



## NEWSLETTER

May 2nd, 2020



### BUT I DIDN'T KNOW THIS WAS AN HOA NEIGHBORHOOD!

In recent months we've gained many new neighbors. Most of the homes in Pleasant Farm are now owner occupied. When new homes are purchased in an HOA neighborhood the matters related to an HOA are discussed by the Realtor and then again by the Closing Attorney. Sometimes the new homeowner is left without a clear understanding of just what an HOA is and why they exist. Here is a by the book definition:

A **homeowners' association** (HOA) is an organization in a subdivision, planned community or condominium that makes and enforces rules for the properties and their residents. Those who purchase property within an HOA's jurisdiction automatically become members and are required to pay dues, known as HOA fees.

We think it's important to emphasize that Pleasant Farm is an HOA community and as such we are governed by rules & regulations, guidelines, covenants, conditions and restrictions (CC&R) and by-laws. Our HOA is by no means intended to be intrusive or dictatorial, but rather a group of civic and community minded residents who have volunteered to serve and protect our property investments and to ensure the safety, peace and wellness of our family oriented community. Documents pertaining to each can be found here:

<http://www.pleasantfarm.org/on-line-documents/>



## What's the difference between CC&Rs and By-Laws?



### CC&R - Defined

The Declaration of CC&Rs is the legal document that lays out the guidelines for a planned community. The CC&Rs are usually recorded in the county records in the county where the property is located and are legally binding. When you purchase a lot or a home in a planned community, in most cases, you'll automatically become a member of the HOA.

Basically, the CC&Rs are the rules of your neighborhood. They govern what you can, can't, or must do with respect to your home. For example, the CC&Rs might require you to keep your garage door closed or prohibit certain types of landscaping. It's also typical for the CC&Rs to regulate things like:

- basketball hoops
- clotheslines
- fences
- TV antennas/satellite dishes, and
- garbage cans.

If you don't abide by the CC&Rs, the HOA might impose penalties for any violations.

### By-Laws – Defined

An HOA, which is typically set up as a nonprofit corporation, is an organization established to manage a private, planned community. Like other corporations, the HOA is governed by a board of directors who are elected by the members and a set of rules called "bylaws."

The bylaws govern how the HOA operates and contain the information needed to run the HOA as a business. The bylaws cover matters including:

- how often the HOA holds meetings
- how the meetings are conducted
- the duties of the various offices of the board of directors
- how many people are on the board, and
- membership voting rights.

It should be emphasized that the Pleasant Farm Board of Directors is self-governed. That is, the duly elected Directors and Officers take care of all of the day to day operations of business conducted on behalf of the PFHOA. There is no management company taking care of the business needs of the community. The Board of Directors are all volunteers, your friends and neighbors, serving for the good of our family oriented community. Elections are held during the Annual Meeting in December of each year. For a list of your Board of Directors, see this link:

<http://www.pleasantfarm.org/contacts/>



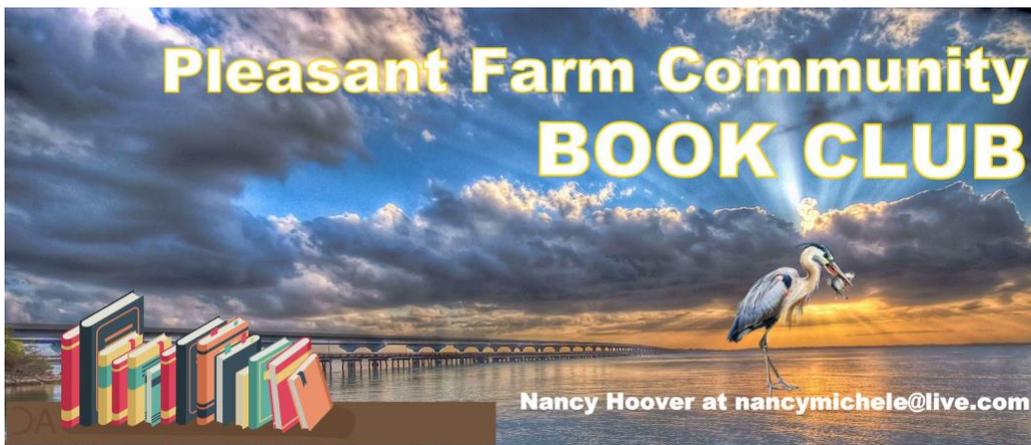
While the cartoon above is intended to be humorous, it is also to provide a point. We are all in this together. While the PFHOA Board is the oversight group for the community, it is the responsibility of us all to be mindful and vigilant regarding activities taking place in our neighborhood that are detrimental to the standards of livability that we all want. Whether it's out of hand shenanigans by a group of teenagers at the pool, rowdiness at the bus stop, irresponsible golf cart use, dogs roaming the neighborhood without a leash, etc., please feel

free to take action on your own or at the very least, report inappropriate activity to the PFHOA Board.

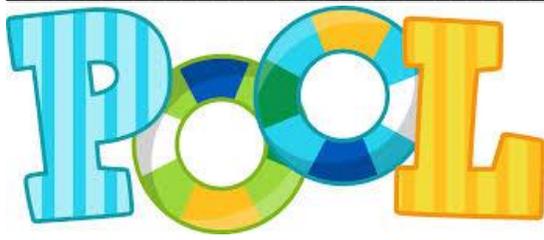
## COMMUNITY NEWS AND UPDATES



Spring is in the air and the grass is growing. With the COVID-19 “Shelter at Home” directions, many have taken on projects around the house which include sprucing up the yards and doing some home repairs. Keep it up. The yards are looking great. There are a few, however, who have chosen a more sedentary approach and allowed their homes and yards to reach a point of “curbside yuk.” The “procrastination blues” have set in. *“Do I cut the grass today or binge watch some Netflix programs”*. Netflix is winning in some cases. For those few, let’s turn off the TV and get some fresh air and exercise while pushing that mower and trimming those hedges. Your neighbors will be happy and may bring you a box of chocolates. Just sayin’!



Resident Nancy Hoover would like to invite those who may want to form a “Book Club” to contact her at [nancymichele@live.com](mailto:nancymichele@live.com). She’ll provide you with all of the details.



STAY TUNED. No word yet on when we can open the community pool. The SC Department of Health and Environmental Control (DHEC) governs all public and community pools in the state. Once we get the word we can open we'll let you know. In the meantime, brush up on the Community Pool Rules

at <http://www.pleasantfarm.org/images/2019/06/PFPoolRR-6-2-19.pdf>

Please remember that Pool Bracelets are required and will be strictly enforced. Also, this amenity is for Pleasant Farm Residents who are in good standing, i.e. current with HOA Dues and no existing unresolved covenant violations.



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## STREET SIGNS

Have You Noticed? Sometimes neighborhood signs are Blue and sometimes Green. What Does that Mean?



Quite simply, it means if you live in a community with green street signs then the streets are maintained by SCDOT or other governmental agency (Public). If your street signs are blue, as in the case of Pleasant Farm, then the roads are maintained by the homeowners (Private). Private road maintenance is very expensive. Ours are certainly in need of some TLC. A financial undertaking of something like this would likely mean creating a county special tax district that would allow the PFHOA to secure funds from a local bank for such a project. That would mean

that a special “homeowner’s tax” would be created and paid by property owners until the loan is paid off. This would be in addition to the normal Homeowner’s Assessments.

A less expensive solution is to solicit bids for doing some “patchwork” in the neighborhood, i.e. fill in the cracks and broken pavement. Even this may require a special bank loan. In either case, please know that your PFHOA Board is looking at both approaches to better roads. This can be a topic for discussion at our next Community Meeting.



## SPEED HUMPS

Speeding is still a problem in our community. Contractors, Package Delivery services, and mostly our own residents consistently ignore our 10 MPH speed limit. More than ever before, Pleasant Farm now has many families with small children and for their safety and the safety of us all the PFHOA Board was asked to consider options. Numerous emails have

been sent out in recent months urging everyone to just “SLOW DOWN”. So, this is where we are. Many of you brought up the idea of speed bumps/humps at the 3<sup>rd</sup> Quarter Community Meeting of 2019. An informal study was conducted that considered which would be better for our roads and our neighborhood. It was concluded that Speed Humps would be more appropriate than Speed Bumps. In the coming next few weeks **four** Speed Humps will be selectively placed in our high speed areas. Other speed reducing measures were considered, but after careful consideration it was determined that the Speed Humps would be the most effective. The Safety of our residents is paramount. Thank you all for understanding.





## ARCHITECTURAL REVIEW BOARD Who Needs It? Who Are They?

The people telling homeowners they can't paint their home red, white, and blue? The Architectural Review Board. The ones who say owners can't add that third story to their home? Again, the Architectural Review Board.

"Typically, an architectural review board's responsibility comes from the association's bylaws or CC&Rs," "Its members are responsible for maintaining the aesthetic and structural integrity of the association and enforcing the CC&Rs. They should be reviewing any applications for modifications, additions, or architectural changes in the community."

Why not just leave those decisions to homeowners? "The board has a fiduciary duty to do what's best for the whole association, not just one member who thinks his house would be much more valuable if he made certain changes. "What if those changes affect the rest of the association? You can't have people adding to their homes and possibly violating your CC&Rs or changing the actual structure of a house without getting the association's approval."

<http://www.pleasantfarm.org/images/2018/11/PFHOA-ARB-Procedures-111618.pdf>

*A Message from the*  
**PRESIDENT**

First of all, I want to thank those of you who have taken the time to read this rather long and often “heavy reading” newsletter. I usually try to be whimsical and light-hearted while still getting out the message that I intend. This month I felt there should be a more serious tone in that the Board will have to take some action in the coming weeks that may not be popular but certainly necessary. I wanted you all to know the reasoning behind some of your Board’s decisions.

For those of you who may not know me, I’ve been a homeowner in Pleasant Farm since August 1996. My wife Rebecca and I are very involved in the Beaufort community and enjoy this beautiful Lowcountry that we call home. We can’t imagine living anywhere else. Together, we work hard to make Pleasant Farm the best it can be. I’m currently in my fourth year serving as President of the PFHOA. Before that I was just a homeowner enjoying the amenities our community has to offer. I can now say that I fully appreciate all of the efforts of all of the previous Boards. I commend those who stepped up in past years to serve on the Board in any capacity. In retrospect I now can appreciate how for many years our neighborhood thrived and by all appearances everyone seemed happy with how things were going in our family oriented community. In those early years we had group picnics at the pool area, there was a children’s playground, a basketball court and walking trails. Architectural standards were strictly enforced and the PFHOA Board was proactive in ensuring that a sense of order and an aesthetically pleasing ambiance existed. Trash cans were visible from the street only on the days of pick-up. Otherwise, they were stored out of sight in a service area or behind the house. People seemed to cut their grass regularly before a chit was issued and possibly fine imposed.

There was never a collection of trash, debris, weeds, undergrowth or other unsightly material allowed to accumulate on the property. Today there are at least 10 homeowners in Pleasant Farm that this applies to. Please be the good neighbor.

It comes down to taking PRIDE in our homes and our community. Look around your property today. If any of the things I’ve mentioned here apply to you, please take action

soon so we can get our neighborhood to the level we all want it to be. Let's take it as a neighborhood challenge to shape things up.

Thank you all for your attention and cooperation. Your BOARD appreciates the support. Please remember that the Board of Directors serves you, the Homeowner. Let us hear from you from time to time. Provide feedback, express your concerns, tell us how we're doing. We have 66 homeowners and you all have a voice in how things are done. I provided the contact email addresses in a link above. We'd love to hear what you have to say.

Again, thanks for listening.

Warmest regards,

*Ron Tucker*

President, PFHOA

God Bless the USA, God Bless Pleasant Farm



STAY SAFE EVERYONE

