



TROTTERS RIDGE HOME OWNERS ASSOCIATION

Summerville, SC | www.trottersridge.net

HOA Board Meeting–September 15, 2015

Board Members Present:

Bob Ingebretson, Tom Fleming, Rick Kahn, Evelyn Kelly, Marion Scott, Becky Baldwin, Jim Morrison, Lori Lathom and Gary Curtis who was slightly delayed.

Discussion:

Bob Ingebretson called the meeting to order at 6:40 pm.

Financial Report:

Tom Fleming, Treasurer, went over the financials. As of the end of August 2015, we currently have \$21,380.25 in the bank. Year to date expenses through August are \$4,489.08 (though Tom is anticipating the usual big expenses coming up) and YTD income totals \$5,679.00. A spreadsheet of the HOA's income and expenses report with the board meeting minutes will be shared with all HOA members.

Regarding dues, there are 12 homeowners who still owe their HOA dues for this year. Appropriate reminder letters have been sent out to the people who are behind in their payments. One homeowner is behind 2 years in dues and, therefore, a lien will be placed upon their property. The county was sent a bill for the dues for the former Thurman house at 3004 Trotters Club Way, as they currently own it. However, Jason Carragher, Director of Public Works, firmly stated that the county has no intention of paying those dues. (The house is supposed to be demolished sometime this fall.)

Park Cleanup:

We need to dispose of the old picnic tables in the park. Bob will contact Habitat for Humanity to see if they'll take them. They may be able to repurpose some of the lumber. If not, we will call someone to haul it off inexpensively. We have budgeted \$300 for this endeavor, as these tables are very heavy, cumbersome and pose a splinter hazard if anyone should sit on them. The tables and benches have been removed since our meeting.

Landscaping at the front entrance:

We are still looking to hire a company to tend to the front entrance once a quarter to weed, trim bushes, plant flowers and mulch. The scheduled work parties haven't been particularly successful as far as participation goes. It always seems to be the same few volunteers every time. Marion is going to get a bid from the company that tends to her lawn. The board will review this bid, and seek others as well.

Welcoming Committee:

In case you haven't noticed, there have been quite a few homes for sale in Trotter's Ridge lately. Many new families are moving in. We need volunteers to welcome the new people to our neighborhood. Becky Baldwin volunteered to head up the Welcoming Committee. The Board agreed on presenting a \$50 gift to welcome newcomers. If anyone else would like to reach out to our new neighbors and join the committee, you will be able to volunteer at the General Meeting coming up in late October.

Trotters Club Way Issues

Chris Rodgers stopped by the meeting to address his concerns regarding the following issues:

- a. Flooding issues due to direction of drainage pipe between his property and the old Thurman house and flow of water through pond behind his property. Board has also discussed the drainage pipe issue with county public works and will continue to follow-up with the Public Works Director. The board will also follow-up with the common area concerns in the near future and keep everyone informed with our actions.
- b. Trotters Club Way street condition. Chris pointed out that the cul-de-sacs in particular are in really in bad condition and have been for some time. Chris also mentioned the last time the county came to repair pot holes they came down Trotters Run Rd. and turned around without making any repairs. Bob Ingebretson has called Public Works and asked them to repair Trotters Club Way particularly the cul-de-sacs and reported what the repair crew did last time. We the board plan to push for better Trotters Club Way repair after the Thurman house is removed and heavy equipment movement becomes minimal.
- c. Condition of properties surrounding his property. The yard at the Thurman house being an issue with weed growth and lawn. Chris has been mowing the yard, removing weeds and watching for vandalism but feels that is not his responsibility. It was mentioned that the yard was supposed to be maintained by public works. Unfortunately, they are not going to mow the yard every week, and if the Thurman house is not removed soon, the board will have to make some sort of arrangement to at least maintain the front of the property. As for the condition of other properties around him, that will be addressed by more warning letters and other actions by the board.
- d. Chris stated he was unaware of Board Meeting times when he could voice any concerns to the board. The board intends to post the dates of future meetings so anyone can attend and voice any concerns they may have.

As previously mentioned, the Thurman house is supposed to be demolished sometime this fall. The board is waiting to see what will happen once the house is removed. There is a rumor that the county may propose to the council to turn it over to our HOA. The Board wants to make sure that everything is completely removed from the property, driveway and all. For now it is a wait and see situation.

HOA General Meeting is scheduled for October 24th at 11:00 am, weather permitting.

Come and hang out with your neighbors and find out what's going on in Trotter's Ridge! There will be cookout after the meeting. The HOA will provide burgers, hotdogs and drinks. We ask that odd-numbered houses bring a dessert and even-numbered houses bring a covered dish. We hope to see you there!!

Other miscellaneous issues:

Please remember there are children playing in our neighborhood, people strolling, exercising and walking their dogs, etc.—PLEASE DO NOT SPEED. The speed limit is 25 mph in Trotter's Ridge. If people continue to speed the Board will look into the cost of installing speed humps or hiring a police presence that can issue tickets to slow traffic down. There is no reason to even go 25 miles per hour in our subdivision with dead end streets, curves with blind spots and children playing.

Parking extra vehicles on your lawn or street, other than temporary, is against the covenants (Covenant # 20). Warning letters are going to be sent and if the issue is not corrected, a second certified letter will be

sent notifying the homeowner that a fine of \$10.00 a day will be charged until the vehicle(s) parked on the grass or in the street meet covenant requirements.

When doing lawn maintenance, please do not blow lawn debris into the street; especially pine needles, as this debris clogs the drainage system. It only takes a few minutes to clean the curb area in front of your house when doing your yard.

The Trotter's Ridge website will expire in January 2017. Microsoft currently hosts our website, but they will be discontinuing web hosting services. Rick will be looking into getting a new host for the site.

A neighborhood garage sale is scheduled for October 10th.

On a final note, rumor has it that the property across the street from Trotter's Ridge, formerly Dobson's Farm, is once again up for sale. Supposedly the sale did not go through.

The meeting concluded at 8:35 pm.