



The Ledgestone Ledger

A GREEN PUBLICATION OF STONECREST
VILLAS OF TEGA CAY

MAY, 2019



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Volume 13 – Issue 5

BOARD MEETING

April 16, 2019

The meeting was called to order at 9:00 a.m.

Attendees: Alan Arthur, Donna Bongard, Don Taylor, Bethany Totherow

Property Manager's Report:

- Read, reviewed, and approved.
- We are performing well to budget.
- One outstanding fine due to violation will be addressed with Unit owner by Alan Authur.
- Three (3) property maintenance invoices totaling \$1513.65 was paid.
- There were no violations sent in March.

Board:

- Approved rules for renting Club House.
- Authorized Bethany to send maintenance request for Unit 766 caulking and window issue.
- Approved temporarily giving the Landscape Committee spending authority of projects costing up to \$300.
- Approved taking action against to eliminate the Tent caterpillars.
- Began discussion of actions to take concerning the pergolas.
- Sent a maintenance request to address rain water getting into Unit 824.
- Discussed changing the number and terms of HOA Board members.
- Approved request to repair door leading from Club House to pool area.
- Approved several requests from Club House/Pool Committee.
- Discussed pressure washing sidewalks and patios. Best estimate so far is \$175/unit. No decision made.

Email Approvals:

- Table for pool area.
- Unit 850 window arch issue (second one here).
- Repair of storm door at Unit 864.
- Unit 784 Drainage and pop-up drain issue.

Issues Pending:

- Unit 868 floor – waiting for estimate from contractor for repairs.
- New CDs – waiting for suggestions from Controller at Henderson Properties.
- Pressure washing.
- Several maintenance issues in queue.

Next meeting scheduled for Tuesday, May 21st at 9:00 a.m.

Meeting was adjourned at 10:30 a.m.

Submitted by Don Taylor

NEW STONECREST BOARD BIOGRAPHIES

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

I was born and raised in Calgary, Alberta and after graduate work at Emory University in Atlanta, spent my entire working life as a history professor in St. Catharines, Ontario, just west of Niagara Falls. On retirement, my wife, Ginny, and I moved to Mount Pleasant, SC, where we lived for fifteen years, before moving to Stonecrest to be closer to our daughter in 2016. In Mount Pleasant, I was president of our condo board and chief litigant in a long-lived suit against a supervening association to which we paid excessive dues. When no one seemed willing to replace the Stonecrest board earlier this year, I decided that, despite misgivings, I should put my name forward in order to ensure that our management company did not take direct control over the community. We have four children, nine grandchildren and two great-grandchildren, in Tega Cay, Winston-Salem, Cincinnati and Wolfville, Nova Scotia.

Donna Bongard, Treasurer, nonab4jccr@comporium.net, 803-242-9537

I have lived in Stonecrest for 2.5 years. I have previously been on 3 other HOA Boards and numerous committees over the past 20+ years, serving as Financial Chair, Social Chair, President, Board member at large, and a member of the committee responsible for building a clubhouse. I owned and operated my own business for 20 years; in the middle for 5 years with 2 locations. I was married for almost 50 years; my husband Larry passed away last March. I have two children and four grandsons, 5 step-grandkids and 4 step-great-grandkids. Originally from Michigan, I have lived in N & S Carolina for 33 years.

Don Taylor, Secretary, taylordonald131@gmail.com, 704-616-6317

I was born in Tuskegee, NC but to my knowledge never lived there. I grew up in Oak Ridge, TN a city built by the U.S. Government as part of the infamous "Manhattan Project". It was here that, while in high school, I met the girl I later married and we have been together for sixty-one (61) years. Our family now has two children, four grandchildren and two great grandchildren. I attended two colleges in Tennessee and three in North Carolina studying Mechanical Engineering, Business Management, and Adult Learning in graduate school. My entire working career was in the chemical field; seven years in chemical research and development and thirty-seven (37) years in chemical manufacturing. My wife and I have lived in Stonecrest Villas for one year which is my only experience with an HOA.

To ensure promptest attention, if you have any maintenance problems email all three board members and Bethany Totherow (Bethany.totherow@hendersonproperties.com) as well as Jim O'Connell (joconnell724@gmail.com). For landscape issues, email the board, Bethany, and Caroline McCarthy (carolinm69@gmail.com). For all other problems, email all three board members as well as Bethany.

SOCIAL COMMITTEE

April 22, 2019

The meeting was called to order at 11:05 a.m.

Attendees: Natalie Lawson, Mary Clair, Louise Wolfe, Bonnie Sheehan, Jean Griffo, Betty McCarty, and Donna Bongard, Board representative

- Care and concern cards sent: 2

OLD BUSINESS:

- The March ladies luncheon met at noon March 19 in the clubhouse. Tega Cay Deli catered the luncheon which was enjoyed by about 36 ladies. The food was delicious and the clubhouse was decorated for spring. Thanks to those who helped make this luncheon special. Suggested to use Peach Stand sometime in the future.
- Dinner Club was April 2 at Trios Restaurant in South Charlotte. Eighteen residents came. Service and food excellent.
- The April ladies luncheon April 16 was held at Flipside in Rock Hill. Nine ladies attended. Service and food excellent.

NEW BUSINESS AND FUTURE EVENTS:

- The May cookout will be on May 10 at 6:00 p.m. at the clubhouse. The board has agreed to fund cost for the picnic. In the past we have asked residents for their choice of a hamburger or hot dog or combination of both, 2 per person. Ice cream bars will be dessert. Doreen has volunteered to shop for event and take RSVP's. Betty will make homemade chili for hotdogs.
- The May dinner club will be on Tuesday, May 14 at Firebirds Restaurant, 3920 Sharon Road, Charlotte at 5:00 p.m. with a limit of 20 people. Natalie will coordinate. RSVP due by May 11, Saturday.
- The May ladies luncheon will be at Brixx Restaurant on Tuesday, May 21, which is located at 9820 Rea Road, Suite F, in the Blakeney Shopping Center in Charlotte. We will not have a reservation but arrive early in order to be served quickly. We will depart from clubhouse at 10:30 for lunch and then afternoon shopping. Bonnie will coordinate and take RSVPS.
- The June ladies luncheon will be at the White Horse Restaurant, 300 Technology Ctr. Way, Suite 203, Rock Hill on June 18 at 11:30 a.m. Mary will coordinate. RSVP by June 15.
- The June dinner club will meet at the Improper Pig, 204 Main Street, Fort Mill, at 5:00 p.m. on June 4. Betty will coordinate. RSVP's due by June 1.
- The July ladies luncheon will meet at First Watch at 11:30 a.m. on July 10. Jane will coordinate. RSVP by July 7.
- We will have an ice cream social in the clubhouse on July 5 (cookies also) at 7:00 p.m. Betty will coordinate. RSVP by July 3.
- The July dinner club will meet at the Tega Cay Shore Club on July 15 at 5:30 p.m. Louise will coordinate. RSVP's due by July 12.
- On August 17 we will have an Italian potluck dinner in the clubhouse at 6:00 p.m. Addition information to follow.

SOCIAL COMMITTEE

April 22, 2019

- It was decided that for future luncheons/dinners in the clubhouse, we would arrange all tables separately (if possible) in order to more effectively get-into and out-of the tables and communicate with friends better.
- Our coffee hour meet-and-greet will be in September in the clubhouse.
- A potluck dinner will be held in the clubhouse during October and again at our Christmas party in December.
- It was suggested that we obtain information about a tour of Charlotte, which lasts 2 hours and cost \$30, and is available Monday through Saturday each week. The pickup is located at the Hilton, 222 E. 3rd Street. Also suggested was the idea of taking the light-rail to and from Charlotte. The light-rail makes a stop at 305 E. 3rd.
- Another idea discussed was a ladies luncheon uptown (to be decided) and a dinner club (at Bentley's on 27 or to be decided) in Charlotte, again using the light-rail to and from Charlotte.

The next social committee meeting will be Monday, May 20 at 11:00 a.m.

The meeting was adjourned at 12:50 p.m.

Submitted by Betty McCarty

COMMUNICATION COMMITTEE

April 23, 2019

Meeting was called to order at 9:00 a.m.

Attendees: Betty McCarty, Mary Ann Cotter, Susan Buckley, Barbara Hipwell

New Business:

- Upcoming out of town dates were discussed and updated.
- New Neighbors: Welcome Package, latest Ledger, club house code, and discussion of different rules and activities within the community.
- Betty will e-mail new neighbors the latest Ledger and the latest Residential Listing from now on.
- Future Ledgers:
 - Mary Ann – June
 - Betty – July & September
 - Sue - August
- Reviewed and discussed many items and changes for May Ledger.

Date of our next meeting will be Wednesday May 22nd at 9:00 a.m.

The meeting was adjourned at 10:05 a.m.

Submitted by Barbara Hipwell

POOL/CLUBHOUSE COMMITTEE

April 15, 2019

The meeting began at 10:01 a.m.

Attendees: Doreen and Jim O'Connell, Bob McCarthy, Craig Allwes, Marc Ward, Alan Arthur, Board Rep.

Old Business:

- Request permission from the Board to replace the Exercise Room door lock when needed, as an emergency repair.
- The Clubhouse TV was serviced and we are waiting on the bill.

New Business:

- Introduced Alan Arthur as the new Board Rep.
- Will have Roger check the bathroom doors to see if weather-stripping can be added or if the doors need to be replaced. He will report back to us.
- Pool opening is May 1st, so we have put out the umbrellas with bases, hose reel and clock.
- Please make sure the traveling keys are passed on each month.
- Three fire extinguishers have to be serviced and CO2 detector replaced.
- We will clean the Clubhouse windows at the end of May, a flyer will be sent out. Coffee and donuts will be served.
- Jim O'Connell nominated Bob McCarthy as Pool chairperson, seconded by Craig Allwes. Thanks for accepting, Bob.

Next meeting as needed.

Adjourned at 10:39 a.m.

Submitted by: Doreen O'Connell

LANDSCAPE MEETING

April 24, 2019

The meeting began at 10:02 am.

Attendees: Ginny Arthur, Jeff Chapman, Dianne Grant, Caroline McCarthy, Paul Shisler, Ron Spezia, and Shamrock representatives Jeff Murgas and Chris Anastasio.

Announcements:

- **Dianne Grant**, after 9 years of service, is resigning from the Landscape Committee. When you see Dianne please thank her for her long-time service to the community.
- **Caroline McCarthy** is stepping down as Chairperson of the Landscape Committee at the end of May due to her new unpredictable schedule. However, she has decided to remain on the committee to help with plant identification and replacement as well as construction contact for the lot next door.
- **Paul Shisler** volunteered to be the new Chairperson and will take over in June.
- **Ginny Arthur** volunteered to take over the ARC review and processing effective immediately. Please say a special thank you to them for stepping up and taking on more responsibilities.
- **Volunteers** - Committee would like to have 2 more volunteers.

Old Business:

- **April services** - Mowing, completed trimming of Crepe Myrtles and Cherry tree at 817. Will continue working on removing excess leaves behind A/C units and other areas. A distressed tree in the park will be monitored for possible replacement.
- **Irrigation** start-up and testing this week or next week depending upon the weather. A valve will need to be replaced near unit 767 due to tree roots damage.
- **Summer flowers** installed within the next 2 weeks. Petunia's at the entrance and Zinnia's and Coleus at the clubhouse.
- **Tent Caterpillar Spraying** is done by Shamrock as found. Please notify landscape member if more are found.
- **Arborvitae** at unit 860 trimmed of dead branches and is expected to regrow a new branch.
- **Drainage** - High spot was dug out to allow water to drain into existing drain.

New Business:

- **Bermuda seeding** at the end of the month and seed germination will take some time.
- **Trim** Ligustrum bushes after full flush to prevent excess growth.
- **Quarterly maintenance** behind wall will be done within the next 2 weeks.
- **Four ARC Requests** reviewed and submitted to the board for units 730, 848, 860, 870.
- **Area reports** – Provided Shamrock with reports from members that need attention.
- **Construction** - No complaints received about construction activities on lot next door.
- **Drainage** – Drain at back of bldg. 17 needs to be cleaned out and unplugged. Issues at 844 & 794, requested quote from Shamrock to mitigate.
- **Board Requests & Information:**
 - Approval to get quotes to refresh the Mulch in July or August.
 - Approval to get quote(s) from Heartwood Trees to examine and make recommendations regarding treatment of Maple trees that have many dead branches.
 - Shamrock does no spraying of hard surfaces.

Meeting was adjourned at 10:05. The next meeting will be held on **Wednesday, May 15 at 10 AM.**

Submitted by Caroline McCarthy

LEDGESTONE LEDGER AND MONTHLY SOCIAL EVENTS
POSTED ON BULLETIN BOARD IN CLUBHOUSE

UPCOMING MAY STONECREST VILLAS EVENTS

May Dinner Club, Tuesday, May 14th, 5:00 p.m.
Firebirds, 3920 Sharon Road, Charlotte,

Men's 1st Breakfast, Wednesday, May 8th, 9:00 a.m.
Fort Mill Family Restaurant, 1358 Highway 160 East

Ladies Luncheon, Tuesday, May 21st at 11:30 a.m.
Brixx, 9820 Rea Road, Suite F – Blakeney Shopping Center, Charlotte

Men's 2nd Breakfast, Friday, May 24th, 9:00 a.m.
Gridiron Restaurant, 13105 S. Tryon Street, Charlotte

May Cookout, Friday, May 10th,
At the Clubhouse, 6:00 p.m.



SOCIAL EVENTS AT STONECREST VILLAS

Guests are 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	Every Thursday, 1:00 PM
COUPLES CANASTA or GAME NIGHT	Every Friday Night: 7:00 PM Can be two women, two men or a man and a woman
DINNER CLUB	1ST Tuesday, 5:00 or 5:30 PM Different Restaurants
GAME DAY	Wednesday, 1:00 PM
LADIES BRUNCH OR LUNCHEON	Monthly on 2nd Wednesday of every month Approximately 11:30 AM, Various Restaurants
MAH JONGG	Every Monday, 1:00 PM
MEN'S BREAKFAST	2nd Wednesday, 9:00 AM, Fort Mill Fort Mill Family Restaurant 4th Friday, 9:00 AM, Charlotte Gridiron Restaurant, in Rivergate
POKER	Every Thursday, 7:00 PM

COMMUNITY INFORMATION

Ambulance or Fire Truck - Every second counts. An advance person to stand at the foot of your driveway will aid an emergency vehicle in finding a residence. Also, please 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. **Please keep pets away from lawn areas as their waste will cause browning of the sod.** Pet feces are not to be discarded in the clubhouse trash cans. There have been several complaints about the resulting foul odor.

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

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 doors to the clubhouse are to be locked. Turn lights and fans off in both bathrooms when you leave. **All doors now have a keyless entry (using the current entry code) and may be locked from the inside or outside. To lock the doors from the outside, please push the lock button.** Keep the Clubhouse secure. **If you are using the clubhouse and make popcorn, please discard the 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 refreshments items in the cabinets or in the refrigerator. Do not leave any items on the counter.**

Clubhouse Rentals - Request for rental must be submitted and 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.

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."

COMMUNITY INFORMATION

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.

FYI – Please remember that **ALL** resident’s phone numbers, email addresses, and the security code for the Clubhouse door lock are **CONFIDENTIAL** and should not be given to anyone outside the community.

Residents Listing – If there are any changes to the residents’ listing concerning phone numbers or email addresses, contact **Betty McCarty** at blmc@comporium.net or 803/548-1298.

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 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 or Mary Ann Cotter at mactennis62@hotmail.com. Information will be described within the Ledger, but no pictures will be inserted.

TEGA CAY CITY POLICE DEPARTMENT RECEIVES GRANT FROM AMERISOURCEBERGEN:

The Tega Cay Police Department has resources using a new technology, which – when combined with water – effectively deactivates opioids, These [DisposeRX packets](#) are available at City Hall, the Tega Cay Police Department, and both fire stations. Feel free to pick up your packets to safely and effectively dispose of your medications.

The Tega Cay “Helping Hands” which is part of the Women’s Club will provide transportation 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**.

Television in Clubhouse – Instructions for operation of the television are on the table in front of the television and in the closet.

COMMUNITY INFORMATION



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 are thinking of making 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 Dianne Grant, at diannengeo@comporium.net. 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.

SIGNATURE WASTE – STONECREST VILLAS TRASH REMOVAL

Tuesday is the trash pickup day. Recycling is collected every other Tuesday. You may contact the City of Tega Cay with any questions regarding replacement bins.

- As of March 11, 2019, the following **will be accepted: plastics with necks (mayo, peanut butter, water, milk, ketchup) steel/aluminum cans, pans/foil, mixed paper, chipboard, cardboard, magazines, and office paper** in your Signature Waste recycle receptacles -- **NO food residue, wax coated paper, propane tanks, styrofoam, non-bottle plastics, yogurt/cottage cheese/Chinese soup/dip containers**. Please **keep tops and lids on bottles and plastic**. All of these items should be kept loosely in cart and **NOT** in plastic bags.
- As of June 2018, **glass is no longer accepted** in your recycling bins but is accepted in regular receptacles. It can also be taken to Baxter Recycling Center, 1731 Highway 160 in Fort Mill.

Questions? Check the Garbage and Recycling page or give Signature Waste a call at 803/548-4108.

REVISED GARBAGE AND RECYCLE RULE – EFFECTIVE 7/15/2018

1. Garbage collection regulations require that containers and recycle bins not be set out prior to **2:00** p.m. the day before collection, and the containers must be picked up and put away by **9:00** p.m. the day of collection.
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.

Violation Category	Specific Description	Days To Correct	Day 11 to Day 30	Day 31 & Thereafter	Immediate Fine Per Occurrence
Trash Cans	Trash cans out before 2pm day before collection or after 9:00 pm day of collection	10	\$10.00	\$25	n/a
Trash Cans	Trash Cans left out over night	Immediate	n/a	n/a	\$25.00

PLEASE TAKE NOTE – PERMANENT RULES/FORMS **CONTINUED**

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, 2012 W. Highway 160, Suite 26, Fort Mill, SC 29708: Fax No. 704/569-9669.**

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.

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
2012 W. Highway 160, Suite 26
Fort Mill, SC 29708**

Bethany Totherow, Property Manager – bethany.totherow@hendersonproperties.com

Phone: 704.535.1122 x 208 | Fax: 704-569-9669

POOL RULES (9/2018)

1. The pool is open at 6:30 a.m. and will close at 9:30 p.m.
2. The pool is for the exclusive use of the residents and their guests. Each household is limited to six (6) guests who are not members of their household. An adult resident 21 years of age or older must be in the clubhouse area when the guests or anyone under 16 years of age are using the pool.
3. No running, diving, roughness, excessive splashing, profanity or being intoxicated is allowed in or around the pool area. Be a good neighbor.
4. Drinks and snacks are permitted at the tables. However, no glass bottles or containers are allowed in the pool area. Drinks and snacks are never permitted in the pool. All trash must be put in plastic bags and then deposited in the trash container provided.
5. Portable music devices (small radios, MP3 players, etc.) are permitted for personal use. Consideration of others must be exercised when listening to music.
6. You must shower before entering the pool. When wearing a wet bathing suit, use the exterior doors to the bathrooms. Wet bathing suits are not permitted in the clubhouse.
7. Rings, noodles and flotation devices are permitted.
8. Proper swimming attire is required. No cutoffs or shorts are allowed. "No toddlers or infants unless wearing a swim diaper are allowed in the pool."
9. Animals or pets are not allowed in the pool, pool area or clubhouse.
10. The phone at the pool is direct dial to emergency (911).
11. All persons using the pool and pool facilities do so at their own risk and sole responsibility. There is no lifeguard.
12. Any owner who is delinquent with their association dues may have their pool privileges suspended upon a hearing conducted by the Board of Directors.
13. Smoking is not permitted in the pool area or sidewalks between or adjacent to the club house.
14. No balloons of any type are allowed at the pool.

SPECIAL SUMMERTIME ALERTS

At all times and especially during the summer when there is more usage of the pool and Club House, please exercise more care with the following:

The pool is for residents and guests only. Each household is limited to **six (6) guests** who are not members of their household and the **resident must be in the clubhouse area** when guests are using the pool.

When there is a **thunder storm** in the area, the pool closes and people must leave the pool area until 15 minutes after the storm has passed.

Wet bathing suits are not permitted in the Club House. For access to the bathrooms, use only the exterior bathroom doors. Do **not** go through the Club House.

Lock the exercise room door and all doors to the main room of the Club House.

Turn lights and fans off in both bathrooms when you leave.

Close pool umbrellas, put bungee cords back on and remove all food stuff and wrappers to prevent ants.

Water Aerobics- Jackie Guinn will again be teaching water aerobics in our pool starting May 6 at 9:00 a.m. Monday through Friday each week until September 30.

- The class size will be limited to 9 people due to the size of the pool.
- A fee of \$39 will be charged to each participant to cover Jackie's water certification expense.
- May will concentrate on exercises using noodles.
- June will concentrate on water weights.

If you are interested in participating in the class, please contact Jackie at abguinn1@comporium.net or [803-802-7776](tel:803-802-7776) or [803-230-9731-C](tel:803-230-9731) so she may know to expect you.

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**

LEDGER STAFF

Co-editors – Betty McCarty, Mary Ann Cotter
Barbara Hipwell
Sue Buckley

COMMITTEE CHAIRS

Clubhouse/Pool – Bob McCarthy
Clubhouse Rentals – Doreen O'Connell
Clubhouse Library – Kitty Yagoda
Communications – Co-Chairs
Mary Ann Cotter/Betty McCarty
Landscape – Paul Shistler
Landscape ARCs – Ginny Arthur
Social – Natalie Lawson

Maintenance Coordinator – Jim O'Connell

BOARD

Alan Arthur – President, mysvtcpres@gmail.com (Clubhouse Committee Representative)
Donald Taylor – Secretary (Communications & Landscape Committees Representative)
Donna Bongard – Treasurer (Social Committee Representative)



NEW NEIGHBORS

Unit 860 - Roger and Jan Nickerson