



Caspian VILLAGE

Neighborhood Newsletter – Fall 2020 11.23.2020

★ President's Corner

Welcome to the first of many community newsletters. As President of our HOA, I want to take the opportunity to introduce myself and to thank my fellow Board members for the hard work they have done on our behalf to help our members, to make this a more beautiful community, and to create a climate where all of our property values increase.

In 2020, the South Carolina laws regulating HOAs mandate that any community that has an HOA Board must be active. As your 2020 Board, we are meeting any neighborhood situations with compassion, optimism, perseverance, and temperance.

Properties have been improved, members who may have been behind schedule with their dues are getting caught up, and the sense of community is on the rise, and that is good for everyone. My hope is that we can continue this trend in the spirit of unity.

Our community is a small microcosm of our great country. We are all unique, our properties are distinctive, and we are all brought together into the same development that share common goals of living peacefully, enjoying our lives as we choose, and prospering as we each define it.

On behalf of the Caspian Village Board, we thank you for your continued support and for being great neighbors to each other. We are proud and honored to serve the community and will continue to work on all our behalf to improve the neighborhood.

Be safe and stay well.

Your President, Patrick

Board Members for 2020

Patrick Boulanger • President

George Hicks • Vice President

Sandy Welch • Treasurer

Karon Killian • Board Member at Large

Improvements during 2020

- Front entry area currently getting an landscaping update
- Neighbors are improving their yards and exteriors
- Strong happy functioning Board, addressing situations to keep our property values
- Increasingly high number of homeowners are in compliance with dues and neighborhood guidelines

! Safety Spotlight

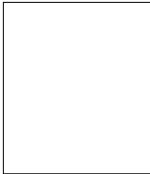
Hello neighbors!

Caspian Village, being a tightly knit and small community, can leave us with a sense of false security; however, we need to remember our neighborhood is part of a larger society where people do not always live respectfully. There have been recent car break-ins due to neighbors in the area leaving their cars unlocked. This gives those with bad intentions the opportunity to check those car doors and rummage through property in search of ill-gotten treasures. While it is convenient to leave front doors, car doors, and garage doors unlocked while we are in our homes or away on a short errand, it is never a good idea to do so because of criminals who look for those opportunities. Having your lawn lights working is important too. Other home lighting is also helpful to deter those looking for easy opportunities to break into homes.

The “Neighbors” app is great to have on your phone to inform you of crime in your area. Please post any crimes or concerns on our Caspian Village Facebook private Group: <https://www.facebook.com/groups/CVHOAMyrtleBeach/> and review it often to keep current of events we need to know about.

We need to look out for our neighbors and let them know when you are out of town, so we can watch over each other. If you see something that is not right, it probably isn't, so call the Horry County Police with those concerns at either 911 for emergencies or (843) 915-5350 for non-emergency calls.

Keep alert and be safe.



Myrtle Beach SC 29588
P O Box 30922

Homeowners Association



Mark your calendar!

Seasonal newsletter - Enjoy our fall 2020 community newsletter, and we hope you look forward to a fresh newsletter and update each season.

Early November 2020 final statements - All final statements for 2020 dues are being mailed out within the last ten days of November. If you haven't yet paid your 2020 homeowners dues, please remit in full on or before December 31, 2020, payable to Caspian Village Homeowners Association. Your payment can be mailed to our post office box 30922, MB SC 29588, or you can use the black dropbox at the door of Treasurer Sandy Welch's home at 5917 Rahnavard Blvd.

January 2021 Statements - Statements with the new year's annual dues for 2021 will be mailed out during January 2021. You can continue to pay throughout the year at \$10 a month, or pay at once, as long as your full payment is received by December 31st each year. We are grateful that our dues are at such a minimal level of only \$120 annually.

January 25, 2021 Meeting - the last Monday in January at 7:00pm is the recurring time for our annual general membership meeting. We are planning to have an in-person meeting, plus give everyone the option to use Zoom to attend the meeting virtually. Please make plans to attend this annual meeting where we will discuss issues of interest to the entire community, as well as individual concerns. Please submit any questions or agenda topics to the neighborhood email by January 1st, caspianvillagehoamb@gmail.com. At this important meeting, we will be taking nominations for 2021 Board member openings Secretary and Board Member at Large. We cannot effectively manage this community without the participation of its members - we want you there! For your vote to count at the annual homeowners meeting, please be sure your 2020 dues are paid in full. You can also use a Proxy Form that is on our Facebook Group and website, if you'd like for a neighbor to represent you in the meeting.

Location: The in-person meeting will be held at Parkway Church Café, 118 Leisure Lane, Myrtle Beach SC 29588. You can Zoom into this in-person meeting either virtually or attend in person.

Want to download Zoom free on your phone or mobile device? Put this link in your browser <http://vid.us/6cetuk> and watch the 2 minute video. You can email if you have questions.



New to the Neighborhood

If you are new to the neighborhood please request a Welcome Packet.

Email to: caspianvillagehoamb@gmail.com. We'll be happy to provide you with a copy of the latest newsletter, Bylaws Booklet, recorded Policies, and a welcome treat!



Good Eats Corner

Contributed by Sandy & Mike Welch (from local caterer)

🍏 Candy Apple Delight

16 ou pineapple tidbits, drained

8 ou Cool Whip, thawed

3 Granny Smith apples, peeled, cored, sliced into bite-size pieces

3-4 two-ou Snicker Bars, chopped into small bite-size pieces

Mix together. Keep chilled. It's crazy but it's good.

🍄 Stuffed Mushrooms

1 lb Jimmy Dean sausage (hot variety) cooked and drained well

8 ou cream cheese

60 fresh button-variety mushrooms (two small containers), brushed, cleaned and dry

Keep mushrooms dry, and brush them off with a dry kitchen towel to remove any dirt. Pull out stems, leaving the cap with a "hole" where the stem used to be. Cook and drain sausage, and immediately add cream cheese. Blend well. Spoon mixture into mushroom caps. Put caps onto a cookie sheet (with a cookie sheet with a lip, so it doesn't overflow into your oven).

Cook at 350 degrees for about 30 minutes, until mushrooms are tender. Delish!