



# *The Ledgerstone Ledger*

A GREEN PUBLICATION OF  
STONECREST VILLAS OF TEGACAY

## OCTOBER 2020



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*Volume 14 – Issue 10*

## **POOL AND CLUBHOUSE COVID PRECAUTIONS INFORMATION**

As of June 19<sup>th</sup> the pool opened to residents only, with occupancy limited to nine (9) people. The clubhouse re-opened to residents only, at the same time, with no more than ten (10) people in the meeting room. The exercise room is limited to two (2) persons at any one time.

Residents are expected to maintain social distance (6 feet) and asked to wear masks inside the building.

No food or drink should be consumed inside the building and users are expected to thoroughly clean up after themselves. Sanitizing wipes, hand sanitizers and disinfectant wipes will be available in all rooms and residents are asked to use them.

Please remember that we share these amenities with others.

## **BOARD MINUTES**

September 15, 2020

**Attendees:** Alan Arthur, Donna Bongard, Debbie Walters and Bethany Totherow, Henderson Representative.

### **Henderson Report:**

- Year-to-date we are \$13,776.94 higher expenses than income - mulch and interior/exterior repairs are running higher than budget; other areas are running close or better than budget.
- Only 1 delinquency at this time, which has been filed for recovery through the estate.
- Paid maintenance invoices totaling \$1,166.34 to Carolina Custom Maintenance in August.

### **New Issues:**

- Discussed the request to revise/strengthen “Private Property” sign at entrance to the community. Board decided to take the following steps as attempts to reduce outside traffic:
  1. Remove “No Construction” sign at front as you turn onto Ledgestone Court and move the “Private Property” sign to that location. Hopefully, it will be more noticeable to non-residents entering the community.
  2. Have a duplicate sign made to place at the opposite side of Ledgestone, which will provide more visibility to walkers and automobiles as they are turning into the community. Will monitor, if these steps do not show improvement we will consider other ideas.
- The Board agreed to replace the “Epcon” rug at clubhouse entrance with a plain, black exterior rug.
- Approved 2 ARC requests for new storm doors (Wagners and McCartys).
- Email approvals during August totaled \$285 to Shamrock Landscaping and \$1,102.63 to Carolina Custom Maintenance.

### **Pending Issues:**

- Reserve Fund Study – updates expected next week from changes submitted after Board Meeting on September 3<sup>rd</sup>. Results are needed to move forward with budget planning for 2021.
- Use of gas grills – Bethany is awaiting response from insurance broker on Tega Cay regulations and fire codes before communication is sent out to residents.
- Bethany will follow up on estimate of repairs to our entrance sign.
- Sidewalk slab at Unit 715 – still awaiting second quote, Dry Pro to provide estimate.
- Floor slab at Unit 858 – owners have requested a meeting with the Board and will be asked to attend October’s Board meeting.
- Screen replacements - Bethany is going to contact the company and take over to obtain pricing for screen replacements.

## **BOARD MINUTES (Continued)**

- Restoration of large pergola is complete except for applying sealer. Sealer has been ordered and hopefully will be completed within next 2 weeks.
- All 3 Board members agreed to review Rules and Regulations before next meeting to make suggestions on any possible revisions.

### **Other Issues:**

- Bethany has begun work on the 2021 budget and will present to the Board of Directors by end of September.
- Tentative date for Budget Meeting for the community is Tuesday, December 8, 6:00 p.m.
- Bethany will go back to 3 vendors who quoted on repairing cracks in the street to reevaluate/revise their quotes. Costs need to be planned for 2021 (repair major cracks, caulk minor cracks).
- Board discussed the timing of relaxing the COVID guidelines for clubhouse, since SC has relaxed guidelines for other businesses/establishments. Alan will send request to Bob McCarthy to review with the Committee and respond (email sent to Bob on same day).

Next Board meeting: Wednesday, October 14<sup>th</sup> at 1:00 p.m.

*Prepared by Debbie Walters*

***On behalf of the entire Stonecrest community, the Board wants to extend its strong and heartfelt thanks to Larry McCarty and his team of co-workers and donors, who have refurbished the pergola across from the clubhouse to a condition far beyond any we'd anticipated. It looks great!***

## **CLUBHOUSE/POOL COMMITTEE**

September 24, 2020

**Attendees:** Bob McCarthy, Jim O'Connell, Doreen O'Connell, Marc Ward, and Allan Arthur, Board Representative. The meeting was called to order at 10 a.m.

### **NEW BUSINESS:**

Due to Covid-19 on the increase again, the committee voted for no changes in the present rules. George Grant and Craig Allwes, who could not attend, indicated their support for no changes in the rules. A vote was taken to leave it at "**RESIDENTS ONLY**" in the clubhouse.

- Maximum of 10 residents in the clubhouse great room, **MASK REQUIRED**
- Two residents in exercise room
- No shared food or drinks
- No community sponsored events, use at your own risk
- No rentals
- The pool officially closes on October 1, 2020 and gates will be locked on that day.
- The next meeting will be as needed.
- The meeting was adjourned at 10:16 a.m.

## **COMMUNICATIONS COMMITTEE**

September 24, 2020

**Attendance:** Betty McCarty, Barbara Hipwell, Sue Buckley, Mary Rhodes, and Debbie Walters, Board Representative. Meeting began at 9.05 a.m.

### **Continuing Business:**

- Out of town dates – Betty - 10/7, Debbie – 9/25-28 & 10/23-30
- October ledger – Mary, November – Sue, December - Betty
- No Social meeting

### **New Business:**

- Keep school bus laws through October.
- Welcomed Debbie as our representative to Board and she will continue to be website manager for Communications.
- Betty will meet with Mary for Ledger training.
- Add Board's thank you to Larry McCarty and group for refurbishing pergola beside clubhouse.
- Discuss viewpoints for removing part of Ledger since this is on website – but most residents do not even look at web. It is easier to remain than to delete and insert again. Decided to keep as is and not delete.
- Delete summertime alerts and pool rules. Mary should save these documents in her Ledgestone Ledger Folder for future ledgers next year.

Meeting over at 9:25 a.m. Next meeting October 22 at 9:00 a.m.

*Submitted by Betty McCarty*

**LANDSCAPE MINUTES**  
**September 2, 2020**

**Attendees:** Ginny Arthur, Mary Rhodes, Jim O’Connell, Norm Grove, Paul Shisler, Debbie Walters (Board Representative), and Jeff Murgas from Shamrock.

The meeting was called to order at 10:00 a.m.

**Old Business:**

- Weeds - Shamrock will continue to work on getting the weeds under control.
- Bermuda seed is beginning to show in our lawns. It is a slow process and will take a couple of years. More Bermuda seed will be planted this September and October.

**New Business:**

- Our Committee would like to thank Don Taylor for serving on our Committee as the board representative. His input over the past three years is greatly appreciated. We wish him and Sandi all the best.
- A warm welcome to Debbie “Rockie” Walters for joining our Committee as the board representative. We look forward to working with you.
- No new ARC requests.
- All the shrubs have been trimmed. Looks great.
- There are a few crepe myrtles and trees that need to be cut back. Shamrock will be given a list.
- Estimate of replacement plants/shrubs will be given by month’s end.

**REMINDERS:**

- Experimental vinca will be planted on the south side berm this Fall.
- All dead/dying shrubs and plants will be replaced this Fall.
- Units #818 and #819 drainage problems have been postponed until September.

Next meeting will be Wednesday, October 7th, at 10:00 a.m. in the park.

*Prepared by Paul Shisler*

**SOCIAL COMMITTEE**  
**September 2020**

No meeting during September. Next meeting to be decided.

## **SOCIAL EVENTS AT STONECREST VILLAS**

**(10 RESIDENTS ONLY ALLOWED AND NO GUESTS)**

Guests permitted (space permitting). Should these gatherings have occasional functions – such as luncheons, **the date/time must be cleared with the Clubhouse Committee and if the date/time is open, clubhouse supplies are allowed to be utilized. Any new weekly/regular social activity should be approved by the Social Committee and added to weekly calendar.**

<b>CANASTA</b>	<b>Every Thursday, 1:00 PM</b>
<b>COUPLES CANASTA</b>	<b>Every Friday Night: 7:00 PM 2 women/2 men or 2 of each</b>
<b>DINNER CLUB</b>	<b>1<sup>ST</sup> Tuesday, 5:00 or 5:30 PM Different Restaurants</b>
<b>GAME DAY</b>	<b>Wednesday, 1:00 PM</b>
<b>LADIES LUNCHEON</b>	<b>2<sup>nd</sup> Tuesday or Wednesday monthly At 11:30 AM, Various Restaurants</b>
<b>MAH JONGG</b>	<b>Every Monday, 1:00 PM</b>
<b>MEN'S BREAKFAST</b>	<b>2<sup>nd</sup> Wednesday, 9:00 AM, Fort Mill Family Restaurant, 10/14</b>
<b>MEN'S BREAKFAST</b>	<b>Last Friday, 9:00 AM, Fort Mill Family Restaurant, 10/30</b>
<b>POKER</b>	<b>Every Thursday, 7:00 PM</b>

## S. C. SCHOOL BUS LAWS

Schools Thursday, September 8

### The Road Makes a Difference

Something that most drivers don't realize is that the type of road they're driving will make a difference in whether or not they have to stop. Drivers behind the school bus who see the flashing stop sign pop out on the side must always stop, no matter how many lanes wide the road is. Drivers coming from the opposite direction, however, only need to halt if the road has fewer than three lanes. Roads with up to two lanes require all drivers, regardless of direction, to stop for the school bus, but larger roads only interrupt the traffic flow on the bus's side of the street.

### How Long Must Drivers Stop?

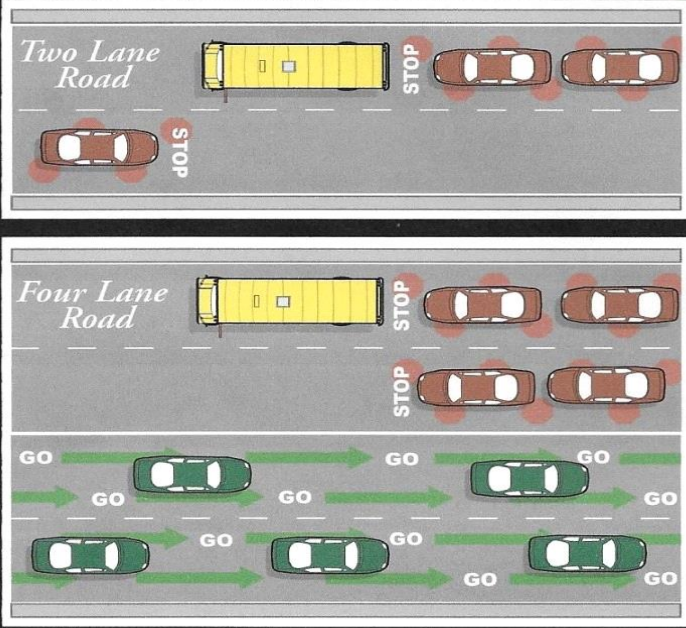
So how long do you have to wait? Most drivers have been in the position of being stuck behind a school bus for much longer than seems necessary, but the law in this matter is very strict. Drivers are not free to pass once the stop sign has been retracted back to the bus's side, but must wait until the bus starts moving. The only time when drivers are exempt from this rule is when crossing railroad tracks. While bus drivers are required to stop and check carefully before crossing, other drivers are allowed to pass as long as there is a passing lane.

### How Important is This?

While this may seem to be a tiny aspect of driving law, traffic fines in South Carolina for violating this rule can be hefty. Offenses will add 6 points to a driver's record and can carry a fine of more than \$1,100. If it happens twice, the license points accrued will equal 12 and the driver's license can be suspended. Officers are working to **crack down on the many violators** of this law by installing cameras to the sides of buses in the Fort Mill School District and stationing more policeman around various school campuses.

# SCHOOL BUS SAFETY


*Do You Know When To Stop For A School Bus?*



The diagram is divided into two main sections. The top section, labeled 'Two Lane Road', shows a yellow school bus stopped on the left side of a two-lane road. A car behind the bus is stopped with a red 'STOP' sign. A car approaching from the opposite direction is also stopped with a red 'STOP' sign. The bottom section, labeled 'Four Lane Road', shows a yellow school bus stopped on the left side of a four-lane road. A car behind the bus is stopped with a red 'STOP' sign. A car approaching from the opposite direction is also stopped with a red 'STOP' sign. Below this, a car is shown passing the bus on the right side of the road, with green arrows and the word 'GO' indicating that traffic in the opposite direction does not have to stop.

Motorists must always stop when they are traveling behind a bus with flashing amber or red lights. When they are approaching a stopped school bus with flashing red lights from the opposite direction, drivers must stop if they are on a two-lane road.

If motorists are on a multi-lane highway (four or more lanes) or multi-lane private road and meet a stopped school bus, they do not have to stop. However, drivers should slow down and proceed with caution.

South Carolina Highway Patrol 



## COMMUNITY INFORMATION

**Ambulance or Fire Truck** – **At night, be sure your outside lights are on.** An advance person should stand at the end of the specified driveway to help the emergency vehicle locate the correct residence. The ambulance will take you to the hospital of your choice – (1) Pineville Atrium, (2) Main Charlotte Uptown Atrium, (3) Mercy Charlotte Uptown Atrium, (4) Novant (Presbyterian) Uptown Charlotte, and (5) Rock Hill Piedmont Medical Center. Remember to observe our posted **SPEED LIMIT of 14 miles per hour.**

**Animals/Pets Rules and Regulations** - **No. 3** - Pets should be walked in remote areas only. **Pets should not be walked on the lawn as their waste will cause browning. Dog walking is permissible along Ledgestone Court, on the newly completed “Park” sidewalk, or along Stonecrest Boulevard.** Pet feces are not to be discarded in the clubhouse trash cans. There have been several complaints about the resulting foul odor. Either/or but only (1) pet is allowed.

**Bicycle Clubhouse Parking** - The Board has designated the pergola behind the pool for bicycle parking while attending functions at the clubhouse. This will free up parking for vehicles, free up sidewalks, and protect our grass.

**Clubhouse Code** – **FOR RESIDENTS ONLY! Under no circumstances should any resident share the access code.** If a guest requires clubhouse access, the resident must open the door. This is an inconvenience and expensive for HOA to change combination codes on six doors.

**Clubhouse Reminders** – When you leave clubhouse or exercise room, fans and lights are to be turned off. Air conditioning should be reset to 76 degrees. Heating should be reset to 66 degrees. All clubhouse doors should be locked. Turn lights and fans off in both bathrooms when leaving. **All doors now have keyless entry (using current entry code) and can be locked from inside or outside. To lock the doors from outside, please push the lock button.** Keep the Clubhouse secure. **If you use clubhouse and make popcorn, please discard popcorn bag in the OUTSIDE garbage can to ensure the clubhouse remains smelling fresh. If you have refreshments or snacks while using the clubhouse, please remember to put all refreshment items in the cabinets or in the refrigerator. Do not leave any items on the counter.**

**Clubhouse Rentals** – Rental requests must be submitted/approved by Doreen O’Connell. To obtain the rental agreement go to [www.mysvtc.org](http://www.mysvtc.org) and click on Board Approved Documents and Forms and click on Club Rental Rules & Rental Agreement. **A rental fee check for \$200.00 must accompany the Clubhouse Rental Rules and Rental Agreement form.** The form must be signed by the person who is renting and approved by a member of the Board. The form and a single check in the amount of \$200 must be received at least two weeks in advance of the rental date. The check is to be made payable to Stonecrest Villas of Tega Cay. **The \$200 rental check is applied as follows: \$125 is for the security deposit and \$75 is for the rental fee.** After the rental occurs and the Clubhouse committee representative deems that there are no damages to the Clubhouse, \$125 will be returned to the clubhouse renter. **NOTE: No business ventures, charity events, or fund raisers of any kind are permitted in clubhouse rentals.**

## COMMUNITY INFORMATION

**Clubhouse TV Remote** – There is a **new remote for the TV** in the clubhouse. The new **remote is rechargeable**, and it needs to be **stored in its cradle on the desk**. Hopefully, this will eliminate the problem of dead batteries. It needs to be aimed at the TV to turn the TV on and off. Also, it has a built in delay so please pause a few seconds before pushing any other buttons.

**Exercise Room Etiquette** - Please wipe down the exercise machines and equipment after use. Towelettes are provided in the canister marked “Community Use.”

### **FIREPLACE – START/STOP**

***Pull*** down the black flap on the front of the log stand to expose the controls.

***Turn*** the red gas line knob so it is parallel with the gas line.

***Turn*** the middle knob marked “Pilot” to the right.

***Push*** pilot knob in and push igniter knob (on right) in as many times as necessary to light pilot light.

***Turn*** pilot knob so “Pilot” is on top.

***Adjust*** flame height with knob on left.

***Turn*** on wall switch to start fire (if not already on).

***To turn pilot light off***, turn red gas line knob so it is perpendicular to the gas line.

**Residents Listing** – Please remember that **ALL residents’ phone numbers, email addresses, and the security code for the clubhouse doors are CONFIDENTIAL and should NOT be given to anyone outside the community**. If there are any changes to the residents’ listing concerning phone numbers or email addresses, contact **Betty McCarty** at [blmc@comporium.net](mailto:blmc@comporium.net) or 704/231-0874.

**Sunshine Committee** – If you have information concerning yourself or a family member that you wish disseminated to the community, contact Doreen O’Connell at [gigglesdor@aol.com](mailto:gigglesdor@aol.com) or Natalie Lawson at [tegacay.nat@gmail.com](mailto:tegacay.nat@gmail.com) or any member of the Social Committee.

**SV Trader** – “For Sale” items should be sent to: Betty McCarty at [blmc@comporium.net](mailto:blmc@comporium.net) or Sue Buckley at [tomandsue@comporiu.net](mailto:tomandsue@comporiu.net). Information will be described within the Ledger, but no pictures will be inserted.

### **TEGA CAY CITY INFO:**

- To obtain information regarding news, activities, clubs, garbage and recycle info, as well as other services for the city of Tega Cay, visit: [www.tegacaysc.org](http://www.tegacaysc.org)
- **DisposeRX packets:** Are available at City Hall, the Police station, and both fire stations. These packets, when combined with water, effectively deactivate opioids and other meds. Please pick up your packets to safely dispose of your medications.
- **The Tega Cay “Helping Hands”** - a part of the Women’s Club, will provide rides for residents to **medical appointments** who are not able to drive themselves. Call **Nancy Murphy at 803/517-6178**, or **Wendy Hope at 803/548-9524**.



## LIBRARY GUIDELINES FOR ALL STONECREST RESIDENTS

- Before donating a book to the library, please check to see if this book is already placed in the library, and if so, do NOT leave it. Our available space has really been depleted.
- General population books only: NO magazines, religious or political books.
- Books should be in good condition with no missing pages.
- Novels are arranged alphabetically by author.
- When donating or returning books, please leave in designated area to be filed alphabetically later.
- If you pull a book from any shelf and decide you do not want it, please return it to the proper location or leave it in the return section to be placed back on the shelf by the Librarian.

## PET POLICY

- **Master Deed, Section 8.7** – No owner or occupant of a Unit may keep more than **(1) dog or cat** at any given time without prior approval from the Declarant or the Executive Board.
- All animals, when outdoors, shall be maintained on a leash not more than eight (8) feet in length. They shall be supervised by a responsible individual at all times.
- All owners are responsible for **immediate** clean-up of all pet litter. Pet owners in violation of these policies are subject to a fine of \$25.00 for each offense.
- **Pets should not be walked on the lawn as their waste will cause browning.** Dog walking is permissible along Ledgestone Court, on the newly completed “Park” sidewalk, or along Stonecrest Boulevard.
- **No pet shall be tethered in the common area.**
- It has been confirmed with the City of Tega Cay that dogs no longer require a dog license. Rabies tags are still required.



## PLEASE TAKE NOTE – PERMANENT RULES/FORMS

### **ARCHITECTURAL REQUEST CHANGE FORM & ARC APPROVAL PROCESS:**

If you wish to make changes to your unit such as adding a glass/screen door combination or updating your current one, getting a dish for your TV, patio modifications, you must submit a complete Architectural Request Change (“ARC”) Form before doing so. Please become familiar with the ARC Form. This form can be found on the Stonecrest Villas Website, [www.mysvtc.org](http://www.mysvtc.org). Submit the completed ARC form and other required items to Ginny Arthur ([GinnyArthur@yahoo.com](mailto:GinnyArthur@yahoo.com)). The ARC proposal will be reviewed by the Landscape Committee and then submit their recommendation to the Executive Board. The Executive Board will approve or deny the ARC proposal and **they will communicate the results directly to the owner** so they may proceed with any approved modifications.

**INSURANCE CERTIFICATE:** Residents may get a copy of Stonecrest Villas Certificate of insurance for their mortgage lender either by getting their certificate mailed, by writing, calling or email Arthur J. Gallagher, Risk Management Services, Inc., 4064 Colony Road, Suite 450, Charlotte, NC 28211-3784. Main Office Phone Number: (704) 362-2992 – Email: [certrequests@ajg.com](mailto:certrequests@ajg.com).

**OWNER INSURANCE RENEWALS AND RENTAL REQUIREMENTS:** All Owners are obligated to obtain and maintain at all times property and casualty insurance on their unit with a minimum of \$5,000 coverage. You should consult with your insurance agent as to the proper type of coverage needed. The owner’s coverage will be utilized to cover the Association's Master Insurance Policy ("MIP"), deductible of \$5000.00. Your policy should also insure against all losses to your unit that fall below the MIP deductible. Some insurance carriers include MIP deductible coverage under the “Dwelling” section while others cover it under the “Loss Assessment” section. Your agent will be able to provide you with specific information and coverage options to meet these responsibilities. At the time of each annual renewal, every Owner is required to provide the **Insurance Certificate** for their unit indicating this minimum coverage. The insurance certificate is to be mailed or faxed to Heather Todd at the indicated address or fax number. Owners who rent their condominium are to provide a copy of the signed lease to Heather Todd at this address or fax number: **Mailing Address: Bethany Totherow, Henderson Properties, 958 W. Main Street, Rock Hill, SC 29730: Fax No. 704/569-9669.**

**REVISED GARBAGE AND RECYCLE RULE – SIGNATURE WASTE – STONECREST VILLAS TRASH REMOVAL**

Garbage collection regulations require that containers and recycle bins not be set out prior to **2:00** p.m. the day before collection. After two warnings for not following this rule, a **fine of \$10 is incurred**. The trash containers must be picked up and put away by **9:00** p.m. the day of collection. Trash cans left out overnight incur an **immediate fine of \$25**.

- All garbage for collection must be set out at the main street. Containers, when not set out for collection, must be kept inside the garage. Containers are not allowed on the patio areas.
- All garbage is to be bagged and placed in the containers provided.

Monday is **trash** pickup day. **Recycling** is collected every other Tuesday. You may contact the City of Tega Cay with any questions regarding replacement bins and you can check the Garbage and Recycling page on [www.tegacaysc.org](http://www.tegacaysc.org) or give Signature Waste a call at 803/548-4108.

**PAYMENT INFORMATION FOR HENDERSON PROPERTIES**

Henderson Properties no longer accepts any payments in their offices. All payments should be mailed with your coupon along with account number to the following address:

**Stonecrest Villas of Tega Cay  
P. O. Box 105007  
Atlanta, GA 30348-5007**

**CHECKS MUST BE MADE PAYABLE TO YOUR ASSOCIATION NOT HENDERSON PROPERTIES.**

**AUTODRAFT Submit the Prearranged Payment Authorization Agreement**

**ONLINE <https://www.hoabankservices.com/OnlinePayments/payment.aspx>**

**IF YOU SET UP RECURRING CHARGES WITH YOUR BANK, You need to **update with your bank every year.** MANAGEMENT COMPANY FOR STONECREST VILLAS**

**Henderson Properties  
958 W. Main Street  
Rock Hill, SC 29730**

**Bethany Totherow, Property Manager – [bethany.totherow@hendersonproperties.com](mailto:bethany.totherow@hendersonproperties.com)  
Phone: 704.535.1122 x 208 | Fax: 704-569-9669**

## **STONECREST VILLAS WEBSITE:**

**For all up-to-date information on regulations and bylaws, please see: Stonecrest Villa's website: [www.mysvtc.org](http://www.mysvtc.org)**

**STONECREST VILLAS CONDO DOCUMENTS  
PREVIOUS LEDGERS BEGINNING WITH 2016 AND ALL FUTURE LEDGERS  
EXTRA COPIES OF CERTAIN DOCUMENTS  
ARE IN 2-THREE RING BINDERS IN THE LIBRARY**

### **BOARD COMMITTEE REPRESENTATIVES**

**Alan Arthur – President (Clubhouse)**

**Debbie Walters – Secretary (Communications & Landscape)**

**Donna Bongard – Treasurer (Social)**

### **LEDGESTONE LEDGER**

Betty McCarty, Barbara Hipwell, Sue Buckley, Debbie Walters, Mary Rhodes

### **COMMITTEE CHAIRPERSONS**

Clubhouse/Pool – Chairman, Bob McCarthy

Clubhouse Rentals – Doreen O'Connell

Clubhouse Library – Kitty Yagoda

Communications – Co-Chairs - Betty McCarty/Barbara Hipwell

Website – Debbie Walters

Landscape – Chairman, Paul Shisler

Landscape ARCs – Ginny Arthur

Social – Chairman, Natalie Lawson

**Maintenance – Jim O'Connell**