Lost Plantation Homeowners Association Newsletter

Volume No. 1 Issue No. 3 October 10, 2007

A Note from the President

Greetings to you at Lost Plantation…

Speaking for your HOA Board of Directors, it's been a year to remember. In spite of the obstacles we faced, much has been accomplished. The long-awaited new pool was completed. New pool furniture was purchased, a Coke machine added, and new access cards were issued. The new cards accessed both the pools and the tennis courts. Out of necessity, a video surveillance system was installed. Two new bulletin boards have been placed under the breezeway as a means of getting current events info out to everyone. The tennis courts were resurfaced with new windscreens installed only to be damaged by a windstorm a few months ago. This too has been repaired.

Both entrances have gone through a major beautification process and are looking better as time goes by in spite of the thief who stole the original plants. Both signs have been newly painted and look great. The columns will be refinished soon. (Please refrain from stapling signs onto the columns.) Lighting at both entrances has been repaired several times and continues to be a problem. Full replacement has been scheduled for early next year. Irrigation has been restored in most areas, leaving only the playgrounds to be completed. The old benches at the playgrounds are being replaced, and new ones should be in place within a few days.

Many ARC violations have been eliminated and /or corrected. The operation of golf carts by underage children has subsided. Thanks to all of you who cooperated with the mandatory golf cart registration. Speeding and running stop signs are still an issue; however, the Rincon Police Department has assured us they are here to help.

Another great addition to our community has been the yard of the month contest. All chosen winners receive a $25.00 gift card from Home Depot (complements of Dasher Insurance Agency). Thanks to Sue Dyroff and her committee for handling the judging of the contest.

Although the pothole at the first entrance has been repaired several times, the problem has not been resolved. After meeting with a city council member, it has been decided that major roadwork must be done to eliminate the problem. Our street was on the agenda for the October 8th meeting. I am confident work will begin soon. Please be patient as the repairs are made.

Our annual meeting is November 5th at the club house and will start at 7:00 P.M. It is your duty as a member of this community to attend and support the efforts of your board members.

One last thought…Most HOA's with more than 300 members (like Lost Plantation) are run by paid management service contractors which generally doubles the cost of operation. If you aren't happy with the $2.00 / month increase in your homeowner dues, consider the following.

Cost of management services for Lost Plantation HOA… $0.
Value of Services… PRICELESS.

Life is good.

Billy Dasher
HOA President

ANNUAL HOMEOWNERS MEETING
Monday, November 5th @ 7:00PM
CLUBHOUSE
Drawing for $50 will be held at the end of meeting. Must be signed in and present to win!

Treasurer's Report

By Sally Freeman

A Note from the Treasurer……

Included with this newsletter is copy of the proposed budget for next year. I would ask that you take some time to look over the budget and plan on coming to the HOA meeting on November 5th when we will discuss and vote on (and hopefully approve) this budget.

I'm sure that you will notice that the new budget proposes a ten percent increase in the HOA dues (which will amount to about $24). This is something that the Board feels is necessary to ensure that the LPHOA is able to maintain the amenities that we currently have and continue to improve our community.

When we proposed our budget for 2007, it was based on an assumption that the developer would sell more lots this year, and, therefore, our revenue would be increased. It was also based on an estimate of what our expenses would be for the new pool. Unfortunately, the developer did not sell any lots in 2007. We have therefore decided that we will not include any "potential" money in our future budgets. We also realized that our estimates for the new pool expenses were significantly underestimated. For both of those reasons, we will probably have a loss of about $15,000 for the year. Fortunately, we had enough money carried over from 2006 to cover all of our expenses for this year. The expenses related to the two pools are, by far, our biggest expenses. Well over half of the total budget goes towards operating, maintaining, securing, and landscaping the pools. It's a wonderful amenity for the neighborhood, but it is not cheap.

The HOA Board has carefully considered the budget for 2008, and, although we know that nobody wants to see their dues go up, we feel it is necessary. The Lost Plantation dues are still very low compared to similar neighborhoods. We would like to keep them relatively low, but not at the expense of our property values. We have worked hard to improve our neighborhood, but there is still a lot of work to be done. Thank you for your continued support, and please come to the HOA meeting on November 5th when we will vote on new officers and approve the budget.

ARC/Covenant Enforcement

By Don Walker

Although the signs at the entrance to our community read "Lost Plantation", many homeowners are not aware that "Willowpeg" is a separate community located within the Lost Plantation boundaries. Back in the mid 1980s, Willowpeg was developed as a golf course community. Before completion of Willowpeg, the developer had problems and sold the undeveloped land to Lamar Smith, who is currently developing Lost Plantation. Basically, you can identify the Willowpeg areas by looking for sidewalks. If it does not have a sidewalk, it is probably Willowpeg. Many people ask "why don't you enforce the covenants on the homes at the St. Andrews entrance? They have trailers, old cars, flagpoles, etc." The simple answer is that our HOA is separate from theirs. Willowpeg has its own Board of Directors and covenants. Unfortunately, they are not as active and proactive as your HOA Board and do not enforce their covenants. There has been talk, recently, of combining the HOAs. We are on good terms with Willowpeg and look forward to merging our HOAs in the future. For now, let's show them what a community should look like by following our covenants.

There are homeowners who are parking on their grass or on grass of adjacent empty lots. Please do not do this, as this is not allowed in Lost Plantation. Additionally, parking on the street can block emergency vehicles, especially when two cars are parked across the street from each other. Every home in Lost Plantation has a two car garage and a double driveway. Please use them!

Trash pickup is scheduled for Tuesdays. Please put your trash can out on Monday night and not Monday morning. When the can is emptied, please place it in your screened service area or your garage as soon as possible. Trash cans remaining on driveways are against the covenants. Also, no one wants to look at your trash can, sitting on the street for several days after pickup. All garbage must fit in the trash can. Lawn bags or large items not in the trash receptacle will not be picked up. You may be able to arrange a special pickup, for large items, with the City of Rincon.

Finally, the covenants clearly state that "no signs whatsoever shall be installed" on lots in Lost Plantation. The exceptions are realtor, traffic,

builder or mortgagee, or a legal proceeding (foreclosure) signs. All signs are required to have written approval of the ARC**. Political signs are not approved.**

Amenities Updates

By Jeff Hames

Now that we are firmly locked into fall, the pool complex will be closing for the season. The pools will close at the end of the day on October 20th. We will continue to maintain the pools over the winter so that they will be ready to open next April. During the winter, we will be having various repairs and improvements completed so that they will be even more enjoyable next season.

In the next few weeks, the fall/winter plants and flowers will be changed at both of the entrances. We have had several issues in the past with the plants and flowers being stolen after the plantings. If anyone notices any activity that might be related to this, please contact me as soon as possible. The only authorized work at the entrances is performed by Valleycrest. They drive red vehicles which are clearly marked with the company name on the door panels.

If you have any ideas for community improvements related to our various amenities please let me know.

Thank you for your help in keeping our community common areas in presentable condition at all times.

Community News

By Linda Bloedel

Fall Social

The Lost Plantation Social Committee has planned an end of the season **Pool Party and Fall Social**. We would love to see everyone come out to the pool, meet someone new, eat and have a great time! There will be games, food and swimming-weather permitting. There will also be door prizes provided by business in our community! The social committee will provide Hot Dogs/Sausages, Chips and a Drink. We would like you to **bring a side dish or dessert to share.**

When: Saturday October 20, 2007
Where: Lost Plantation Pool Area
Time: 2:00pm – 5:00pm

We hope to see you all there!
Lost Plantation Social Committee: Tammy Wallace, Chris Dudzinski, Rosanne Perrone, Linda Bloedel

Congratulations to the Yard of the Month Winners!

August's winner was Mr. and Mrs. Hartman at 303 Walthour Drive.

September's winner was Mr. and Mrs. Fowler at 14 Helmly Court.

Lost Plantation Homeowners Association

A/R Aging Summary

As of October 10, 2007

Capwell, Robert	$340.92
D.H.C., Inc.	$1298.19
Elliot, Russell	$107.92
Hallmark Homes	$711.53
Hodge, Winston	$358.09
Kulig, Kurt	$97.42
Moats, Daniel	$358.09
Robert Wells Construction, Inc.	$358.09
Sugar Magnolia Homes	$3217.51
Total A/R	**$6847.76**

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