



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

## 2017 Annual Report, Nov, 2016 – Oct, 2017

Neighbors,

As one of the areas most sought after communities, Carshalton By The Bay continued to experience growth and transition during the past year. Ideally located between Spartanburg and Greenville, nestled next to Lyman Lake, close to the airport, with attractive housing at a reachable price many visitors see our community as a place where they want to live. During the past twelve months six new house plans were approved and ten properties were sold. Some of the new homes built were the second or third in the community for the owners who choose to stay. Welcome to our new neighbors!

The HOA remains financially sound. We met our annual budget requirements and we project that \$6000+ will go into our reserve fund in 2017. As you know the reserve fund is used for repair and replacement of common property. Thanks to a homeowner fee increase two years ago our reserve fund is on track to meet some upcoming expenses. The community is eleven years old and some of our common property is deteriorating. We anticipate that in the next two to four years the rails on the fence that borders Jordan Road and at both intersections of Carshalton and Reflection will need replacement. In addition, the privacy fence in the park will also need to be replaced during that time period. Both are significant expenses and we think we are financially on track to meet those requirements. However, even a 2% yearly rate of inflation, over ten years, will leave only sufficient funds to cover annual expenses with no money going into reserve. The same 2% yearly inflation will raise costs for repair and replace projects that the reserve is designed to fund. Neighbors, there are only two levers that we can pull to manage a budget – raise fees or reduce costs. If we are to maintain the current level of services, fee increase(s) must be expected in the next ten years.

So what has the HOA done for us lately? After several years of talk and false starts a landscaped path to the dock was completed. The path is at a gradual grade with no steps. This will allow for rolling a canoe or kayak to the dock for launch. We also installed a handrail along the path. With the gentle grade, a handrail, and no steps, access to the dock should be easier for those with physical challenges. This was the number one capital improvement requested by the homeowners and will be paid for by



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a one time special assessment of \$40 in 2018. A community workday scheduled for after the annual homeowners meeting will restore some of the beautiful lake views that could be enjoyed from the park ten years ago. This year we completed a reserve study that analyzed future repair and replacement costs. From the reserve study we developed a twenty year spend plan as an aid to manage our reserve. We replaced our dreary old website with a new, improved website that included relevant HOA documents, a newcomer page, a HOA calendar, maps, links to databases, and recently a security page. A security committee completed its work and implemented low cost improvements which include : a Neighborhood Watch program, signage and a security camera in the park, the street sign at the entrance marked as “no outlet” to cut down on motorists looking for a cut-through, scheduled a community briefing from the sheriff's office, and added a security page to the website. This year has also seen an uptick in social activity with a saturday morning kayak club, a monthly “burger night” at the Southern Growl, community get togethers in the park, and smaller social groups that gather for games, cards, lunch out, and field trips. We hope to continue to foster a sense of community and any other suggestions are welcome.

We have several tools to foster better communications. In addition to the quarterly property owner meetings we have a website, [www.carshaltonbythebay.org](http://www.carshaltonbythebay.org). It is a repository for maps, HOA documents, meeting minutes, annual reports, newcomer informaton, photo gallery, and a calendar of events and pavilion reservatons. It is not only a resource for property owners but also a tool for realtors. Since February it has received over 2,000 visits and is often the first impression of our neighborhood for prospective buyers. We all lead busy lives. The website is a “pull” technology where the consumer has to actively go out and check for new information. We also use several “push” technologies where information is directly delivered to you. The US Postal service will continue to be used for official communication, that is, fee invoices and violation letters. The USPS is slow, labor intensive, and expensive to use. Email is a good tool to quickly broadcast information but not the best method for discussion. Carshalton By the Bay private Facebook group is ideal for information dissemination, multi-party discussion, and polling. Membership to the group is limited to Carshalton property owners and what is posted there can be seen only by its members. What is said in Carshalton By The Bay stays in Carshalton By the Bay. To stay in the communication loop we urge you to provide your email to [secretary@carshaltonbythebay.org](mailto:secretary@carshaltonbythebay.org) and join the Carshalton By The Bay FB group.



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Our HOA is self-managed. The Board hires contractors, manages contractor work, collects fees, pays the bills and does the everyday things to “keep the lights on”. During the past year the ACC reviewed six house plans, ten homeowner projects, and issued eight notices on code violations, not to mention the continual monitoring of construction. Volunteers do some of the work that normally would be outsourced to contractors. There is no financial compensation and at times it is a heavy load. To pay a property management company to perform those same functions would require a yearly fee increase of \$160 per property. Thank you to all past and present residents who have donated their time and skills to make Carshalton By The Bay a nice place to live.

Although we are registered as a non-profit small business we operate as a mini-government. The Board makes laws (covenants, bylaws, architecture standards) and collects taxes (property owner fees). The ACC enforces the standards. The job sometimes ruffles feathers but it is what keeps our community a place where people want to live. I recently attended a lecture whose speaker compared the culture of the 1950's and 1960's to the culture of 1970's and later. The earlier culture trusted their government, their institutions, and their neighbors. But things changed and cynicism crept into today's culture. A recent poll showed that on a national average less than 20% of us trust our neighbors. I hope you know that the Board and the ACC will do the best we can and strive to earn your trust through our actions. We promise to be a good steward of your homeowners fees, add value in the things we do, conduct our business in a transparent manner, solicit property owner input for major decisions, and communicate in an open way.

Best regards, *Rick Wyatt*  
HOA President