



Carshalton by the Bay Homeowners Association, Inc
P.O. Box 1406, Lyman, SC 29365

2018 Annual Report,
Nov, 2017 through Oct, 2018

Neighbors,

The state of Carshalton By The Bay neighborhood and our homeowners association (HOA) remain sound. We continue to attract new residents as evidenced by 3 new home starts and 8 resales of existing properties so far in 2018. This is down from the 17 property resales in 2017. Most homes sell quickly with median time on market between 15 and 25 days. Home values, as listed in the publicly available Spartanburg County database, have increased. Welcome to our new neighbors.

There are several online resources for your perusal. CARSHALTONBYTHEBAY.ORG is our HOA website and is loaded with information. We also have a private Facebook group, Carshalton By The Bay, that we use to communicate with each other. You must request access to gain access. What is written on that page is seen only by other members of the group, mainly Carshalton property owners. You should also consider sending your email address to secretary@carshaltonbythebay.org. We often send out informal communication through our email list in order to reach those who do not subscribe to the Facebook page. NEXTDOOR CARSHALTON is another online resource where you can send and receive information with Carshalton and surrounding neighborhoods. Official correspondence will be sent only through USPS.

Our HOA is self-managed. The HOA officers, ie Board, and the Architecture Control Committee (ACC) are all volunteers. We do not use a property management company in order to keep yearly fees at a minimum.. Yearly elections take place at the October Homeowners meeting in the pavilion.. Covenants and Bylaws are published on our website. The ACC approves homeowner projects and enforces covenants and bylaws. The Architecture Guidelines document is available online as is a project submission form. If you are planning a major change on your property please coordinate with the ACC.

The CY2018 budget is on track. There are no outstanding annual dues owed, no fines due over 6 months, and no outstanding liens. We expect \$9,500+ to go into the reserve fund this year to cover future repair and replacement of common property. Replacement of the privacy fence in the park and the split rail fence along Jordan loom as the biggest near term reserve expenses. Reserve funds are inadequate to replace both fences at this time. Our plan is to replace the split rails within the next 12 months. A 2019 dues increase was necessary to pay for replacement of the park fence. We will continue to repair the park fence until replacement is funded or repair is no longer feasible..

So what has the HOA done for us lately? The administrative duties of the Board and ACC, include: preparing and managing the budget, paying the bills, filing income taxes, enforcing covenants and standards, maintaining a website, communicating with property owners, and managing contracts. A large part of the budget is non-discretionary. That is, the mowing/landscaping contract and utilities



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are approximately 75% of our budget. Non-discretionary spending covers improvements and unexpected expenses. We incurred some unexpected expenses this year when: we repaired the irrigation pump 3 times, replaced 9 sprinkler heads, repaired the gas lamps at the front entrance, and removed 2 dead cherry trees. Improvements are most noticeable in the park: we refreshed wood chips in the playground area, power washed the dock, picnic tables, pavilion floor, and concrete driveway, applied 3 coats of marine urethane to the picnic tables, added rocks around the base of the grills, cleared the remaining lake front, planted a crepe myrtle to replace 1 cherry tree, trimmed up the trees along the driveway, implemented an arborist's recommendations in an effort to save the cherry trees in the park, and built a kayak rack. Other improvements can be seen at the front entrance. We removed flower planting from the landscape contract and volunteers planted more attractive arrangements at a reduced cost and we improved the irrigation. We added electric lighting to better illuminate the community sign and removed the broken parts of the fountain and drained it. The water and decayed leaf matter in the fountain had become a breeding ground for mosquitoes. In addition, volunteers replaced some of the broken rails in the fence along Jordan and beat back the kudzu encroaching on one end of our row of cypress trees. Administratively we automated routine service provider payments and we consolidated all pertinent HOA historical documents into a cloud service at BOX.COM. We initiated a Neighborhood Watch program last Fall.

What can property owners do for the HOA and neighbors? Prompt payment of annual dues and ongoing maintenance of our properties cuts down on the workload for the Board and ACC and keeps our neighborhood looking good. Responsible use of the park and pavilion is expected. Our common property rules are posted on the website and in the park. Volunteer to serve on the Board, ACC, or committee. Do a little extra....for example pick up some litter or pull a few weeds. Lastly, look out for your neighbor. Do not be afraid to call 911 if you see suspicious activity or call the proper service provider if you see a dangerous situation or a malfunction.

Neighborhood social activity has waned. The kayak club has not met this year and there has not been a Burger Night for several months. Neither has there been a neighborhood picnic in the pavilion for close to a year. We should look for opportunities to meet and get to know our neighbors.

Lastly, a big thank you to all the volunteers who serve and donate their time to clean, maintain, and beautify common property and public property in our neighborhood. The practice keeps our neighborhood looking nice, our property values high, and expenses low. Suggestions to improve the neighborhood are encouraged and will be given serious consideration. Your Board and ACC will continue to be good stewards of the homeowners' money and build upon the Carshalton brand. Thank you for your support.

Best Regards,

Rick Wyatt

President, Carshalton By The Bay HOA