



JULY 26, 2017

Highlights of the Pleasant Farm Community Home Owners Meeting of July 15, 2017 IN CASE YOU MISSED IT!

The Pleasant Farm HOA Community Meeting was held at the pool area on the morning of Saturday, July 15th. Although the attendance was sparse, the enthusiasm of the few who did attend was lively and attentive. So, in case you missed it, I'll try to fill you in with the highlights here.

Meeting was called to order at 9:07. (Attendees: 20)

Welcome Remarks from the President

Minutes from PFHOA Community Meeting of April 22, 2017 were read

Treasurer's Report was provided by Nancy Hoover, PFHOA Treasurer

Profit/Loss and Balance Sheet were provided. If you were not able to attend the meeting, Homeowners may contact Nancy at treasurer@pleasantfarm.org to get a copy.

Interest and Finance Charges will begin on August 1 for those who have delinquent HOA Dues balance. Too much detail to mention here, but if you fall in to this

category, contact the Treasurer for details.

OLD BUSINESS

Hurricane Matthew Insurance Settlement: It was reported at the meeting that a final settlement was being negotiated.

(Update since meeting: A Final Settlement of \$11,881.00 will be credited to PFHOA)

The Walkabout Initiative resulted in Violation Letters being sent to some Homeowners. Please remember that several attempts were made to get homeowners to correct discrepancies prior to violation letters imposing fines being issued, as it will be in every case. (Notice: violation warnings are issued prior to violation letters being formalized and mailed. In every case an appeal process is provided. Not taking advantage of the appeal process or ignoring the letter will only result in another letter from our General Counsel which then gets into legal and administrative fees. Magistrates Court and Liens on property can be avoided by taking care of violations when first notified).

Pool Access: Access to the Community Pool is provided as an amenity to all Homeowners and authorized residents who are in good standing. Good Standing refers to homeowners who are not delinquent with HOA Dues and who have not received Letters of Violation for which discrepancies have not been corrected. Only those homeowners who have signed the waiver of responsibility, accepted the pool rules, and been issued the pool bracelets are authorized pool access regardless of current standing. Use of the pool without approval puts the HOA in legal jeopardy. Only those in good standing have been issued the pool code, yet many people have gained access through other means and methods. This will not be accepted. Access code sharing is prohibited between homeowners.

Common Area Maintenance: A report was provided about community area maintenance. Martin Landscape provides general maintenance and provides the sweeper. Maintenance is done once a week. Some reported that not all common areas were being maintained as required. (Update: a survey of common property with a representative of Martin Landscape and the PFHOA was conducted on July 18. These issues were addresses and are being corrected).

NEW BUSINESS

Security Cameras: A feasibility study is being made to determine the cost and effectiveness of the installation of neighborhood security surveillance cameras. More information will be provided in the coming weeks.

Homeowner Obligations Regarding Rental Property: The Executive Board has determined that there is no effective method in place for being notified when a property is rented or leased. Homeowners are being asked to provide a copy of the lease or

rental agreement to the ExecBoard naming the renter/leasee (s) and the ages of minor children. If a Property Management Company is maintaining the property then provide the contact information for inquiries or notifications about the property.

ByLaws/Covenant Review: It has been several years since the Pleasant Farm HOA ByLaws and Covenants have been reviewed or amended. All Homeowners are being asked to review the Covenants (located at the online documents tab at pleasantfarm.org.) The Executive Board will commence a review of the CC&R in the coming weeks. Homeowners are asked to submit to the board any suggestions for review. Upon completion of review by the Executive Board and considering all input from the HOA, the revision of ByLaws and Covenants will be presented to the HOA for approval at the Annual Meeting in December.

Neighborhood Burning: There was discussion about residents burning debris and other material. There is a Beaufort County Burn Ordinance that provides guidance and should be adhered to. The Ordinance is at this link: http://www.lishfd.org/wp-content/uploads/2016/02/county_burn_ordinance.pdf. Also, South Carolina State Law requires a phone call to the Forestry Service prior to burning. See this link for the number: <https://www.state.sc.us/forest/fyard.htm>

Speeding in the Neighborhood: We have posted speed limit signs indicating 10 mph. This is a family neighborhood so please ensure that all driving age members of your home adhere to this limit. Also, if you have contractors working at your home (and you have an approved ARB request), please ensure that those contractors are also aware of the speed limit. The Beaufort County Sheriff's Office has jurisdiction over the Pleasant Farm Community and they have been asked to step up patrols in our area to help enforce compliance.

Community Image Makeover: Efforts are underway to adopt an "official" Pleasant Farm Community Logo. This logo will be used on official correspondence and future signage.

Community Facebook Page: A Pleasant Farm Neighborhood Facebook Page will be created. This effort will provide additional community communication and help instill a more personal and familial atmosphere. The Facebook Page will be a Closed Group and only for Pleasant Farm residents. (Update: the Facebook page for Pleasant Farm Neighborhood (Beaufort, SC) is live. Thanks to Nancy Hoover for creating the site and getting it online. Please check out the link here: <https://www.facebook.com/groups/1612996918725272/>

Finally, we encourage all residents to keep an open communication with your Board of Directors by contacting us at board@pleasantfarm.org. Let us hear your thoughts and concerns. Pleasant Farm is our home. Let's all work together to make our neighborhood a safe and happy place.