

**Minutes from Carshalton by the Bay Homeowners' Property Meeting**  
**5/21/2022 10:00AM**

Saturday, May 21, 2022, the Board held its second quarter HOA meeting at the Carshalton pavilion to discuss community issues, ACC update, and treasurer update. Board Members are President Clay Addison, Treasurer Dan Miller, Secretary Sheila Spagnolo, Member at Large Josh Meeks.

**Reports of Directors:**

**Opening comments from Board President Clay Addison:**

- Welcomed everyone and recognized new residents.
- President has keys to Pavilion if anyone needs them
- **RV Park**

100ft to the right of Carshalton subdivision entrance, someone, is planning a 50-70 site RV park. The following is background information given by the Spartanburg County Planning Commission:

John Marten is proposing to establish a new RV Park on Jordan Road, near Lyman. The proposed development includes 38 recreational vehicle (RV) sites compliant with the Unified Land Management Ordinance requirement as specified in Section 3.13, Camps and Recreational Vehicle Parks. The subject site currently occupies a single 18.80 acre property. The applicant proposes to subdivide an 8.31 acre parcel for a personal residence, while all proposed RV sites will be located within the remaining 10.43 acre parcel. No new roads will be created and individual RV sites will be accessed by gravel-paved, privately maintained drives. Wastewater disposal will be accomplished by an onsite septic system.

Simply put

The RV Park now has a name. It's Marten's Park. Preliminary sit plan was approved 4/5/22

They are planning to subdivide the 18.8 acres into two properties.

The RV park will be on 10.43 acres and the remaining property will be a single family residence.

The RV park will have 38 spaces.

They have a conditional site approval which is contingent upon receiving approvals from Spartanburg County Engineering and Stormwater, Spartanburg County GIS and

Addressing, Spartanburg County Building Codes (fire hydrant location), Startex-Jackson-Wellford-Duncan Water District (water), SCDHEC (Septic system permit), SCDOT (encroachment permit) and Spartanburg County Planning & Development (submittal of a landscape plan and a plat subdividing the subject parcels or parts thereof). There is no zoning in Spartanburg County so this RV could be placed on this 18.8 acre property.

It appears they are about 50% through the approval process.

I believe our next step is to get this information out to the surrounding neighborhoods. We need someone who knows how the county approval process works and what steps we need to take to voice our opposition to this RV park. We can send a letter to Joan Holiday, Planning Director expressing our concerns.

Also County Contact Jeff DeWitt, Senior Planner for the county. His number is 864-598-7060 and his email is [jdewitt@spartanburgcounty.org](mailto:jdewitt@spartanburgcounty.org). Please send Jeff an email and request to be put on the list to be notified of any County meetings concerning this RV park.

A sign will be posted on the property showing the meeting notices, be on the look out.

Please consider spearheading the effort to keep this from happening.

- Update on the spillway repairs /lake level. Lake level is down because of damage to the spill way. Possible completion will be June. Lake water has started to come back up. Good sources for finding out about lake situation or events is Lyman Lake SC Facebook. Also there is a gentleman on the lake named Brian English who distributes information via emails. Any residents who wish to be on his list should email him at [brianlymanlake@gmail.com](mailto:brianlymanlake@gmail.com). Brian English has a list of people who live on the lake and if you want to be on his list let him know.
- Lake Lyman email list to notify residents of events on the lake (fireworks, concerts, Christmas flotilla) [brianlymanlake@gmail.com](mailto:brianlymanlake@gmail.com)
- Reserving Pavilion. If you need to reserve the pavilion for an event go to the website [Carshaltonbythebay.org](http://Carshaltonbythebay.org) The Carshalton by the Bay web tech, Jonna Pantelis, will put the date on the calendar. The HOA is encouraging anyone who reserves the Pavilion to be careful and stay off lot 30 where construction is taking place.
- Irrigation pump at the dock has been primed. Todd Varnadore maintains the park irrigation.
- Vacant lot grass cutting began May 22.

- Holiday display of fire works on the lake-Expect Brian will notify people through his list. Not sure where to go to view fireworks, maybe the dock at the Pavilion.
- **Ten Year Spend Project**  
Clay passed out copies of a Carshalton Reserve Spend Plan that expands over a ten year period. The Park privacy fence has been replaced. The dock ladder is not a priority. Need to do some pavilion landscaping in the fall. A highly expensive item under the year 2027 is the berm on Jordan Road. After a storm blew over several cedar trees along Jordan Road, the Board took notice of the trees condition and lifespan. Several trees are dead or dying. So the Board is anticipating options to fill the space along the berm. An investigative committee was formed to assess the tree condition. The trees are not on the HOA property and thus any work such as planting new trees or cutting trees would require property owners along Jordan Road to give the HOA's contractor the right to use the land for the purpose of performing the work. HOA attorney said we need an easement to do anything with the trees such as cutting or doing any work. The investigative committee has not given an update on the trees along Jordan Road. The decision to raise dues has not been determined. At this time, dead trees will be cut and not replaced.

#### **Financial Update from Board Treasurer Dan Miller:**

- Dan distributed paper copies of the income statement and budgetary schedule and quickly went over the revenues and expenses. Our total revenue produced by yearly HOA dues is \$46,280.00.
- HOA contractor, Wayne Amaker, started mowing May 22. Lot mowing is not a revenue or profit item. The Board contracts to have the grass cut on empty lots and the treasurer bills the lot owner. Invoices were mailed in May.

#### **ACC Report (Architectural Control Committee)**

##### **Update from ACC on building and improvements**

- House plans for 357 Reflection Drive have been approved.
- House plans for 181 Carshalton have not been submitted.

Architectural Control Committee members: George Goetz, Kurt Servies, Jackson Pernell, Eric Dellinger, Tony Spagnolo

#### **General Business:**

Nominations for 2023

HOA Board nominations for the October annual meeting are taken every year by the members. HOA members can nominate someone or can nominate themselves. If nominating someone,

please make sure that person is willing to volunteer their time. Nominees must be in good standing with the Association and ACC. Filled positions are a one year term with new elections taking place at the Annual meeting each year. The current serving VP has resigned and the Board will need to fill the position for 2023. Nominations should be submitted by September 15, 2022 to the secretary at [spagnolos@charter.net](mailto:spagnolos@charter.net). Nominations can also be written in on the 2023 ballot at the Annual meeting. The ACC (Architectural Control Committee) members are nominated by the HOA Board of Directors and voted on at the Annual October meeting.

### **Deferred Maintenance:**

The pavilion fence has been replaced. It was showing signs of deterioration and needed to be replaced. Total cost was \$17,934.00. When the fence dries, possibly stain the fence. There are some trees on the other side of the fence that should be cut before they get big enough to fall on the fence. Need volunteers to help with this project.

The following was not discussed in this meeting but it is helpful information:

If you see one of the street lights dark/out, please log onto Duke Energy and register the outage.

Go to- <https://www.duke-energy.com/customer-service/request-light-repair>

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 11:30AM.

Respectfully Submitted by

Sheila Spagnolo

Secretary of Carshalton by the Bay Homeowners Association

The neighborhood website: [Carshaltonbythebay.org](http://Carshaltonbythebay.org)