



River Reader

December 2019

THE RIVER OAKS HOMEOWNERS ASSOCIATION IS A SC REGISTERED 501(c)(3) NON-PROFIT CORPORATION, HAS MANDATORY REGIME FEES AND IS GOVERNED BY COVENANTS AND RESTRICTIONS

Management Company Information

Dorchester Real Estate Services (DRES) is our Management Company.

You may contact DRES for any questions regarding violations, Covenant and Restrictions (C&R) questions, dues information, or payment information.

Dorchester Real Estate Services – Contact Info:

Phone: 843-563-5005

Fax: 843-563-5095

Email: HOA1@dorchestersold.net (Julie Eargle)

Mailing Address:

PO Box 116

St George SC 29477

For ARB Requests, please go to

<https://www.riveroaksnorthcharleston.com/arb-requests.html>

and follow the instructions for filling out the form.

Always Looking for Volunteers!

Homeowners – YOUR HOA needs you to step up. Only 15 of the 22 positions are currently filled. If you like the lights on and the green space maintained, step up. Without the HOA, the lights go out and the greenspace becomes overgrown and your property values could plummet. I know that sounds like doom and gloom, but if the neighborhood does not look good, then buyers will look at other neighborhoods.

Upcoming Meeting

**ROHA General Meeting
Thursday, 1/30/2020 at 7:00 PM
at Faith Assembly
3001 Landing Pkwy**

- Adopt an adequate budget
- Vote on adoption of the proposed budget and dues recommended by the Board
- Elect directors for the ensuing year
- Transact such other business as may properly come before it.

Where can you find us?

<http://www.riveroaksnorthcharleston.com/>

Sign up to receive the newsletter via email!

www.riveroaksnorthcharleston.com/e-newsletter-sign-up.html

Sign up for Next Door to help build a safer community.

<https://riveroakscharleston.nextdoor.com/login>

Log on to Facebook Page to interact with neighbors.

[River Oaks HOA North Charleston](#)

LexisNexis® **Community Crime Map** is a public crime map that allows law enforcement to share selected crime data with the public. Dorchester County does not currently share information with the website; however, North Charleston does. Logon to <https://communitycrimemap.com/> for additional

ANOTHER REMINDER

Burning in your yard is allowable with Fire Department APPROVAL; however, be respectable of your neighbors. Some neighbors may have breathing problems and smoking them out of using their backyards is not neighborly.

We are humbled and grateful for the service of our veterans! Thank-you to the volunteers that placed flags at our Park Forest entrance to honor all veterans.

Every homeowner is invited to their board's monthly meeting. The ROHA Board currently meets on the second Monday of each month at Faith Assembly Church Youth Trailer at 7 pm.

POTHOLE REPORTING

North Charleston Roads – 745-1026

Dorchester County Roads – 832-0070

STREET LIGHT OUT?

1-800-251-7234

Will need the number on the pole

2019 Board of Directors				
Subdivision	Name	Committee	Phone	Email
Anasley Pointe	Matt Jones	Maintenance	843-494-0069	mattswoodworking@gmail.com
	Vacant			
Appian Landing I	Robin McKeown	Community Outreach	843-991-4302	Rmckeown1960@gmail.com
	Vacant			
Appian Landing II	Paul Amarendran	Maintenance	843-343-3986	Amarendran@knology.net
	Vacant			
Appian Landing III	Karlean Williams			riveroakshoa@aol.com
	Vacant			
Marsh Hall	Dean Hinson	ARB	843-760-6850	Dhinson1@sc.rr.com
	Vacant			
Marsh Side (only neighborhood in the City of North Charleston)	Jimmy Cooper	Maintenance	843-343-2514	jamesfcooper2@outlook.com
	Vacant			
Palmetto Plantation	Darrel McKeown	Webpage	843-303-9068	darrel@ctelc.com
	Bill Summer	ARB	843-209-2200	wsummer@dorchester2.k12.sc.us
River Chase	Sean Patrum	Secretary/ARB	843-727-5226	spatrum@gmail.com
	Ed Nead		843-872-6802	ednead1958@gmail.com
Woodington I	Maya Allen	Treasurer	843-696-4621	maya.outlaw@gmail.com
	Vacant			
Woodington II	Ellen Sapp	Vice President	843-810-4737	Emhawaii1@yahoo.com
	Cheryl Cannon	Community Advocacy	843-552-9092	Ckcannon50@yahoo.com
Woodington III	Jeff Morey	President	843-552-9012	jmorey1@sc.rr.com
	Kevin Bruch		843-767-8299	kbruch@sc.rr.com

ROHA Committees

We have established the committees below and, beginning January 2019, are meeting the **second Monday of the month at Faith Assembly Youth Trailer at 6:30 pm**. We are ALWAYS looking for folks to help! Come join us to help with one of the committees!!! You do NOT have to be on the board to be on a committee ☺

- **Community Advocacy** – Community wellness concerns (sewer plant, speed bumps, road resurfacing) – Ellen Sapp (Emhawaii1@yahoo.com)
- **Community Maintenance** - Lighting, neighborhood signs – Paul Amarendran (amarendran@knology.net) and Jimmy Cooper (jamesfcooper2@outlook.com)
- **Community Outreach** – Community yard sales, parades, get-togethers – Robin McKeown (Rmckeown1960@gmail.com)
- **Communications Committee** – Newsletter, Social Media including Facebook, Twitter, etc. – Jeff Morey (jmorey1@sc.rr.com)
- **Community ARB and CCRs** – Review ARB requests, CCR reports. Sean Patrum – (spatrum@gmail.com)

We need your talents and willingness to serve and learn!
For more information, contact riveroaksassoc@gmail.com.

Folks our dues have been \$105.00 for at least the last 6 years if not longer. The ROHA Board continues to be very frugal with OUR dues. Our ROHA Bylaws actually allow the board to raise the dues by the CPI and we have held the line since the dues went to \$105.00 and we have kept the lights on, the landscaping of our common areas in good shape, new information signboards and lighting on our entrance monuments. Unfortunately, while we were attempting to improve service to our neighborhoods, a company was not honest with us and some of our neighbors. That has caused our insurance rates to more than double and our deductible to skyrocket.

\$105 in 2013 → \$106.70 in 2014

\$106.70 in 2014 → \$106.83 in 2015

\$106.83 in 2015 → \$108.18 in 2016

\$108.18 in 2016 → \$110.48 in 2017

\$110.48 in 2017 → \$113.18 in 2018

\$113.18 in 2018 → \$115.99 in 2019

River Oaks Homeowners – Just a reminder – According to your neighborhood Covenants & Restrictions overnight street parking is prohibited.

Another year and another lowcountry hurricane season. While we are thankful that Hurricane Dorian was not any worse than it was, we should continue to keep the folks in Bahamas and others who were affected in our thoughts and prayers.

While we did suffer damage to trees and fences (the Bartlett Pear tree population was especially hard hit) and loss of power, we were certainly fortunate that the damage was not more severe. I'm reminded of the story Mr. Rogers told about when he was scared as a child. His mother told him "look for the helpers. You will always find people helping." In our community, we have lots of helpers. Prior to the storm, neighbors were helping neighbors get ready. After the storm, our folks were out in full force clearing roadways, cutting up downed trees and making sure our folks were safe and secure. Folks that had power were hosting others that didn't. Ones that had generators shared them with those who didn't. Our landscape company was out on Saturday with an army of mowers and blowers cleaning up or shared spaces. In a few short days, other than piles of debris waiting on removal, there was little left to remind folks that a Hurricane had visited our neighborhood. Our sense of community; however, seems stronger than ever. In times that seem so divisive and turbulent, it is heartwarming to know that we have such a tight knit community. We are a community of helpers.

By Troy Dion

Which Side of the Road Should I Walk on?

During my walk in the neighborhood, I am noticing that only a few people are following the safety guidelines provided by NHTSA. Most are walking on the right side of the road thinking that the rule for cars applies to them too! NHTSA states (when there is no sidewalk) that pedestrians should walk on the LEFT side of the road, facing oncoming traffic. The logic is simple: If a driver is distracted, such as adjusting the radio or on the cell phone, he is more likely to hit someone walking on the right side, who is oblivious to the car approaching from his rear! Whereas, if the walker is on the left, facing the oncoming car, he can see that the driver is not noticing him and can get on the grass! Personally, I adopt the following additional safety tip which is also being considerate to the motorists: Though I am walking on the left side, as I see a car approaching and I hear another car approaching from the rear, I jump on the grass, allowing both vehicles to pass each other without having to slow down for me.

For more safety tips, go to the website: <https://www.nhtsa.gov/road-safety/pedestrian-safety>

Paul Amarendran 843 343 3986

Homeowner Associations are governed by a chain of governing documents and laws.

- The **Articles of Incorporation** filed with the Secretary of State provide the legal basis of the association in the form of an Incorporated Non-Profit Corporation.
- The recorded map or '**plat**' defines each owner's title to property including the association's title to common areas.
- The **C&R's (Covenants and Restrictions)** are publicly recorded deed restrictions.
- The **Bylaws** are the rules for management and administration.
- **Local Ordinances**, while not specific to homeowner associations, apply to building codes, animal control, abandoned cars, water restrictions, etc.

Considerations:

- State laws affecting Common Interest Communities vary widely.
- Bills affecting Common Interest Communities are frequently being introduced in state legislatures and may be in different stages of consideration, approval, or enactment.
- It is not uncommon to find conflicts within or between governing documents such as the covenants and the bylaws. There may also be conflicts between governing documents and statutes. When this occurs, attorneys must often consider applying Rules of Interpretation.
- Because of the wide variance in state laws, constant changes and possible conflicts in governing documents or statutes, it is strongly recommended that association boards and members seek legal counsel and especially with firms that have expertise or strong practice experience in the area of Common Interest Community law. A good starting point is to check the HOA-USA Partner Directory for your respective state.



Litter Trashes Everyone!



Palmetto Pride sponsors a statewide Litter Busters Hotline so you can report litterbugs. The program, made possible thanks to the cooperation of the Department of Natural Resources and the Department of Public Safety, works like this:

- You spot someone tossing litter from an automobile. You immediately call... **877-7LITTER (754-8837)**...and report the location, time and the litterbug's license number. You can also report a violation from the Palmetto Pride website using the form provided on the website.

The litterbug will receive a letter from the Department of Public Safety informing him or her that they can't get away with littering in South Carolina. The letter will explain that if a law enforcement officer had witnessed the littering, it could have resulted in a serious fine or even jail time.

<http://palmettopride.org/enforcement/report-a-litterbug/>

Home Owners of the River Oaks Homeowners Association (ROHA). The ROHA board has met a few times to put together a budget that can work for us. Below is for your information and to let you know that we are also homeowners and are not trying to devastate the neighborhood. However, we are still looking at ways to reduce the numbers, but to maintain the neighborhood this is what we have come up with.

Operating Account	2019 Approved Budget Amount	Board 2020 Proposed Budget (125) Agreed On	Assumptions/Comments
Income			
Projected Unallocated Carryover from 2019	\$22,000.00	\$0.00	Assuming No Off The Wall Expenditures
Annual Dues	\$70,770.00	\$84,375.00	100% pay rate of 674 homes at \$125.00 - Late Fees, C&R Fines, and Admin Fees are not budgeted - Carry over to be applied to new insurance deductible \$25,000.00 and any budget shortfall and capital improvements
Interest Income	\$10.00	\$10.00	
Total Income	\$92,780.00	\$84,385.00	
Expense			
Management Fees	\$11,700.00	\$11,700.00	Contract Fee of \$975.00 per month to handle C&R violations/Dues invoices/owner accounts
Newsletter/General Printing	\$1,500.00	\$2,400.00	4 times (February, May, August, November) average \$600 per printing - Electronic delivery option offered to reduce cost
Newsletter Distribution	\$150.00	\$700.00	4 times (February, May, August, November) average \$175 per mailing - Electronic delivery option offered to reduce cost
Website	\$800.00	\$150.00	Web Page Fee
Special Events		\$400.00	Spring/Fall Yard Sale, Veterans Day, Christmas, Fourth of July
Postage	\$1,355.00	\$1,440.00	Office \$765 = C&R violation letters & Annual Billing - Electronic delivery option offered to reduce cost
Mail Box Fee	\$120.00	\$134.00	ROHA Post Office Box
Facility Use	\$100.00	\$100.00	Meeting Space - Donation to Faith Assembly
Tax Preparation	\$265.00	\$350.00	Tax Return fee
Legal	\$3,500.00	\$3,500.00	Attorney Fees (SC Supreme Court ruling - an attorney is required to file/release property liens in SC) Lowest cost \$60.00 per filing/release
Electrician	\$500.00	\$1,500.00	Maintenance for up-lighting at marquee signs, communication board and islands on Appian Way & Park Forest
Emergency Fund	\$1,500.00	\$1,500.00	Increase to \$15,000.00
Insurance Deductible \$25,000.00	\$3,000.00	\$0.00	Create Insurance Deductible From \$3000.00 To \$25,000.00 because Insurance Increase.
Landscape Service	\$33,000.00	\$37,416.00	Current Contract Fee Landscaping - 51 Visits Per Year
Landscape Updating/Removal	\$3,000.00	\$0.00	Neighborhood entrances / buffer zone from ballfield to Marshside - Prioritized by condition based on quotes
Mulch/Pine straw	\$5,500.00	\$6,000.00	Based on current budget/1000 bales est - To be reviewed and only HOA property.
Pond Maintenance	\$1,440.00	\$1,500.00	\$125 per month for service
Community Improvements	\$3,000.00	\$3,000.00	Neighborhood entrances sign repairs/cleaning - Prioritized by condition based on quotes
Electric	\$9,500.00	\$10,140.00	Street Lighting on Appian Way and Park Forest - Must Pay
Insurance	\$4,100.00	\$9,000.00	Includes GL and D&O Insurance
Property Taxes	\$400.00	\$400.00	Common areas
Total Expense	\$92,780.00	\$91,330.00	
Budget Shortfall		\$6,945.00	Carry over to be applied to new insurance deductible \$25,000.00 and any budget shortfall and capital improvements

PROXY — FOR ROHA 2020 Operating Budget

If you are unable to attend the general meeting, please fill out the proxy vote and ensure that it is received by the ROHA association no later than January 17, 2020. You may mail the proxy or provide to any board member listed on Page 3 of the newsletter. Mail proxies to arrive no later than January 17, 2020 to Dorchester Real Estate Services, PO Box 116, Saint George, SC 29477.

I, _____, who is the registered owner of _____,
(Printed Name) (Printed Address)

do hereby constitute and appoint River Oaks Homeowner's Association Board of Directors and agents for me in my name, place and stead, to vote as my proxy or proxies in accordance with the choices indicated on the attached ballot at the biannual meeting of the members of the River Oaks Homeowner's Association to be held at the Faith Assembly Church, 3001 Landing Parkway, City of North Charleston, South Carolina, at 7 o'clock PM, on Thursday, January 30, 2020.

(Signature of owner)

(Date)

YES _____ I vote to approve the 2020 operating budget for the ROHA as proposed.

NO _____ I vote to not approve the 2020 operating budget for the ROHA as proposed.

**Proxies received by the River Oaks Homeowner's Association after
January 17, 2020 or improperly filled out will be deemed invalid.**

PRSTR STD
US POSTAGE
PAID
CHARLESTON, SC
PERMIT NO 194

ROHA
C/O Dorchester Real Estate Services, Inc
PO Box 116
St George SC 29477

