

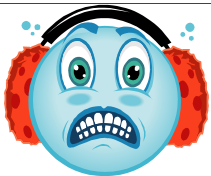
January 2010

The Windjammer Village Voice

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Volunteer of the Month!

Many of us wear multiple hats in our lives. Whether it is school, careers, or family, few make the time to don one more - the hat of volunteerism. **Cindy Walter** is one who does. Be it from helping to decorate her circle entrance every holiday, to distributing the newsletters to her neighbors, she has always been there. Moreover, her efforts to help social events run smoothly has not gone unnoticed, and that is why we should all tip the hat to **Cindy Walter** - Thank you **Cindy!**



January!!

Congratulations to...

- ✓ **Molly Andrews**, Brunswick Circle, on making the Dean's list at Coastal Carolina University!
- ✓ **Amanda Renee**, Vereen Circle, 2nd place in the 2009 Sun News Photo of the Year
- ✓ **Teresa Jones**, Marion Circle, on her marriage to Rich Myott
- ✓ **Jack Robinson**, Adams circle, Happy Sweet 16, and way to go on the straight A's for the 2nd marking period!

Condolences to...

the families of **Charles Fauth**, **Mary Jernigan**, and **Myles Snipes**, all from Gamecock Circle; and **Jack Wooley**, Brunswick Circle, on their recent passing.

If you have an item you'd like to see here - birthday, anniversary, etc., please drop it at the office, call or email Pat Pelton at patpelton@verizon.net

Board

Barbara Tanner is new Board President.

There is a vacancy on the Board of Directors. If you wish to be considered, please complete the 'Nominee for Board of Directors' form. This may be obtained from the POA Office or from the Forms page on the website. The term of office will expire July 2010.

- ✓ Please use caution on Little River Drive during construction of the new circle islands.

Letter sent:

To resident whose dog bit another owner.

Architectural

- 2110 Adams Cir - request for emergency repair and additional repair, as required, for roof was approved and letter sent.
- 2126 Adams Cir - request for color or metal roof [pearl gray] was approved and letter sent.
- 2166 Plantation - request approved to replace defective siding and decking at rear of house and replace window trim. Letter was sent.
- 2229 Vereen Cir. - request to replace roof with Landmark color "burnt sierra" [medium brown] was approved and letter sent.
- 2227 Swamp Fox - request to replace defective wood and railing on front deck plus painting the deck trim white was approved and letter sent.

CONSTRUCTION UPDATE:

- 2218 Franklin Circle—working on siding
- 2109 Brunswick—exterior complete including driveway, finishing interior
- 2126 Adams Circle— working on siding - **Ken Mayo**





Found:

✓ A set of small keys was found near the recycling bin. The key ring advertises the Panthers and wet pets. They are at the office.

✓ A beautiful US navy hoodie.

✓ Needed!! Mature Village residents to form Seasonal Windjammer band to play at Clubhouse on Saturday nights. Complete information is posted on the Clubhouse bulletin board or Call Bob Cristina at 843-281-6299.



Did You Know...

We have:

399 properties

367 owners

3 own 3 lots

26 own 2 lots

338 own 1 lot

340 stick-built or modular homes

36 empty lots

23 trailers

✓ Bridge Club could always use new players. Noon to 3pm - clubhouse - Thursdays

Beautification

I would like to thank all our Village volunteers and committee members for helping with the annual Christmas decorating of the Village. Many minds and hands have been busy these past few weeks, to improve the look of the Village. The Angel garden has been cleared of old shrubbery and opened for more of a small park look. Mowing and maintenance should now be a lot easier. We ask that the Village have patience with the changes and look with open minds to the improvements being done. Suzanne Pritchard, a landscape architect new to the Village, will be working with Beautification in the planning of new shrubbery for the new circle island.

We'd also like to remind residents to not put out their brush and bags of leaves until late Thursday afternoon or Friday morning and to remember there is a 5-bag limit.

Jean Phalen

Hospitality

Welcome to:

Mitchell Hughlet - new renter at 2208 Franklin Circle.

Fred Spears, Linda McMurray, Nicole McMurray and baby Lalayla - new renters at 2134 Brunswick Circle.

Arnold and Joann Abercrombie

Insurance

Total budget for this fiscal year is \$26,000. All premiums are paid to date - \$8,442.02. We have negotiated premiums for the coming policy period in the approximate amount of \$22,000 - \$2,000 less than previous year, and \$18,000 less than two years prior.

Dave Avery

Maintenance

Circle island renovation plans are finalized, and work should begin shortly. A picture of the new lights and DOT-approved signs was shown at the meeting. Trees have been removed, and outlines drawn for the new concrete islands. Shrubby has been taken up and has been or will be placed elsewhere in the Village.

Publicity

Comments, suggestions, additions or changes to either the newsletter or website? Please let [Pat Pelton](#) know.

This is the last newsletter delivered to Lexington Circle residents by **Maureen Grimaldi** – Thank you **Maureen** for your past help. **Rosey King** has volunteered to be new Circle Captain – thanks **Rosey!**

Social

The Social Committee had a very busy holiday season – refreshments at boat regatta; tree decorating, and Christmas dinner – with games and caroling. Canned goods were collected at each event and it was the largest amount I have seen since becoming Chairperson. Thanks also to all who donated cookies at the regatta. We are now working on St. Patrick's day dinner. We would like more people on the committee. If you are interested, please contact me. Thanks again for all donations. It really made us feel like neighbors helping neighbors. **Pat Horne**

Rule of the Month

Bar Coded Window Stickers and Proximity Cards that are lost, stolen, or mutilated will be invalidated and a new one may be issued for a \$7.00 fee. Proximity Cards expire and will be invalidated upon termination of a rental agreement or membership in the Association.

SOURCE: BOD 11/18/08



Meeting Dates for **February**:
Workshop: **Feb. 9**
Meeting: **Feb. 16**

All POA members are invited to both. 7pm at Clubhouse.

✓ Clubhouse closes at 10 pm.
Some residents have been trying to enter after 11 pm.

Recreation

We would like to look at getting lights back on at basketball court. We also would like to have a game night at Gazebo, and ask that screening and a door be put back at Gazebo. Jr. members suggested a bike ride treasure hunt in the Spring. Jr. members suggested replacing the air hockey table, and we will look into cost and outdoor types of tables.

Let's show our stuff!! Calling all artists, painters, knitters, quilters, sculptors, etc.
Feb. 21 – 3-5pm at Clubhouse! Refreshments served.
Call Kathleen Tatarinchik.

Needed!! Mature Village residents to form Seasonal Windjammer band to play at Clubhouse on Saturday nights. Complete information is posted on the Clubhouse bulletin board or Call Bob Cristina. There is more information and a list of suggested songs on the website at windjammerpoa.com/Winter_Notes.pdf

Lacy Paulussen and Kathleen Tatarinchik



Windjammer Village POA
2200 Little River Drive
Little River, SC 29566

Senate Bill 30 (S30)

State legislation was introduced last year that would have affected community associations, like Windjammer Village, across the State of South Carolina. The legislation, (S30) Homeowners Association Act, was not enacted; however, it significantly raised our awareness as a Board and hardened our resolve to defend our associations governing documents that have worked so well for our residents over the years.

Among the reasons you selected to move to Windjammer Village was most likely the fact that it is a well-run community with a set of covenants and rules that allow our residents to live together in harmony. Over the years, the resident-elected Board of Directors has hired and developed a well-trained permanent staff to manage the day-to-day affairs of Windjammer Village. The Board regularly reviews the covenants to ensure that they are relevant and vigorously enforces violations in an evenhanded manner. To ensure fairness, the Board also administers an appeals process that is open to residents who have received a violation but feel they have extenuating circumstances that need to be heard. Funding for the operation and maintenance of our community comes primarily from annual assessments paid by the residents. The manner in which assessments are levied and raised is contained in our governing documents - documents that you relied on when you purchased your home here.

Windjammer Village is a very successful and dynamic community. We are fortunate to have an excellent staff at the helm which is in touch with what is going on in other communities like ours. Much of the credit should also go to the residents who participate in the community's committees and activities. These individuals provide input to the board and staff so that as changes are needed, they can be accommodated in a timely manner.

As we look ahead, however, the Board is very concerned about the potential impact of legislative action such as S30. It is very likely that S30, or a similar bill, will be pre-filed once again for the 1020 Legislative Session. The 2009 Bill contained many items that warranted serious concern. Among them were:

- The South Carolina Association of REALTORS® was permitted to interject language that would override Windjammer Village's governing documents regarding how assessments are levied.
- A per-unit registration fee, with no cap and no provision for communities that are members of two or more associations, would create and fund another bureaucratic layer of government.
- Another costly layer of non-binding government bureaucracy would be created within South Carolina's Department of Consumer Affairs to hear community association disputes. If a member disagrees with the action of their community association and uses the Department of Consumer Affairs (DCA) appeal process, it would "stay" any enforcement provisions.

These provisions and others are cause for deep concern. However, the items interjected by the South Carolina Association of REALTORS® are particularly onerous due to their potential to invalidate parts of Windjammer Village's governing documents. Language sponsored by the State Association of Realtors would result in the following:

- Allow the Board to charge residents only for the services that directly benefit them. Under such logic, if you live on a lagoon or lake, only the properties directly benefiting from the lagoon or lake (either aesthetically or functionally) could be assessed for the maintenance costs. Road maintenance could also be impacted because arguments could be made that those living close to the entrance to the community would not have to pay for the roads leading to the far reaches of the community.
- Outlaw legally adopted Capital Improvement assessments for communities with such an assessment mechanism and would preclude all community associations from even placing such an initiative before its membership for a vote. Many forward-thinking community associations have adopted a Capital Improvement Assessment.

Note: The South Carolina Association of REALTORS® is opposed to S30 as written.

The provisions of the proposed S30 attempts to homogenize all community association governing documents in the State of South Carolina by putting aside provisions in those documents that every resident relied upon when they moved into their home.

We want all residents to be informed of the potential impact S30 would have on you as a property owner and the deleterious position taken by the State Association of Realtors. Thus far, due to your efforts, we have been able to defeat S30. However, if S30 is pre-filed for 2010, the Windjammer Board will be calling on you once again to contact the State Legislature to voice your concerns in a grassroots effort. Stay tuned and thank you for your continued support and consideration.