



The Ledgestone Ledger

A GREEN PUBLICATION OF STONECREST
VILLAS OF TEGA CAY

JANUARY 2021

A HAPPY NEW YEAR TO ALL!

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CLUBHOUSE COVID-19 PRECAUTIONS INFORMATION

The clubhouse is open to residents only, 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 are required 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.



Jupiter (left) and
Saturn (right)
December 2020
Great
Conjunction
(photo from
CNN)

BOARD MINUTES
December 7, 2020

Attendees: Alan Arthur, Donna Bongard, Debbie Walters, Bethany Totherow

New Issues:

- Reviewed questions and prepared responses to questions received regarding 2021 budget and finalized details of the virtual meeting scheduled Tuesday, 12/8, at 6pm. Very few questions were received, and most were regarding details of the Reserve Fund requirements and details. A very brief summary of the Reserve Fund details was put together to be shared with those who had/have specific questions and want to see more details.

Email Approvals:

- \$248.53 to repair door frame at Unit #715 (estimate had been \$150)
- \$150 to remove satellite dish and repair shingles for Unit #830, to be reimbursed by owner

Issues Pending:

- Bethany will forward a copy of Roof leak inspection for unit #814 to Carolina Custom Maintenance. Roof leak inspection for Unit #814 was completed and work was recommended.
- Caulk/paint issue at Unit #770 was reviewed by CCM, with a responding quote of \$150 to paint the entire wall. Bethany to contact CCM for further discussion.
- Changes to Rules and Regulations have been approved by all Board members, and document has been submitted to Henderson for filing with the state of SC. Will be distributed to the residents/owners mid-December for an effective date of January 1, 2021.
- CCM has not yet submitted an estimate for repair of our entrance sign. Bethany will contact Jim about obtaining other quotes.
- 911 Light Switch – need to get details from resident to share with others. Alan to follow up.

Henderson Report:

- Year-to-date we are \$12,396.18 higher expenses than income – the primary drivers continue to be landscape/mulch, maintenance/repair costs, and Tega Cay city utilities
- One delinquency remains at this time for \$6,088 and has been filed for recovery through the estate. Unit #780 us now in bank foreclosure.

Community Budget Meeting: Tuesday, December 8th at 6:00pm.

Next Board Meeting: Tuesday, January 19th at 9:00am.

Submitted by Debbie Walters

Stonecrest Villas 2021 Budget Ratification Meeting Minutes

December 8, 2020

Meeting was held virtually via GoToMeeting tool. All Board members were present in the Clubhouse, as well as Bethany Totherow from Henderson Properties. The meeting began at 6:00pm, with Henderson Properties facilitating and coordinating the technology and voting, and Alan Arthur, HOA Board President presenting the budget and details. 40 participants attended the meeting via computer video conference and/or telephone.

Budget for 2021 was proposed at a total of \$361,152, of which \$108,000 was allocated for Reserve Fund contributions. This budget is an increase of 9.9% over the 2020 budget and requires an increase of 10% of HOA dues over what has been paid in 2020.

Alan Arthur reviewed the following primary areas of increase and discussed the details and reasons for those increases:

<u>Budget/Expense Category</u>	<u>2020 Budget</u>	<u>2021 Budget</u>	<u>% Increase</u>
Building Maintenance and Repairs	\$10,300	\$16,800	63%
Landscape	\$68,160	\$75,275	10.4%
Insurance	\$41,000	\$48,100	17.3%
Utilities	\$54,922	\$68,593	24.9%

Based on this budget, monthly HOA dues will need to increase as follows:

<u>Unit Type</u>	<u>2020 Dues</u>	<u>2021 Dues</u>
Villa	\$285	\$314
Abbey/Chateau	\$301	\$331
Canterbury	\$333	\$366

After questions/answers and some discussion, voting was held person by person with those attending the call, and the 2021 budget and associated increases in HOA dues was passed unanimously.

Submitted by Debbie Walters

IMPORTANT EMAILS FROM THE BOARD

During the month of December, there were a few emails sent out on behalf of the board, and we reiterate for a reminder:

December 12, 2020: I would like to thank everyone who attended our virtual Budget Meeting on Tuesday evening; we voted to accept the proposed increase in our monthly fees, recognizing its unfortunate necessity. This means that as of January 1 you will have to pay more and if you pay by automatic draft you will have to change the amount taken from your account; if you arranged for the Union Bank withdrawal system imposed by Henderson Properties but cannot remember how to access it, please contact Bethany Totherow (Bethany.totherow@hendersonproperties.com or 704-535-1122, ext. 208) for instructions. The new monthly rates are: Canterbury units, \$366.00, Abbey, Chateau and Windsor units, \$331.00 and Villa units, \$314.00.

Alan Arthur, Stonecrest Board President

December 15, 2020: Here are some changes to our rules and regulations as indicated on the website in our Rules and Regulations effective 1/1/21.

- The process for having your monthly HOA dues has changed with our management company, and details for the new process are shown on page 3.
- The rules for bird feeders have been simplified - only seeded bird feeders are now prohibited, and the limit of two has been eliminated (page 11).
- The rules for in-ground lights have been modified to allow up to 2 uplights per unit and to no longer require an ARC (page 11).

The required filing for these changes with the state of SC is being handled by Henderson Properties, again with an effective date of **January 1, 2021**. This document has also been loaded onto our website - mysvtc.org - under the tab titled "Owner's Manual", on the left side under "Governance Documents", next to the last item labeled "Rules and Regulations effective 1/1/21".

Alan Arthur, Stonecrest Board President

COMMUNICATIONS COMMITTEE
December 17, 2020

In attendance were Betty McCarty, Mary Rhodes, Susan Buckley, Barbara Hipwell and our Board Rep, Debbie Walters.

The meeting was called to order at 9:00 a.m. Out of town dates were discussed and noted. Debbie may be out of town Jan 16 to 17th.

Future Ledgers: January – Mary, February - Sue, March – Betty.

Barbara sent out an e-mail On November 19th to all committee chairpersons and their secretaries regarding proper procedure to send e-mails to the Communication Committee. A discussion was had on various items that should be put in the January Ledger.

The next Communications Committee meeting is scheduled for Thursday, January 21st at 9:00 a.m. The meeting was adjourned at 9:15 a.m.

Submitted by Barbara Hipwell

LANDSCAPE COMMITTEE

No meeting in December.

CLUBHOUSE/POOL COMMITTEE

No meeting in December.

SOCIAL COMMITTEE

No meeting in December. Next meeting to be decided.

UPCOMING JANUARY STONECREST VILLAS EVENTS

**Men's 1st Breakfast, Wednesday, January 13, 9:00 a.m.
Fort Mill Family Restaurant, 1358 Highway 160 East**

**Men's 2nd Breakfast, Friday, January 29, 9:00 a.m.
Fort Mill Family Restaurant, 1358 Highway 160 East**



SOCIAL EVENTS AT STONECREST VILLAS

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.**

CANASTA (10 residents only allowed and no guests)	Every Thursday, 1:00 PM
COUPLES CANASTA (10 residents only allowed and no guests)	Every Friday Night: 7:00 PM 2 women/2 men or 2 of each
DINNER CLUB	1ST Tuesday, 5:00 or 5:30 PM Different Restaurants
GAME DAY (10 residents only allowed and no guests)	Wednesday, 1:00 PM
LADIES LUNCHEON	2nd Tuesday or Wednesday monthly At 11:30 AM, Various Restaurants
MAH JONGG (10 residents only allowed and no guests)	Every Monday, 1:00 PM
MEN'S BREAKFAST	2nd Wednesday, 9:00 AM, Fort Mill Family Restaurant
MEN'S BREAKFAST	Last Friday, 9:00 AM, Fort Mill Family Restaurant
POKER (10 residents only and no guests)	Every Thursday, 7:00 PM

COMMUNITY INFORMATION

Ambulance or Fire Truck - 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 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 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 or Natalie Lawson at tegay.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 or Sue Buckley at 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
- **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 COURTESY 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.

EITHER OR, BUT ONLY (1)



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. Submit the completed ARC form and other required items to Ginny Arthur (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.

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.**

**WHEELCHAIR AVAILABLE FOR USE IN CLUBHOUSE
CALL BOB MCCARTHY, CHAIRMAN/CLUBHOUSE
COMMITTEE – 803/517-2014**

PLEASE TAKE NOTE – PERMANENT RULES/FORMS CONT'D

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

1. 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**.
2. 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.
3. 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 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
Phone: 704.535.1122 x 208 | Fax: 704-569-9669**

“MAINTENANCE ISSUES”

Any Issues Within The Community Or Your Unit

To ensure promptest attention, contact all the following:

Alan Arthur, mysvtcpres@gmail.com - 803-802-9981

Donna Bongard, nonab4ccr@comporium.net - 803-242-9537

Debbie Walters, deb.walters2@gmail.com - 704-287-8995

Jim O’Connell, joconnell724@gmail.com - 914-523-7176

**Bethany Totherow, Bethany.Totherow@hendersonproperties.com
704-535-1122-Ext:-208**

LANDSCAPE ISSUES

**Email the board, Bethany, and Paul Shisler - pcsshorthy@yahoo.com or
803/818-1943.**

“YOU MAY WANT TO PRINT THIS PAGE AS A “REFERENCE GUIDE”

STONECREST VILLAS WEBSITE:

**For all up-to-date information on regulations and bylaws, please see:
Stonecrest Villa’s website: 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