



A Periodic Update for the Mahaffey Plantation Community

NEW YEARS UPDATE - YOUR HOA AND DUES AT WORK

AS WE WRAPPED UP 2021

Lots of things happened since we wrapped up 2021 and had our year-end festivities before closing the pool. Here are the things that were accomplished since our last newsletter:

- Trail leading to the Enoree River was cleared.
- Bridge was refinished and renewed as it was falling apart. It will be stained in the Spring.
- Replaced 3 stop signs and added two new 25 MPH signs.
- Front entrance lights were all replaced, and new wiring and breakers installed.
- Bike rack purchased and installed.
- Replaced grounds maintenance company – new company is Superior Landscaping who we believe will do a much better job upkeeping and fertilizing all the common areas.

UPCOMING POOL CABANA FACE LIFT

After detailed reviews of the pool cabana building and equipment by various contractors, your Board concluded that it was time to invest in updating the Cabana and Pool Area. You will be seeing lots of activity in the next several months before the pool reopens May 1. Here is what is planned:

- New LED light fixtures will be installed in the bathrooms, closets and pump rooms. New motion sensor lights will also be installed for the bathrooms.
- Three of the exhaust fans are not operating and will be replaced.
- Building will be pressure washed and all trim and columns will be repainted. This has not been done in 7+ years.
- Bathrooms and all doors will be repainted. New toilet paper, towel and soap dispensers will be installed.
- A new pool pump will be installed and the manifold system that connects the pump to the pool will be redesigned and reconfigured. This is a large expense but needed considering the age of the system. The pumps operate 24 hours a day year round. It is estimated these changes will save the community \$800 a year in energy savings.
- All door hinges will be replaced with stainless steel hinges. Current hinges have all rusted.
- A new front gate has been ordered and will be installed.
- Crepe Myrtles around the pool will be removed and stumps ground. While everyone likes them, they are a challenge to the filtration system when they are blooming for 3-4 months.
- New pool and trail signage will be installed.

HOLD THE DATE!

The annual HOA meeting will be on Saturday April 30, before the pool opens May 1. We will provide another newsletter with the agenda, upcoming budget and announcements prior to the meeting. Thank you!