

**Rose Dhu Creek Plantation Property Owners Association**  
**President's Report to the Members**  
Date: July 30, 2017

Hello fellow neighbors,

As required by our board operating process and updated bylaws, this is the first mid-year status report of Rose Dhu Creek Board activities thus far this year.

First, I wish to thank all our fellow neighbor volunteers who serve our community by donating their valuable time and talent on RDC committees and projects, and who volunteer with helping on projects and maintenance. Their collective efforts are what make our community unique in low country; adding a spirit of comradery and ownership, and thank you to all our Board members for their support and helping making this job easier, it's much appreciated!!!!

Updates on the various committee and board activities are as follows:

**Financial Update**

As of the end of May, 2017, the following balances are reported at Coastal States Bank:

- Operating Account: \$139,681
- ARB and Builder Compliance Deposits: \$23,250
- Capital Account: \$103,412

We finished the month of May with:

- Negative variance, \$155
- YTD negative variance of \$997

For the first time in our history, we have no outstanding dues from our membership. (There has been a lien placed on one property for nonpayment of dues).

As required by the recent bylaw changes, a bid process was prepared for any project(s) projected to cost more than \$5K, and with approval by the board.

A three-year strategic financial plan was developed and approved by the board. The strategic plan was prepared and presented by the Financial Planning Committee (as outlined on the RDC website) and is the first to date that will help the board better manage line item annual budgets. In summary, the recommendations for RDC financial strategies are:

- Hold reserve funds at \$100,000
- Priorities 2017 – 2021
  - Safety
  - Amenities
  - Beautification
- Actions
  1. Lot 8: There is a proposal being discussed by the board to re-plat and sell a portion of lot 8 behind the pool. As part of this the community would keep an approximate 2 acre portion to the north that would be added to the existing pool / gathering place property on the north for possible future amenity development.
  2. Proceeds will be used to pay down the property mortgage and the possible construction of an amenities center (based on community input).

3. Restructure a mortgage for a possible amenities center and property such that mortgage payment is similar to current.
  - Assume no changes to property assessments.

Financial review by third party and review of large contracts are in process. And, the legal action with DR Horton has been resolved.

### **Beautification Committee**

The 2017 goals are:

- Improve the South gate appearance
- Develop a long term master plan
- Upgrade plants in the North gate, roundabouts and island by The Gathering Place
- Naming of horse trails (see News & Events on the web site) with trail head signs
- Pool / gathering place gate column lighting

Thank you to everyone on this committee for all the thoughtful suggestions and time spent researching and contacting vendors to get suggestions and estimates.

### **Members' Web Site**

Our community web site <http://rosedhucreekplantation.com/news-events/> is designed to provide helpful information and announcements regarding our community. If you have suggestions, by all means please contact me by using the "Contact Us" drop down.

### **Architectural Review Board**

Rose Dhu's pace of custom home construction continues to move forward with some excellent new homes and remodels. Currently we have 2 homes under construction and an additional 2 homes in the ARB pipeline. Home site sales slowed a bit in the 2nd quarter but prices remain steady. If you have an ARB question or concern please call Fred Wallace at 843-298-7355.

### **Bylaw Committee**

The Bylaw Committee has been decommissioned since proposed changes were approved by the membership at the 2016 annual members meeting. We will need to update our bylaws again this year. We plan to accomplish this with a mail referendum by end of September.

### **Safety Committee**

The Safety Committee has been very active with road safety, trail safety and security. Several new members have joined as well (please visit the RDC website for more information). By April 1, all the trails were cleared of significant tree debris from hurricane Mathew and opened for full use. In June, Professional Landscaping cut and cleared grass and weeds with plans for them to perform this task three times a year. The plantation's perimeter wire fence was repaired in over 25 locations after many years of neglect and hurricane damage. The white wooden fence along May River road was repaired in over a dozen places. The damaged chain link fence sections common with Hampton Hall remain to be addressed in late 2017 and we are working with the HOA there to share in the cost of repairs. In March, changes were made to the gate codes by adding dedicated service provider codes and the removal of old access codes. The north gate controls had electrical malfunctions in April and June that were corrected by Custom Security with a lack of promptness addressed by our president to their owner. In May and June, roadway speed bumps were replaced with speed humps. The board commissioned a speed and traffic safety assessment and report by a professional traffic engineer. The safety study report is on the web site located under the safety committee. The study found most traffic to be traveling 30 or less miles per hour; that the newly installed speed humps are an appropriate speed calming application for neighborhood streets; and the study gave recommendations for additional signage. All in all, the study supports the speed calming devices that have been installed. In June and July, we installed new road

signs with larger 6x6 inch posts. This committee is currently evaluating additional pool and Gathering Place security improvements as well as gate controls upgrades. This is another very active committee doing great work for our community.

### **Social Committee**

The Social Committee has presented several fun community activities with the successful April 1 Easter egg Hunt and June 3 Summer Kick Off Pool Party. The events were a great time. The committee has arranged the events so everyone can take part (young and old) by holding events geared toward families, and others geared toward adults. As such and just announced on August 12 - End of Summer Outdoor Movie Night is planned (family oriented) (see News & Events on the web site for more information); in September (date to be announced) an Oyster Roast/Low Country Boil is planned (adult oriented); in October (date to be announced) the second Halloween Trunk-or-Treat party is planned – (family oriented); and in December (date to be announced) our winter Holiday party is planned (adult oriented). Great stuff!!!

### **Owner Value Maintenance Committee**

This committee was decommissioned several months ago. A committee to handle this level of issue just didn't make any sense as this is clearly a Board level task. As such all out of compliance concerns regarding covenants and restrictions compliance issues are to be brought to the attention of a Board member. The Board will then review and take the necessary steps to mitigate the issue. The Covenants and Restrictions for Rose Dhu Creek Plantation set the standard for the residential character of the community and control the conduct of its' residents. The CCRs exist to define the enforcement procedures that protect the overall integrity of the common scheme of the community. Please see the RDC web site for CCR details.

If you are interested in participating on one of our committee, please contact the committee chair or myself we welcome all talent and energy. There is a description of each committee on the web site.

Please note that we are changing the meeting start times for board meetings from 4:30 to 6 PM for July, August and September, in hopes that more residents will attend. This month's meeting was well attended. Remember all board meetings are open to the membership.

Given the time of year, please make sure boats and trailers are kept out of sight of the road; that pet droppings are picked up; and contact the ARB should you wish to make large changes to landscaping and structure appearances to your property.

In closing, living safely is most important to us all. With that in mind, water, and vehicles are what comes to mind. Please make sure young children always go in pairs and are accompanied by an adult present around the lagoons and ponds; and make sure our kids are mindful of cars & trucks. As you know, we have taken various measures to calm traffic speeds, but drivers still on occasion race around.

I hope you find this update helpful and it is my pleasure to serve the Rose Dhu Creek Plantation community. Please contact me should you have any questions, concerns or suggestions.

Best to all,

Greg Van Zandt