

TEOA Board Minutes
November 2, 2016

President Jerry Neely called the meeting to order.

Treasurer, Brian Walton

- Owners of Lot 61 and Lot 62 requested that the two properties be combined. The Board voted to approve this request.
- Financial reports for month ending Oct. 31, 2016 are attached.

Vice President, Violations, Barbara Remick

- There have been issues with two homeowners concerning trash cans being in view. Please keep trash cans in garage or concealed by fencing or landscaping that has been approved by ARC.
- Boats in yard is a violation of our covenants. There have been two very different situations regarding this recently. For the neighbors who have been upset about this, please know that this has been addressed and will be resolved soon.
- The Board is experiencing an increase in calls reporting people walking their pets without a bag; therefore, failing to clean up the waste. TEOA Covenant (8.09) requires owners to clean up after pets, and there is a fine schedule in place for those who are in violation. Pet waste removal is an important tenet of responsible dog ownership. The first step is picking up what your pet leaves behind, and the second is making sure it is disposed of properly. Dog feces can carry many diseases; the board has no desire to be in the business of levying fines. *This is also a Lexington County Ordinance. **Lexington County Ordinance -Sec. 10-34. Restraint and confinement.** ((i) The owner of every pet shall be responsible for the removal of any excreta deposited by the pet on public walks and ways, recreation areas, or private property. (Ord. No. 02-8, § 1-4, 1-14-2003)* Also, please be sure that if you have an electric fence that it is working properly.
- Please do not dispose of your leaves or yard trash by putting it into the street drains.
- A homeowner has a shed on property that must be removed.

Vice President, Andrea Christiansen

- Irrigation of the public common areas has been repaired and winterized by Green Earth.
- Water Links Drive and Island Point were repaired recently in areas that were cracking. Lexington County has been asked to repair them properly if the cracking continues.
- There is a FB Irmo/Chapin crime watch group. *Be aware: Use your garage for your vehicles, lock your outdoor vehicles and remove valuables daily, lock house doors and keep garage door shut.* There have been police reports recently of random people approaching properties off Amicks Ferry Road late at night trying to gain access to cars and in homes while the owners were present. A similar incident happened off Old Wessinger Road., but the trespasser ran off when confronted.
- SC Department of Transportation recently made speed limit changes on parts of Amicks Ferry Road. They have also corrected several yellow passing markings that were painted incorrectly this summer and added yellow night reflectors. More side rumble strips will be added.

- **The 24 hour hotline for Chapin Utilities is 803-605-9711.** Call for any water or sewer line issues, and also let any member of TEOA Board know so that TEOA homeowners can be properly notified. All of the sewer pump stations are numbered and have an emergency number posted on each gate. **The Town of Chapin offers online sign up** to receive emails and texts regarding any urgent “alerts” or information about upcoming Town of Chapin meetings. <http://www.chapinnc.com/> Go to ‘Notify Me’ to receive information about police, utility, boil water advisories, and meeting information.
- THANK YOU to Barbara Remick and George Duke for being proactive in having the old TCC clubhouse and sales office torn down and removed. They were eyesores and a danger within our community.
- The house under construction at corner of Lake Estate and Webster Pointe is waiting for final landscape but the sod was installed several weeks ago and it does not meet the standards of our neighborhood. There are other issues such as placement of HVAC, lack of backyard privacy, and the way the house is situated on the lot. Some things can't be changed at this point, but in the future, homes under construction must meet the standards that have made our neighborhood exceptional. This means ARC scrutiny from beginning through the end of the project.

ARC, Gene Unger

- Three homes are under construction and 2 others have been submitted for consideration at this time.
- The committee is working on resolving up to 25 other issues.

This was Jerry Neely's last meeting as President. He has enjoyed serving and feels that serving on the Board has been a positive experience because the other members really care about our neighborhood. He also is proud that 99% of the homeowners in Timberlake Estates are diligent about keeping up the high standards that have been set.