



## Lost Plantation Homeowners Association Newsletter

January 15, 2009



Welcome to 2009!



ARC/Covenant Enforcement



We are looking forward to another productive year within the HOA. We would like to welcome the new members to the board: Sue Dyroff, Jessica Rowan, Doug Beltzner, Colin Carter, and Jerry King. And welcome back to Jeff Hames and Don Walker!



Greetings from Your New



Secretary

I like to consider myself a "new-be". It has only been a little over six months since my family and I moved to Lost Plantation. While we were originally from West Virginia, my husband and I relocated to Georgia by way of Oklahoma. Since our move to Georgia, I started working from home in order to spend more time with our three sons.

Like many of you, my husband and I were attracted to the superb amenities that this neighborhood has to offer. As well as the amenities, we also liked the warm sense of community and the security that a neighborhood like ours has to offer its homeowners. It was for many reasons like these that I volunteered to serve on the HOA board. I am very excited to be part of what helps to uphold and preserve what so many of us homeowners enjoy about our neighborhood.

I look forward to the year ahead of us and I am hopeful that our neighborhood will continue to develop to reach its utmost potential of becoming the top community that Rincon has to offer.

Respectfully,  
Jessica Rowan



Treasurer's Report



The balance on hand as of December 31, 2008 was \$24,352.13. Just a reminder to please pay your dues on time to avoid any late fees and finance charges. The 2009 fees are \$289.89 due by February 15<sup>th</sup>.

By Don Walker

Welcome to the New Year. Below is a recap of this committee's actions for 2008.

Architectural Review requests received for improvement to property- 28

Approved-25, Denied-3.

Violation letters-28 (sent certified mail)

Complied-22 Corrected and liens filed on property-6

Double that number in courtesy calls made and written reminders.

Other actions included, dealing with builders' violations, calls about pets roaming the streets, dealing with the City of Rincon to get them to do their job, and writing letters to residents, who want to run unauthorized businesses on their property, or who don't want to maintain their homes at all. Tracking a homeowner down just to get them to complete an ARC request form, **after** the improvement was made to the property, was irritating. The request has to be approved **before** beginning the project. In 2009, that tracking action, after the fact, will cost the owner a \$50 fine. If the improvement project is not allowed, as specified in the Covenants, the owner will have to dismantle and remove the project, at their expense.

Another busy year is anticipated, as this committee has already contacted homeowners about violations, such as mold on vinyl siding, trailers, vehicles parked on lawns, and unapproved exterior improvements. Adhering to our Covenants is not for a few. They apply to everyone and only improve the value of our property and Lost Plantation.

Contact Information

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