

Thank You for Being a Friend

The River Oaks Homeowners Association board would like to extend a thank you to all of our residents for all of things you do to make our community a better place. We appreciate those that pick up trash along your walks, those that dispose of your pet waste properly, and those that wave to your fellow residents in passing. A rising tide lifts all boats, and we all benefit from the effort of others. If you have a concern about our community

that you would like addressed, please attend a board meeting. The ROHA board meets on the second Monday of each month at 7:00 pm (future location TBD). We are always listening for the input of our residents to foster a thriving community. There will be a lot of changes coming in 2022 as to how our HOA is structured, about which we would like your input. Please consider attending our upcoming general meetings for more information. Thank you!

Upcoming Events

ROHA General Meeting
Monday, December 13th, 2021
River Oaks Middle School Gym
7:00 pm

ROHA General Meeting
Monday, January 10th, 2022
River Oaks Middle School Gym
7:00 pm

proxy votes due 11/30/2021

DIY Mint Sugar Scrub Gift

Prep Time: 5 minutes

Total Time: 5 minutes

This Homemade Mint Sugar Scrub is the perfect DIY gift idea! Inexpensive and easy to make!

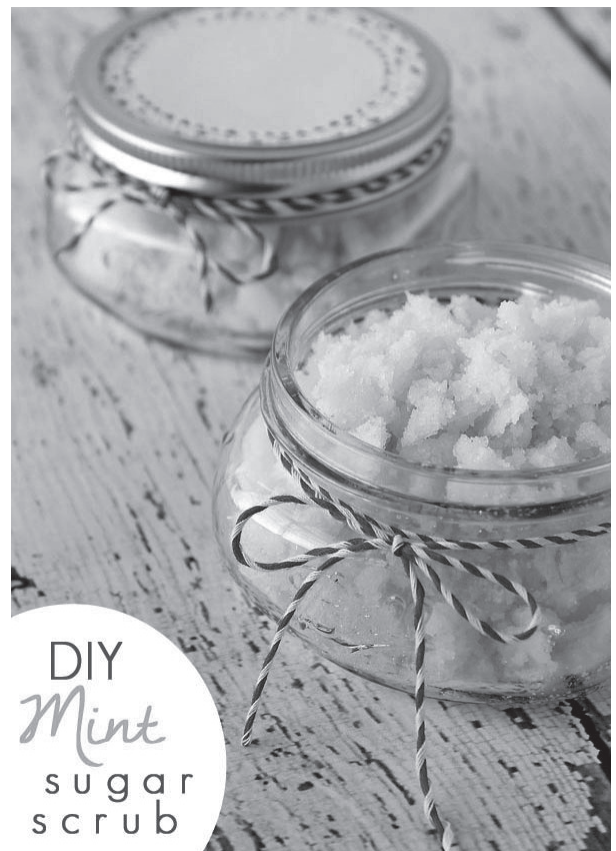
Ingredients

- ½ cup coconut oil
- 1½ - 2 cups sugar
- 1 tablespoon peppermint extract
- 1 drop green food coloring

Instructions

1. Place coconut oil in a bowl and microwave on HIGH 15-25 seconds until softened.
2. Start by adding 1½ cups sugar to the oil, along with the peppermint extract and green food coloring. Mix until ingredients are well combined and food coloring is evenly distributed. If mixture is too wet, add another ½ cup sugar until scrub is to desired consistency.
3. Spoon scrub into air-tight containers (such as a mason jar) and decorate with twine or ribbon.

Author: Liz Fourez



ROHA Resident Guide



Emergency Contacts

911 - N. Chs Fire Dept, EMS, Dorchester Co. Sheriff
 843-873-5111 - Dorchester Co. Sheriff non-emergency
 843-740-2812 - N. Chs Police Central Bureau (2500 City Hall Lane)
 843-207-0666 - N. Chs Police North Bureau
 (7272 Cross County Rd - not always occupied)
 800-222-1212 - Poison Control
 888-333-4465 - Dominion Energy (emergency outage reporting)
 843-832-0070 - Public Works (street signs, roads and ditch)
 800-657-0330 - Dept. of Transportation (medians & road conditions
 of Dorchester Rd)
 843-832-0015 - Dorchester Co. Animal Control
 843-744-8021 - Red Cross
 800-848-5678 - National Center for Missing and Exploited Children
 800-621-4000 - National Runaway Safeline
 800-422-4453 - National Child Abuse Hotline
 211 - United Way Crisis Services Locator

Management Company

Dorchester Real Estate Services (DRES)
 HOA violations, Covenant and
 Restrictions, dues information
 843.563.5005
 HOA1@dorchestersold.net
 PO Box 116, St. George, SC 29477

Pothole Reporting

843-745-1026 - N. Chs Roads
 843-832-0070 - Dorchester Co. Roads

Street Light Outage

800-251-7234 - w/ pole number

Affirmations for the New Year

“Success is not, it’s rented - and
 the rent? It’s due every day.”

-Monique Rodriguez

“If you spent all of your time
 doing instead of dwelling, you’d
 be much further along.”

-Gary Vee

“First, understand your worth,
 and second, don’t settle for less.”

-Mark Anthony

“Give yourself permission
 to have it all.”

-Abeille Creations

“It’s hard to beat a person
 who never gives up.”

-Babe Ruth

“Work hard, be nice.”

-Unknown

“People often say that
 motivation doesn’t last. Well,
 neither does bathing - that’s
 why we recommend it daily.”

-Zig Ziglar

“A winner is just a loser who
 tried one more time.:

-George M. Moore, Jr.

“Opportunities are all around
 me and are easy for me to see.”

-You

“I am worthy of every desire
 that I have.”

-Also you



Proposed Budget for 2022

Expense Category	Proposed Allocation	Notes
HOA Management Fees	\$11,700	\$975/mo for mgmt of C&R violations, dues
Newsletter printing/distributing	\$775	once annual
Website	\$0	
Community Outreach	\$850	holiday decor for community medians, events
Postage	\$450	C&R violation letters, annual billing
PO Box fee	\$250	
Facility use	\$0	Meeting Space for general/board meetings
Tax Preparation	\$400	2020 fee \$300
Legal	\$600	Attorney fees (required to manage liens)
Electrician	\$1,750	uplighting & marquee signs, letter boards
Emergency Fund	\$0	
Landscaping	\$37,000	51 visits per year, annual contract
Mulch/Pine Straw	\$2,000	ROHA property only
Pond Maintenance	\$1,600	\$125/mo
Community Improvements	\$4,000	neighborhood sign repairs prioritized by condition
Streetlighting	\$11,000	Dominion Energy
Insurance	\$9,800	general liability and directors/officers insurance
Storage Unit	\$400	storage of records
Property Taxes	\$500	common areas
Admin/office expenses	\$600	check printing, paper, ink
Unallocated	\$10.50	
TOTAL		\$83,685.50

Income Category	Allocation	Notes
Projected 2021 Carryover	\$3,638	
Annual Dues	\$84,250	if 100% pay rate of 674 homes at \$125, late fees/fines not included
Interest	\$10	
~5% failure to pay	\$4212.50	if 5% of residents fail to pay their dues (realistic)
REALISTIC INCOME		\$83,685.50

Please review this budget in its entirety. Complete the proxy on the next page indicating your approval or disapproval if you are unable to attend the General Body Meetings on 12/13/2021 and 1/10/2022 to vote in person.

River Oaks Community Tips

1) Please be cautious & courteous when driving on Park Forest Parkway. The speed limit in all neighborhoods ranges from 20 to 25 mph. Park Forest Parkway merges into **one lane** just past McDonald's.

2) An ARB request is required prior to making a change that impacts the outside appearance of your home: i.e. changing the color of exterior doors & shutters, installing fences, placement of a storage shed on your property, cutting down trees etc.

Please visit:

riveroaksnorthcharleston.com/arb-requests and follow the instructions to submit a request.

Voting Proxy - River Oaks Homeowners Association 2022 Operating Budget

If you are unable to attend our general meetings on December 13, 2021 and January 10, 2022, please fill out this proxy vote and ensure that it is received by the River Oaks Homeowners Association (ROHA) board no later than **November 30, 2021**.

You may mail the proxy or provide to any board member listed on the next page.

To submit by mail:

Dorchester Real Estate Services
PO Box 116
St. George, SC 29477

I, _____, who is the primary owner of _____,
(printed name) (printed address)

do hereby constitute and appoint the River Oaks Homeowners 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 below ballot at the biannual meeting of the members of the River Oaks Homeowners Association to be held at River Oaks Middle School, 8642 River Oaks Drive, North Charleston, SC, at 7:00 PM on Monday, December 13, 2021.

(homeowner signature)

(date of signature)

YES _____ I vote to approve the proposed 2022 operating budget for the ROHA.

NO _____ I vote to approve the proposed 2022 operating budget for the ROHA.

****Proxies received after 11/30/2021 or incomplete will be deemed invalid. ****

2021 Board of Directors

Subdivision	Name	Position	Email
Ansley Pointe	Matt Jones	Maintenance	mattswoodworking@gmail.com
	Vacant		
Appian Landing I	Robin McKeown	Community Outreach/ARB	rmckeown1960@gmail.com
	Vacant		
Appian Landing II	Paul Amarendran	Maintenance	amarendran@gmail.com
	Vacant		
Appian Landing III	Karlean Williams	ARB	riveroakshoa@aol.com
	Adam Wade	C&R	wadeadama2021@gmail.com
Marsh Hall	Baylye Burnette	Communications	baylyeburnette@gmail.com
	Millie Anderson-Taylor		mitta622@icloud.com
Marshside	Jimmy Cooper	Maintenance	jamesfcooper2@outlook.com
	Vacant		
Palmetto Plantation	Darrell McKeown	President/Website	darrel@ctelc.com
	Bill Summer	ARB	wsummer@dorchester2.k12.sc.us
River Chase	Ed Nead		enead1958@gmail.com
	Vacant		
Woodington I	Vacant		
	Vacant		
Woodington II	Ellen Sapp	Vice President	emhawaii1@yahoo.com
	Cheryl Cannon	Community Advocacy	ckcannon50@yahoo.com
Woodington III	Edward Corban	ARB	qfc1313@gmail.com
	Vacant		

River Oaks Homeowners Association Committees

Committee meetings are held the second Monday of the month at 6:30 pm just before our board meetings. We are always looking for the participation of our residents! You do not have to be on the board of directors to participate on a committee.

- Community Advocacy - community wellness concerns (sewer plant, road resurfacing, etc)
- Community Maintenance - lighting, neighborhood signs
- Community Outreach - neighborhood boards, community yard sale, get-togethers)
- Communications - newsletter
- Community ARB - architectural review board, information, requests
- Covenants & Restrictions (C&Rs) - information, questions

For more information, please email riveroaksassoc@gmail.com

**We are in need of a new President, Vice President, & Treasurer
beginning in 2022!**



River Oaks Homeowners Association
C/O Dorchester Real Estate Services, Inc
PO Box 116
St. George, SC 29477

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CHARLESTON, SC
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