



# TROTTERS RIDGE HOME OWNERS ASSOCIATION

Summerville, SC | [www.trottersridge.net](http://www.trottersridge.net)

## **HOA Board Meeting–September 15, 2016**

### **Board Members Present:**

Bob Ingebretson, Tom Fleming, Rick Kahn, Marion Scott, Jim Morisson, Lori Lathom, and Diane Eulo

### **Discussion:**

Bob Ingebretson called the meeting to order at 6:35 pm.

### **Financial Report**

Tom stated he would have a financial report at the October meeting.

### **Front Entrance Repairs**

Jason Bauchorne of Paragon (from the new subdivision going in across the street) has promised to repair any damage done to our front entrance – sprinkler repair, top soil, sod, etc. Then we can concentrate on getting it landscaped nicely. We believe this should happen in early October.

### **Drainage Issues: Storm water/"Pond" Maintenance**

Situation reported on July 26:

The county sent us a letter claiming they have inspected our “ponds” and find them to be unsatisfactory, giving us a deadline of August 30, 2016 to complete the maintenance with a plan of action submitted by July 30, 2016. The fine is \$5,000 per day for not complying. The board sent a letter to Dorchester County expressing our views and thoughts that the HOA is not responsible for any maintenance after reviewing pertinent information available.

Current situation:

Bob, Marion and Tom researched the register plat and found they did not show a pond. However, a plan received from the county shows the intent that ponds were to be installed. After reviewing those plans the issue becomes more clouded: one pond (depression) is not where the plan states and the other stated pond has been modified by the county. Lori stated she read that ponds built before September 2009 are not subject to the county’s requirements. This will have to be verified with the latest county instruction. To keep us from being fined Bob and Marion met with Andy Shephard, our lawyer. Andy is going to request a meeting with Mr. Frampton, the County Attorney to discuss the county letter and state the HOA’s position. Following that meeting Andy stated he would draft a letter, if required, stating our position regarding the plans and requesting an extension of the deadline.

### **Welcome Committee**

Although Debbie and Eileen were not present at the meeting (they are our welcoming committee), Tom said he believes that we are all up to date with greeting all new residents in the neighborhood.

### **General Meeting scheduled for October 29 at 11:00 am**

We will be having a cookout...burgers, brats, hot dogs, water, sweet and unsweetened tea will be provided. We ask that even-numbered houses bring a desert. Odd-numbered houses, please bring a covered dish. There are a lot of new people in the neighborhood. Please come out and meet everyone.

**Issues within subdivision:**

It was reported by a homeowner that there have been some teenagers (about 15-16 years old) hanging out in the park, setting off homemade explosive devices during the afternoon. This has occurred three times so far. If anyone sees them, you are asked to call the Dorchester County Sheriff and report them. Summerville (Mon-Fri 8:30am – 5:00pm) call 843-832-0300. After hours call dispatch at 843-873-1111.

It is time to start getting bids for a new person to mow the grass in the common areas of the subdivision. Glen Morgan has moved out of Trotters Ridge and will no longer be handling the task. We are going to write up the requirements of the job and send them out by e-mail should anyone in the neighborhood like to submit a bid to provide mowing services for the upcoming year.

Parking in the street and in front yards for prolonged periods of time is an ongoing problem in Trotters Ridge. It always seems to be the same households in violation. We ask that this stop or letters will be sent out for those in violation and fines will be assessed.

The vacant lots on Thoroughbred Court need cleaning up. The properties have become overgrown and unruly. Letters will be sent to the owners to ask them to clean up their property. With that being said, homes that are set far back on their properties are also responsible for keeping a neatly manicured appearance along the roadside of their lots.

It is now the season for leaves to fall and what seems like a lot more pine needles are coming down. With that being said we do not need the leaves and pine straw in our storm water drain pipes. Homeowners need to keep the curbs clean in front of their property so that this debris does not get into the storm drains when it rains.

The fence at the front of the subdivision will soon need a cleaning. A few new cleaning products were discussed...Spray and Forget and Wet It and Forget It.

Some issues that need to be discussed during our General Meeting on the 29<sup>th</sup> of Oct:

Currently, solar panels are not mentioned in our Restrictions and Covenants and this is something that may need to be addressed with a covenant change. The Board feels that solar panels would be acceptable if they are not on the front of the house or visible from the road.

The same goes with installing metal roofs; they are not mentioned in the covenants and restrictions, but they are growing in popularity. There may be future requests regarding them.

**Put the General Meeting on your calendars for the 29<sup>th</sup> of Oct. at 11AM in the park.**

**The meeting concluded at 7:45 pm.**