



July 2021



A Periodic Update for the Mahaffey Plantation Community

## MAHAFFEY PLANTATION NEWS

### PROGRESS!

Hello Neighbors!

Your Board had its third meeting and this note is to provide a simple recap of what has been accomplished and what we are working on. **Know that the number one objective of this Board is to provide Safety and Community Health for everyone.**

#### ACCOMPLISHMENTS THIS YEAR.....

- **Front Entrance lighting** and sprinklers repaired
- 3 successful **Social Events** including the restart of **Food Trucks**
- **New flowers** installed in front
- **Pressure washed** Cabana area
- **Pool Cabana lights** all replaced
- **New MP Directory** has been updated and distributed. Please let us know if you did not get your printed copy.
- **Plumbing work** at Cabana

#### WORK IN PROGRESS

- **Grounds Maintenance Review** – Pine Straw has been in limited supply and we have elected to spread mulch as an alternative. Mulch will be installed around the pool, entrance, and the common islands in the next two weeks.
- **Financials** – The new year for the community began officially June 1. We have received payments for the new fiscal year from all but 7 residents. Please make your payments as surcharges will be added for late payments.
- **Pool Projects** – We need to replace the gate locking mechanism as segments are broken. We are also contracting with an electrician to update electrical outlets that are not working.
- **HOA Management Update** – We are meeting with HOA Upstate Management to ensure mutual understanding of expectations. HOA will ensure adherence to covenants as was done by the previous HOA Management Company.
- **Trail to Enoree River and Gazebo** – There is significant work that will need to be done to the Trail. We have started getting quotes on repairing the Gazebo, restaining and repairing the bridge, and other areas to ensure safety.
- **Safety and Security Cameras** – We are securing quotes to install security cameras at the entrance and pool area.
- **Architecture Review Committee (ARC)**– We need a resident to assist with the ARC – let us know if you can help.
- **Website** – Our website <https://mahaffeyplantation.com/> continues to be maintained with the latest documents and information for the community.

As you can see, we are making progress. The success of our community is dependent on EVERYONE meeting standards with regards to their property and our own and other children's behaviors.

We ask that you be mindful of several things:

**Speeding** – Excessive speed is one of the major safety risks we all face. We have a 25-mph speed limit throughout the community. Please ensure that you, your family and guests drive within the speed limit at all times.

**Pool Cabana Gate** – Please ensure that your kids are not hanging onto the gate. Damage is real and we may need to replace the gate. And please lock the gate and close the table umbrellas if you are the last one to leave.

**No Glass in the Pool AT ALL** – If glass breaks and falls into the pool, it will have to be drained – big expense.

**Adherence to Covenants** – Our HOA Manager, Stephanie Williams, has begun visiting the community and sending notices when there are issues related to adherence to the Covenants. If you are issued a notice, please address the issue, and / or communicate with Stephanie. Covenants ensure the community maintains its appeal and value.

**Pool Parking Lot is for Residents Only.** Please also remember that no bikes are allowed inside the pool area. We are evaluating installing a bike rack in the future.

**Social Events** – Irena Tervo and Britta Wood are looking to organize three more social events between now and the end of the year. Here are the SAVE THE DATES they are looking at: **End of Summer Party**, September 10; **Halloween Celebration and Chili Cookoff**, October 23; and **Holiday Cookie and Ornament Decorating**, December 4. Stay tuned for details from the Social Team via our Facebook Group.

**Architectural Review Committee** – Please be sure to reach out to Tom Hatcher if you are planning any changes to the outside of your property. Changes must be reviewed and approved before you begin.

**Future Requirements** – We have begun the process of planning a bit more into the future, as we expect significant work will be needed in a variety of areas. Add to that the current inflationary trend and we will also need to look at our dues going forward.

Your board looks forward to helping Mahaffey Plantation retain and improve its appeal. Thank you for your help and attention.

#### Mahaffey Plantation Board

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Irena Tervo	Board Chair Social	irenabill@earthlink.net	864-607-7039
Carlos Quintero	Board Chair Secretary Communications	carlos@saleseffectiveness.com	770-842-8744

#### Committees

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