



River Reader

September 2015

**THE RIVER OAKS COMMUNITY HAS MANDATORY REGIME FEES
AND IS GOVERNED BY COVENANTS AND RESTRICTIONS**

River Oaks Homeowners Association Management Change

Effective August 1, 2015, Halcyon Real Estate Services, LLC has taken over management of the ROHA community Covenant and Restrictions enforcement and dues invoicing and collections. Halcyon was founded in March 1990 and has built a solid reputation on integrity and a strong work ethic. While based in Columbia SC, they have an office in Summerville SC to better serve their neighborhoods.

Halcyon's webpage – www.halcyonres.com – has lots of good information regarding their services. If you have any questions, you can contact them at halcyon@halcyonres.com or by phone at 843-291-2686.

General Meeting

October 27 2015

The ROHA General Meeting has been scheduled for October 27th 2015. The meeting will start at 7:00 pm at Faith Assembly Church at the corner of Appian Way and Landing Parkway. Discussions will include updates to the bylaws and upcoming projects. See proxy attached to this newsletter if you're not able to attend.

COMMUNITY EVENTS

**Fall Community Yard Sale
Saturday, October 3, 2015
8:00 am - 1:00pm**

If you are going to participate – please tie yellow balloons to your mailbox. We'll advertise for everyone to look for the yellow balloons!



ROHA Dues Now Due

A \$50.00 late fee was applied on April 1 for all current year dues not received as of March 31. If you paid \$100.00 prior to March 31, 2015, \$5.00 is due and no late fee applies. If you have not paid your 2015 dues, the amount due is \$155.00. Please make checks payable to ROHA and mail to Halcyon, 7210 Broad River Road, Suite I, Irmo SC 29063.

The last course of action that the ROHA wants to take is filing liens and going to court which increases costs to the association. But we have a fiscal responsibility to all of our homeowners to ensure that the C&R's are enforced and that the community reflects the developers' intentions as stated in the C&R's.

If you are having difficulty paying your dues, please contact Halcyon (843-291-2686.) to discuss payment arrangements. Every reasonable effort will be made to help you to bring your account up-to-date.

2015 Board of Directors

Ansley Pointe

Karen Graham Secretary/ARB 327-5515
Vacant

Appian Landing I

Vacant
Vacant

Appian Landing II

Paul Amarendran 552-2601
Vacant

Appian Landing III

Michelle Jackson 822-7000
Ernie Kornahrens 412-5094

Marsh Hall

Dean Hinson ARB 760-6850
Vacant

Marsh Side

Darcia Hicks Treasurer 475-7293
Vacant

Palmetto Plantation

Bill Summer ARB 209-2200
Rhonda Long 760-9954

River Chase

Sean Patrum ARB 727-5226
Vacant

Woodington I

Betsy Mitchum Activities 552-0945
Vacant

Woodington II

Ellen Sapp 810-4737
Cheryl Cannon 552-9092

Woodington III

Jeff Morey VP/Web/Newsletter 552-9012
Kevin Bruch President 767-8299

*ARB Architectural Review Board

Mail Dues Payments to:

**ROHA c/o Halcyon
7210 Broad River Road
Suite I
Irmo, SC 29063**



ROHA Online

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.
<https://www.facebook.com/RiverOaksHA>

Sign up for RAIDS: <https://www.raidsonline.com/> to be notified about crime in our community.

For General Information and contacts visit Web Page at:
<https://sites.google.com/site/riveroakshomeownersassociation/home> or simply go to Google and type Google Sites River Oaks and the first link will take you to the page.

HOME IMPROVEMENTS ARCHITECTURAL REVIEW BOARD

Please review your C&R's before making home improvements. Where required, submit plans and drawings at least 30 days before beginning projects. Forms are available on the ROHA website.

**Mail ARB requests to:
ROHA c/o Halcyon
7210 Broad River Road
Suite I
Irmo, SC 29063**

POTHOLE REPORTING

North Charleston Roads – 745-1026
Dorchester County Roads – 832-0070

STREET LIGHT OUT?

Will need the number on the pole – call 1-800-251-7234

Burning

State Law requires that you notify the Forestry Commission prior to burning outdoors. In most cases, the law applies to burning leaves, limbs and branches that you clean up from your yard. The notification law does not apply within town or city limits.

Dial 1-800-986-3746 to call the Forestry Commission Line for General Debris Burning for Dorchester County. After you obtain the permit number, the information must be provided to Ashley River Fire Department located on Dorchester Road in front of Bosch.

The law requires that you clear a firebreak around the burning site and have the right equipment available to keep the fire under control. You must stay with the fire until it is completely safe.



CHRISTMAS PARADE COMMITTEE

The ROHA board is bringing back the Christmas Parade! The date is Saturday, December 12th and we are looking for folks to help with the planning of the parade and also for participants in the parade! If you have a golf cart, car, truck, wagon, whatever!, that you'd like to decorate and join the parade, let us know. We are also looking for interested groups to participate. We look forward to hearing from you!

Email mjackson4@sc.rr.com or betsymitchum@gmail.com.

River Oaks Homeowner Association Board

The ROHA board is made up of volunteer homeowners. Do you have ideas of how things can be done differently to help our community? Ideas for fun activities? Tired of the status quo?

If you are interested in serving on the board or volunteering in any way, please contact any of the current board members or come to our monthly meetings.

The meetings are held the second Monday of the month at 7:00 p.m. at the Ashley River Fire Department Community Room located at 8045 Dorchester Road. ALL ARE WELCOME!

RENTERS

If you are currently renting your home, we are happy that you are a part of our community. Please visit the River Oaks Homeowners Association web page (<https://sites.google.com/site/riveroakshomeownersassociation/home>) to become familiar with Covenant and Restrictions for your specific neighborhood and home. The C&R's will advise you about what is and is not allowed in the community. For example, overnight parking, home businesses, and unapproved architectural changes are not allowed.

Homeowners are ultimately responsible to ensure that their tenants are informed and comply with the C&R's. If fines are incurred, the homeowner will be billed for payment.

Wanted!

Women that like Bunco, food and lots of laughs. We meet the 3rd Thursday of each month. It doesn't matter if you know how to play Bunco or not - we will teach you! If you are interested, email betsymitchum@gmail.com



NEW HOMEOWNERS

Congratulations on the purchase of your home! We would like to take this opportunity to welcome you to our community. You will receive a visit from your area representative to personally welcome you, deliver a copy of your C&R's and to answer any questions that you may have.

In the meantime, we hope that you will find this newsletter informative and that you will consider becoming involved in our community.



ROHA Proposed ByLaw Changes

Article V. Board of Directors. Section 4(d). All disbursements must be made by check, signed, by the Treasurer and countersigned by the President or Vice President. In an emergency, when the Treasurer is not available, or the President and Vice President are not available to countersign a check, the Board may authorize a member or members of the Board to sign and countersign checks as necessary to deal with the emergency, and to make the necessary arrangements with the bank.

Proposed change: "All disbursements must be made by check from the Association's wholly-managed checking account or from a management service association account, signed, by the Treasurer and President or Vice President in the case of the wholly-managed account or signed by the management service representative and countersigned by the association Treasurer or President. When the Treasurer is not available, or the President and Vice President are not available to countersign a check, the Board may authorize a member or members of the Board to sign and countersign checks as necessary to deal with the emergency, and to make the necessary arrangements with the bank.

Rationale: River Oaks Homeowner's Association is currently contracted for services that include bill payment. The bylaws change takes this into consideration and also retains the original intent in the case that the association is not under contract for bill payment services.

Article X: Committees. Section 2. There shall be a newsletter committee which shall publish a newsletter for general distribution to the membership at least quarterly. The newsletter will also publish when matters of general community concern dictate that a special edition is necessary.

Proposed change: "The Communications Committee shall be responsible to inform the general community about association business either electronically or by postal service on at least a quarterly basis or more frequently if the need dictates."

Rationale: Change the name from Newsletter Committee to Communications Committee to clarify the function and to provide the option for electronic delivery of information.

**River Oaks Budget
2016**

Chart of Accounts	River Oaks HOA	2016 Budget	Assumptions
	Income		
3010	Regime Fees	70,770	674 Homes at \$105
3050	Interest Income	10	
3000	Total Income	70,780	
	Expense		
4010	Management Fees	13,476	Contract Fee of \$1,123 per month
4020	Newsletter/Printing	1,800	Allowance
4030	Office Expense	1,000	Includes Invoice for dues/copies and envelopes
4040	Special Events	500	Allowance
4050	Postage	1,400	Based on 4 mailings per year and office mailings
4051	Mail Box Fee	-	May decide to discontinue in 2016
4052	Facility Use	100	Allowance
4060	Bad Debt	1,284	Based on current overdue report
4070	Bank Charges	-	Checks ordered in 2015
4080	Tax Preparation	250	Tax Return fee
4090	Legal	1,000	Lien filings
5020	General Maint. Repairs	700	Allowance
5030	Emergency Fund	-	Allowance
5110	Landscape Service	26,400	Contract Fee
5115	Fertilization and Weed Control	-	Included in contract
5130	Landscape Repairs		
5160	Mulch/Pine straw	5,500	Based on current budget/1000 bales est.
6120	Pond Maintenance	1,500	\$125 per month for service
6130	Improvements		
8110	Electric/Irrigation	9,500	Currently under budget/adjusted
8130	Water/Irrigation	420	Based on current fees
9110	Insurance	4,050	Includes GL and D&O Insurance
9510	Property Taxes	400	Allowance
9710	Reserve Funding	1,500	Allowance
	Total Expense	70,780	

ROHA ByLaw Changes and Proposed Budget

Enclosed in this newsletter is the ROHA proposed budget and proposed changes to the bylaws. Your ROHA Board has been financially responsible in holding down the dues and spending our money economically, so the dues this year will remain at **\$105.00**.

PROXY— FOR ROHA 2016 Operating Budget and proposed bylaw changes

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 October 26 2015. You may mail the proxy or provide to any board member listed on Page 2 of the newsletter. Mail proxies to arrive no later than October 26, 2015 to ROHA c/o Halcyon, 7210 Broad River Road, Suite I, Irmo SC 29063.

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 bi-annual 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 Tuesday, October 27, 2015.

(Signature of owner)

(Date)

YES _____ I vote to approve the 2016 operating budget for the ROHA as proposed.

NO _____ I vote to not approve the 2016 operating budget for the ROHA as proposed.

YES _____ I vote to approve the changes to the bylaws as proposed.

NO _____ I vote to not approve the changes to the bylaws as proposed.

Proxies received by the River Oaks Homeowner’s Association after October 26, 2015 or improperly filled out will be deemed invalid.

