

Minutes of TEOA Annual Meeting October 1, 2014

VP Jerry Neely called the meeting to order and explained that the board president, Bob Perkins is moving to Florida and unable to preside. He thanked Bob for his service on the TEOA Board.

Officer Reports:

Jerry Neely, VP of Roads and Maintenance

- Jerry will become President of the board in January and Andrea Christiansen will become the VP of Roads and Maintenance. Jerry will be working with her on finalizing some projects that are already under consideration.

Barbara Remick, Treasurer

- Barbara was asked to research outside managements companies and learned the costs range from \$9,000 to 17,000 per year. The services provided would not be satisfactory for our neighborhood.
- Finances are in good shape and dues will stay at \$200 for another year
- There are two homes in the neighborhood in foreclosure. The lien on the Island Point property has been cleared. Barbara continues to work with the bank responsible for the Ramblewood Lane property that been negligent in their landscaping responsibilities. She thanked Brian Walton, Horace Durham, and Tom Remick who have all stepped up to do lawn maintenance and upkeep on the outside of the property.

Becky Gallman, Secretary

- Becky apologized for the misspelling of Andrea Christiansen's name on the agenda and ballot.

Jim Schafer, Vice President of Covenant Enforcement

- Jim explained that he does not look for problems, but is happy to handle issues that are brought to his attention. He suggests that neighbors first talk to each other to correct violations. If that does not help, please call him and he will get involved in resolving the issue.
- Some ongoing issues are:
 1. Dogs—If your dog drops it, please pick it up. Do not toss dog excrement onto empty lots because it attracts rats.
 2. Kayaks and canoes are not to be beached. Please store in an area that does not detract from shoreline.
 3. Vehicles must be both registered and road worthy or stored in garage.
 4. Barking dogs—Contact Lexington County Animal Services, 785-8149. There is a complaint form on their website.
 5. Deer—as more homes are built, there is less room for the deer. They are very much a part of our neighborhood, so please drive carefully to avoid unwanted contact.
 6. Geese—the population of geese has grown tremendously in the past few years; it is believed that they are being fed by some residents which may not be good for the geese. Jerry Neely will check with Department of Natural Resources to

see if it is legal to feed the geese. One resident had had success in keeping geese off the lawn by stringing wire at chest height to the geese. Once they touch the wire they return to the lake.

7. Finally, Jim expressed his gratitude that 98% of the residents of Timberlake Estates do respect and comply with the covenants which makes his job easier. It also makes our neighborhood very appealing for both residents and visitors.

Committee Reports

Tom Remick, ARC

- 85 projects have been approved
- Tom reminded residents that all outside projects must be approved by ARC. For big projects like roofs, pools, driveways, concrete work, boat lifts, retaining walls, etc., a \$500 deposit is needed.
- Tom thanked the members of his committee for their time and effort: Cal Cruz, Horace Dunham, Paul Harper, Paul Thomas, and Tom Williams

George Duke, Community Interface Committee

- Items of interest to our community:
 1. Town of Chapin election—We can't vote but the results do affect us
 2. Technical center is coming near interstate; there will be more traffic
 3. Publix is coming to Chapin.
 4. A new Water and Sewer Administrator has been appointed for Chapin. The city of Chapin is responsible for our lift stations.
 5. Old club house property will be developed into 37 single homes; there will be 17 home sites developed along the 9th fairway.
 6. Pennies for Progress will be on the Nov. 4 ballot. The ballot is 9 pages, so be informed and vote!
 7. Timberlake Country Club is here, but in need of more members. If you are a resident, please consider joining. It is a wonderful thing for our community and definitely has an impact on our home values.
- At one time George was president of the homeowners association. Some accomplishments he shared are: updating of covenants and by-laws, zoning changes that positively affected height of buildings on Lake Murray; zoning changes that affect home density, development of a website (thanks to Michael Kletter), and a new bridge over Bear Creek. The point of this is that by participating and becoming involved in community, positive changes can occur.

Welcome Committee report was given by Barbara Remick for Cooki Mead and Linda Hall.

- Barbara commented that Linda & Cooki Mead may be the hardest working ladies in our community – many homes have changed hands this year. It is the responsibility of this committee to visit new residents and deliver Covenants & ARC Guidelines and answer questions about our community. They also obtain contact information for our TEOA email and resident phone list. They are a big help to Barbara, and their work is greatly appreciated.

Bill Rawlings, Security

- Crime in our area is very low.
- The problem with 4-wheelers on the golf course is still an open investigation.
- Lexington County now has a substation in Chapin so our response time is very fast. If you have any concerns, don't hesitate to call on them.
- Neighborhood Watch requires quarterly meetings. We have been participating with 8 neighborhoods in the Timberlake area and holding these meetings at Timberlake Country Club. The Club now requires a Corporate Membership at a cost of \$150 per year in order for the meetings to be held there. Bill is waiting to hear from other neighborhood associations about sharing the cost and continuing at TCC location. If they do not respond, the meetings will be held at another location.
- SCAM alert--If you receive a phone call from IRS saying you owe \$1000, do not comply. Contact Lexington County Sheriff's department.
- If you would like to have your home checked while you are out of town, call 785-2400. Lexington County will check from land and/or by water.
- Do not leave personal items in your car and be sure to lock doors.
- *My 911* is a program offered by Lexington County. If you wish to participate you can register on-line or mail in the information. The county keeps the form on file—it contains information such as: is there a dog on premises, what neighbors have a key to the home, emergency contact phone numbers, etc. Should you require assistance from Lexington County Police or EMS the information helps those arriving to provide the services needed quickly and efficiently.

Timberlake Neighbors Together (TNT) *Timberlake Neighbors Together*

- Barbara Remick reported for Sue Hessler who has represented Timberlake Estates on this committee. TNT was organized as a way to plan large events like Tie-ups on the lake and holiday parties to bring people together from the surrounding neighborhoods. The committee has decided they are no longer necessary. The population has grown so much there is no longer a need to bring people together. Residents plan their own events with groups of friends, and we have Timberlake Country Club right in our own backyard. Many thanks to Sue for representing us in the past.

John Facchinei, Newsletter

- FYI, John prepares the newsletter, Timberlake Times. After it is approved by board president, it is sent out by the board secretary. The one that you receive this month will be the 40th issue.
- John encourages you to submit information—especially about travel. Many residents make trips both far and near. If you had an interesting experience, let him share it. Day trips are really great to know about.

New Business

In January, Jerry Neely will be the president of Timberlake Estates Owners Association Board and Andrea Christiansen will be Vice President of Roads and Maintenance.

Adjournment--The meeting was adjourned by Jerry Neely

Respectfully submitted

Becky Gallman, TEOA Secretary