



NEIGHBORHOOD NEWS

Ken's Corner

Happy New Year to All!

We will begin 2022 under a 'Caution Light' by postponing the scheduled January 24th Annual Meeting until we feel a little better about holding in-person meetings in the atmosphere of a COVID surge. There are no outstanding urgencies facing us. Masked meetings are both uncomfortable and create difficult communication circumstances. We will wait a little longer before re-scheduling a time and location.

Your Community enters 2022 with a strong balance sheet and good cash flow. Stewardship among your neighbors is exceptional; our 2021 budget concluded with a surplus, allowing us to retire a long-term commitment early and stop the interest payment clock. The 2022 Assessment revenues are already coming in and that strengthens us ever further.

Knisley Property Management is doing an outstanding job – they seem the 'perfect right-size' for our neighborhood and are working well with the Board. Local, on the ground management is far superior to the remote dealings experienced earlier with MJS. Our neighbors have found the principal, Tommy Knisley, very accommodating and helpful – he promptly returns calls – the contact number is 843-224-1822; e-mail address is knisleyt@aol.com

Ground water run-off is an issue in some parts of our community. In the majority of cases, the condition has occurred in connection with re-grading of properties following pool construction. Topography changes create new paths for run off, some ending up in neighboring yards or in one of our three water management ponds. Pond bank erosion creates serious consequences to our eco-balance, and leads to very expensive repairs; something we have been able to avoid to date. We also have to ask our kids to stay away from the island in the Center Pond. No one wants to be a 'scrooge', but the pond bank has been compromised by building artificial bridges with erosion preventing boulders placed on the banks for that purpose. We also cannot disrupt water flow with log dams, as the circulation is necessary to keep down unpleasant underwater growth. Other safety hazards are also present – we certainly don't want anyone injured around the ponds. The area is **POSTED**, reminding us that the Island is **OUT OF BOUNDS**.

Most residents are aware that the architectural review process is now local and applications for improvements can be found in the document tab on the website. Application fees are no longer required. The ARC is processing these as quickly as possible; however, it remains owner responsibility to file the paperwork **prior** to

beginning any project covered in our Covenants. Our ARC is learning the 'process' as we see increasing numbers of applications. One disturbing thread is surfacing. A number of our lot dimensions are **NOT** accurate. **NO ONE WANTS TO BUILD A POOL ON THEIR NEIGHBOR'S PROPERTY.** Before beginning a project, be sure you have an accurate property survey.

The Boards in our Community and our neighbors in Stiles Point Plantation do cooperate as appropriate. SPP has agreed to relocate the firepit situated very close to the property lines of our owners on Farm Cottage Lane. Late night parties around the firepit that have been disruptive are hopefully a thing of the past. SPP is planning a fence placement on park property that will also discourage entry to the park off of the Shutes Folly Drive extension.

Krystal Miller and the Team of ladies planning social activities will soon present a suggested calendar of activities. We are anxious to keep our fellowship opportunities current – fun for kids and parents, alike.

We are remiss if we do not acknowledge again how much the willingness of our neighbors to volunteer is an enormous contribution to our Community. From all Board Members and Committee Chairs, thank you!

Best wishes for a Healthy and Pleasing 2022.
Ken Thompson
HOA President

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