



The Ledgestone Ledger

A G R E E N P U B L I C A T I O N O F S T O N E C R E S T
V I L L A S O F T E G A C A Y

FEBRUARY 2021



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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.



**HEALTH AND
SAFETY**

Board Meeting
January 19, 2021

Attendees (via GoToMeeting call): Alan Arthur, Donna Bongard, Debbie Walters, Bethany Totherow

Henderson Report:

- Full-Year 2020 we are \$12,442.54 higher expenses than income, however the final report from Henderson is not yet reconciled and will be presented at the 2021 annual meeting. The primary drivers, as reported throughout the year, were Tega Cay city utilities, maintenance and repair costs, and landscape/mulch.
- One delinquency remains at this time and has been filed for recovery through the estate. Unit #780 is now in bank foreclosure.

New Issues:

- Confirmed management contract has been automatically renewed for one year, effective 3/1/2021 – 2/28/2022. If decision is made to change the management company for 2022, written notice will need to be provided to Henderson no later than 12/30/2021 (60 days).
- Annual meeting has been scheduled for Tuesday, February 23, 2021, at 6:30 p.m. via virtual GoToMeeting conference call.
 - First notices were mailed out January 21 and received by residents on January 23.
 - Board of Directors (BOD) nomination application must be completed and received by February 3rd by anyone interested/willing to serve on the BOD – there are two positions open to be elected in our February meeting, which will require at least 43 ballots to be completed and returned.
- Communication process from Henderson to Stonecrest Board and all residents was discussed and confirmed. Henderson communicates with Board of Directors, and they communicate with residents.
- Mailing of new coupon books was discussed. Coupon books went to all residents since the direct debit process is now outsourced and Henderson had no way of excluding those from the mailing. Stonecrest BOD will review the billing before it is paid to ensure we are not charged for those excess coupon books.
- Maple trees will be treated again in 2021 as has been done in the past few years.

Board Meeting (continued)

Email Approvals:

- CCM invoice #167 - \$262.50, \$112.50 for unit #790 roof repair, and \$150.00 for satellite dish removal and shingles repair for unit #856 (to be billed to owner)
- CCM invoice #118 - \$225.00, \$75 each for roof inspections #826 and #840 and sealed areas of arch window #817
- CCM invoice #180 - \$150.00, repair of fascia trim and gutter #715
- CCM invoice #186 - \$225, seal leaking seams in gutters #715 and #868
- Petty cash request for new batteries for flagpole - \$9.99 + tax to Jim O'Connell

Issues Pending:

- Unit #770 – CCM will repaint the wall due to poor repair work. We will provide the color code and CCM will paint.
- Schedule/estimate of repair to our entrance sign – CCM has not replied with a quote, so Bethany will secure two alternative quotes for BOD to consider in next month's meeting.
- Special task force is beginning to look at options for our management company – list was provided by that group with concerns about current service levels, which Alan will forward to Bethany for Henderson's review and response.

Next Board Meeting: Tuesday, February 16th at 9:00 a.m.

Annual Community-Wide Meeting: Tuesday, February 23rd at 6:30 p.m., virtual via GoToMeeting

Submitted by Debbie Walters

CLUBHOUSE/POOL COMMITTEE **January 4, 2021**

The Meeting was called to order at 10:59 a.m.

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

New Business:

- Discussion of non-resident in the Clubhouse. It was concluded that Alan Arthur will talk to an organizer of the group which has let a non-resident join them in the Clubhouse. The Community will be notified that violation of the rules will be sanctioned.
- A reminder will be sent asking residents to lock doors, turn off any lights that were turned on and shut off fans and TV upon leaving the Clubhouse.
- Re-lettering the 911 phone box was discussed.
- Marc Ward handed out the 2021 Clubhouse Duty schedule.

Meeting adjourned at 11:34 a.m. Next meeting will be scheduled as needed.

COMMUNICATIONS COMMITTEE

JANUARY 21 2021

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

Attendees: Susan Buckley, Barbara Hipwell, Mary Rhodes and Debbie Walters, Board Representative

- Upcoming out of town dates were discussed and noted.
- February Ledger updates were discussed. There will be no minutes from the Social and Landscape Committees, there will be minutes from the Clubhouse/Pool Committee and the January Board meeting.
- Future Ledgers:
 - Sue – February
 - Betty – March
 - Mary – April

New Business:

- Reviewed procedures for submitting minutes:
 - Minutes from each committee are to be sent to the various members of that committee for review and possible changes. After all necessary changes have been made, the minutes are to be redistributed to all members of the committee.
 - Final approval should come from the board rep for that particular committee. When the final approval is made, minutes should then be forwarded to the Communications Committee to be put into the monthly ledger.
 - The completed Ledger is then forwarded to the Board President for approval before sending out to all the residents
- There are still 2 residents who do not have e-mail capabilities, the Smiths and the Moreschis. Barbara gives the Smiths all pertinent e-mails and Alan Arthur has volunteered to give the Moreschis all pertinent e-mails going forward.
- **REMINDER:** When exiting the clubhouse, be sure all doors are locked, and that the TV, fans and lights have been turned off. Also, the clubhouse is for the use of residents **only** and only 10 at any one time.

The February meeting will be held Thursday, February 18th at 9:00 a.m. The meeting was adjourned at 9:30 a.m.

Submitted by Barbara Hipwell

LANDSCAPE COMMITTEE

No meeting in January. Next meeting scheduled for March 3, 2021.

SOCIAL COMMITTEE

No meeting in January. Next meeting to be decided.

UPCOMING FEBRUARY STONECREST VILLAS EVENTS

**Men's 1st Breakfast, Wednesday, February 10, 9:00 a.m.
Fort Mill Family Restaurant, 1358 Highway 160 East**

**Men's 2nd Breakfast, Friday, February 26, 9:00 a.m.
Fort Mill Family Restaurant, 1358 Highway 160 East**



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