after all.