

THE SUMMIT OWNERS' ASSOCIATION NEWSLETTER



Annual Meeting

The annual meeting of the Summit Owners Association will be held on Saturday, May 15th, from 9:00 a.m. to 12:00 a.m. at Duke Power's World of Energy at the Oconee Nuclear Station. If they have raised the terror alert, we will have to find an alternate location. If this happens, we will advise everyone on our e-mail list just before the meeting. People not on e-mail should call a board member to find out the meeting location. Business items will include the election of a Director, the introduction of new Board Members, Officers and members of the various standing Committees, a review of the 2003 operating statement and the 2004 budget, reports from committee chair people, answers to questions previously submitted or from the floor, updates on various community issues and any other items required. We anticipate that the meeting will be 1 ½ to 2 hours followed by a light brunch.

Please take a moment to fill out the forms enclosed entitled Proxy Ballot and "AGENDA ITEM REQUESTS" which gives you an opportunity to list any questions you wish answered or topics you wish discussed at the meeting. Please return the form by Friday, May 7th. Also, please fill out the attached Change of Personal Information Form and send it or bring it to the meeting. Please be sure to include your e-mail address if you have one.

DIRECTIONS: From US76/123, go North on SC 130 to the Duke Nuclear Station. The meeting room is downstairs in the World of Energy Visitor's Center. We look forward to seeing you.

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Summit Directors, Officers, and Committee Members

May 1, 2004 to April 30, 2005

Directors:

- Bob Cassam –1 years remaining
- Gordon Halfacre – 2 years remaining
- Bob Rao – (proposed) – 3 years

Officers:

- Barry Cook – President and Chairman of
The Board of Directors
- Ted Wallenius – Vice President and Member of
The Board of Directors
- Paul Blais – Treasurer
- Mary Jo Clarkson – Secretary

Committees:

- Social/Welcome – Pat Blais (Chair) Florence Garcia (Welcome) Sue Diersing (Social), Marge Edie, Twila Cook, Tracy Stancil, Marcia Wallenius

Restrictions Advisory – Gil Misner (Chair), Gordon Halfacre

Landscape Maintenance – Nick James (Chair), Sue James

Boatslip/Boat Storage – Noel Clarkson (Chair), Rick Luce

Pool/Cabana/Playground/Picnic – Sue Diersing (Chair), Barbara Corley, Kim Thomas

Communications – (Newsletter, Web Site) – Ted Wallenius

Budget – Paul Blais (Chair), Barry Cook

Roadside Cleanup – Dan Edie

One Director will be elected at the annual meeting by those present and by proxy. The three directors will then appoint all officers and committee members.

PLEASE NOTE: SOME ITEMS IN THIS NEWSLETTER REQUIRE ACTION OR SPECIAL CONSIDERATION. THEY APPEAR AS SQUIGGLE UNDERLINED

President's Corner

First and foremost, I would like to thank every one of the 23 people who are currently on the Board and Committees, many doing multiple jobs. I also wish to thank those who are remaining and the new people who have volunteered to serve in one or more positions starting on May 1. I would also like to thank all of the other volunteers who helped on Adopt-A-Highway, dock sealing, gutter cleaning, dead/dangerous tree cutting, cleaning and sealing the two benches, spraying for misquotes at the cabana and putting out mosquito donuts in stagnate water areas, putting up new mailbox letters, putting fire hydrant markers on the roads, repairing the monument lights and the irrigation system, getting free mulch for the play set and spreading it and the mulch in other areas, those who made, put up and removed Christmas Decorations, adding/modifying pool signs, installing water to all the docks, childproofing storm drains, putting two pipes under the sidewalks, sealing cracks in the tennis court and touching up the paint on the fence and the light poles, repairing both storage area gates, putting door closers on bathroom doors and many other tasks during the year. As you can see, we have a very active group of people looking out for all of our interests and enjoyment and saving us money. Please go out of you way too personally thank all of them. Also, when a designated representative approaches you with something that needs doing or corrected remember that they are only doing their jobs as prescribed in the covenants. As the sayings go, "don't shoot the messenger" and "it is sometimes a dirty job but someone has to do it", and remember that it benefits all of us.

The Cabana Upgrade passed and the installation of the heating and air conditioning is complete. Please thank Bob Cassam who headed up the project. There was insufficient support to justify the cabana addition. The cabana is now open and will remain open year round.

You may have noted major improvements in the islands and around the cabana. Nick and Sue James and volunteers have been working hard on this. The grassless areas around the cabana will be planted in May when the sod is available.

The construction between dock 1 and 2 is where the Tom Diersing Memorial Bench will be

situated. Sue James and her volunteers are working on this project.

The Annual Meeting is Saturday May 15th and I encourage all of you to attend, provide questions or comments and make nominations and vote for the Director. If you can't attend, please provide your input and proxy votes by mail. We need your input to allow us to consider it and better serve everyone. Volunteers are always welcome.

We are growing and there are now 53 completed homes, 8 under construction and 5-6 pending. If you are planning to build be sure to notify a Restrictions Advisory Committee Member prior to starting so that they can provide important information regarding construction. Also, we would point out that The Restrictions don't just apply to new construction but also to remodeling.

The FOLKS Organization has been promoting the installation of risers on septic systems when the system is installed and routine inspections to insure that the systems are working properly. We encourage all new owners to have risers installed when their system is installed. It is cheap and will save a lot of money when the system must be inspected and/or pumped out. A side benefit is that you won't have to dig up your yard and plantings each time. We also encourage old owners to install risers and have their systems inspected periodically.

It has been a good year with many accomplishments and we look forward to your involvement and working with all owners to insure that the next year is as productive.

Barry

Committee Reports

SOCIAL/WELCOME COMMITTEE: We would like to extend a warm welcome to our new residents and property owners. The committee met in January and planned many activities for 2004, including: hikes, ladies lunches, progressive dinner, picnic with children's activities, Christmas caroling at the Inn of Seneca with a gathering afterwards in the community, and decorating the community for Christmas.

Enclosed is a calendar of the activities and ladies lunches. Each activity will also be posted on the cabana bulletin board to provide information and a contact person for scheduled events.

If you enjoy reading and discussing your book with others, please join in with the Summit Book Club meetings on the third Wednesday of each month. The books are pre-selected by the group. If you are interested in participating, please call Sue Diersing at 864/882-9584.

This year we will organize and implement an inventory list of items for short-term loan within the community. (Rollaway, air mattress, compressor, baby furniture, folding chairs & tables, large cookware, larger coffee pots, baby sitting, pet sitting/walking, etc). More information will be provided as this project develops.

The Summit family continues to grow in numbers as well as fellowship and friendship. Please plan to join your neighbors in the activities and get to know them better. Be sure to mark your calendar for these events. Your participation on the committees and suggestions for activities are most welcome. If you are interested in helping in any capacity, please get in touch with Pat Blais at 864/888-3276.

Pat

RESTRICTIONS ADVISORY COMMITTEE:

WHAT'S BEEN GOING ON?:

- Six new homes since our last annual meeting – 51 homes are now occupied.
- Two homes essentially completed and for sale as “spec” homes.
- Eight homes currently under construction.
- Five/six owners contemplating construction.

WHAT DO WE TRY TO DO?:

- Assist owners with understanding and meeting the restrictions of Article 8 during construction.
- Maintain an attractive and orderly community, which directly impacts property values.
- Investigate potential violations during or after construction.

WHAT HAPPENS WHEN NEW HOME IS PLANNED?: A letter is sent to introduce the committee and outline the assistance offered.

- Enclosures include the Summary of Restrictions – Article 8 and Common Construction Issues. These are “helps” – not intended to replace the CCR’s.
- A third enclosure is the Checklist of Understanding that must be completed prior to clearing the lot and beginning construction.
- Committee members meet with the owner and/or contractor, when requested, to answer questions and give advice.
- Copies of the letter, the Summary of Restrictions, and the Common Construction

- Issues are available to contractors and sent when requested.

WHAT NEEDS EMPHASIS?:

- Open burning. (See your copy or Common Construction Issues.)
- Construction driveways
- Cleaning the streets and sidewalks

WHERE ARE WE GOING?:

- Our goal is to continue to be pro-active and thereby help owners to avoid problems and/or violations.
- We strive to be available to offer help to owners embarking upon construction by sharing information on problem areas, meeting with them on their lot to advise, and soliciting a signed Owner’s Checklist of Understanding.

HOW CAN YOU HELP?:

- Be alert for imminent construction and pass along that information to a committee member.
- Report any suspected potential violation to a committee member for investigation.
- Assure people you know who are contemplating construction that the committee is not their enemy. We want to help them since we all have common goals – a pleasant community and increasing property values.

Gil

LANDSCAPE MAINTENANCE COMMITTEE: We hired Clay Herron(CTH Services) for landscape maintenance and Tru Green for chemical applications for 2004. The strategy was to improve the landscape quality by using specialists. This also resulted in reduced costs.

Spring projects:

- Boat storage screen near west gate: Removed 24 white pines and 14 abelia. Transplanted the abelia near the cabana. Replaced the pines with cleyera, leylands, burford holly and tea olives. Added drip irrigation and mulched.
- Island#3: Planted 28 soft touch holly to get year round contrast and reduce the volume of annuals required.
- Island #4: Removed the 20 inch poplar due to decay/hollow. Planted holly and one crepe myrtle.
- Drain installed between Cabana and tennis court.
- Planted 200 shrubs on the lake side of the tennis court. Improved appearance and erosion control.

We plan to install centipede sod for all grass areas around the Cabana and will spot-sod areas on islands 3 and 4 in early May. Please contact us to express your ideas and concerns.

Nick

BOATSLIPS / STORAGE AREAS:**ASSIGNED STORAGE AREA SPACES:**

We are quickly approaching capacity for boats/trailers/etc. in our storage area. Attached to this newsletter you will find a table listing the space numbers, current contents and to whom we believe the contents belong. PLEASE REVIEW THE TABLE AND CONTACT NOEL CLARKSON AT 864.882.3940 (or ntclarkson@engineer.com) with any corrections.

As the capacity of our storage area is reached, we will be looking at ways to ensure we are using the spaces as fairly as possible. If more than one space is being used by a single lot/owner, we will have to ask that the owner use only one space. As there are fewer spaces than lots, we will be looking for ways to try to use this common area fairly.

As a reminder, these spaces are for the use of lot owners. These spaces are not to be used by contractors or other people performing work for lot owners. This helps ensure that the spaces remain available for lot owners and it also prevents theft and vandalism, which could result from non-lot owners knowing the combination to our storage area.

This year we will be looking into a better way to account for the items stored in our storage area. We will be working to formulate better guidelines regarding the use of this area and we will be looking into getting stickers or some other identification method so that we can better keep track of stored items. We will keep you informed as this process evolves. Also, please use the chock blocks and tongue blocks provided for your trailers. We plan to put a container by the electric/water facility with additional ones in the near future.

BOAT SLIPS:

We will be repairing the 2nd and 4th boat docks this spring. Additionally, we will be pressure washing and sealing docil #1 and #2. This will affect slips #1-#26. We hope to have both tasks finished in April.

STORAGE AREA/TENNIS COURT / BALL MACHINE COMBINATIONS: Effective June 1, 2004, the combination for the storage area, tennis court and ball machine will be changed. The combinations will be changed to be identical. Noel Clarkson will handle the details on getting the new

combinations out to Association members. We feel that these should be changed every few years to ensure these areas remain controlled for the use of Summit Property Owners and to reduce the possibility of theft.

LIABILITY INSURANCE REQUIREMENTS:

A reminder that ALL BOAT OWNERS USING THEIR BOATSLIPS MUST CARRY THE MINIMUM LIABILITY INSURANCE i.e. bodily injury of \$100,000/\$300,000 and personal property of \$50,000/\$100,000. The Boatslip Lease and Covenants require ALL BOATSLIP OWNERS PROVIDE THE ASSOCIATION WITH PROOF OF THEIR INSURANCE. “Prior to placing any boat in the Premises, lessee shall first furnish to Lessor copies of policies or certificates of insurance evidencing the required insurance coverage and thereafter furnish updated copies prior to each renewal date.” *Noel*

POOL/CABANA/PLAYGROUND/PICNIC: The cabana is now open and the pool will open on May 8th. If you wish to reserve the facilities, reservation forms and rules are in the forms holder in the storage room or from Sue Diersing, 882-9584 *Sue*

ADOPT-A-HIGHWAY : The next roadside cleanup will be on Saturday May 29 at 9:30 AM. Meet in the storage area. We are responsible for route 130 from Bi-Lo to just pass Old Clemson Highway. Thanks to Dan Edie for heading up this community service activity in the coming year. *Brandon*

COMMUNICATIONS: We have a “domain name” *summitowners.us* and are constructing a Summit web page. It should be operational by the meeting. *Jed*

CABANA UPGRADE: Special Assessment for the Cabana bathroom upgrade passed as follow:

Proposal Number 1 56 Yes votes, 11 No votes

Proposal Number 2 61 Yes votes, 10 No votes

With lot owner approval, the project committee obtained firm bids for the Heating/Cooling unit and insulation. The project was awarded to Estes Mechanical and was completed on March 22nd, 2004.

The proposed Cabana expansion was voted down.

Bob