

The Heron

April 17, 2015



Newberry County on Lake Greenwood

Newberry County Update

In an interview with County Councilman Bill Waldrop, The Heron had a chance to check the pulse of county issues with a focus on local impact.

Improvements to and growth of the county economy should bring benefits to taxpayers by increasing the tax base. As of May 11, Newberry County has a new head of economic development, Rick Farmer. Growth that will bring jobs and taxpayers into the county include some new industry such as Sea Pro Boats moving into Whitmire; development of a county owned 2,000 acre site for large industry (certified by the Department of Commerce); and participation of CSX RR as part of economic development.

One hanging-fire issue, i.e. to find a home for the sheriff's office, has finally been resolved. The sheriff is now settled in the old National Guard Building. The meandering of the sheriff's office and the 911 service began with mold problems in a new building on Route 219.

Approval is pending for a 2017 installation of a major natural gas line that will originate in Laurens County and pass near the Buzzard's Roost Dam. The federal agency, FERC, must approve and certify that there is no threat to Lake Greenwood.

County Council has approved money for Chappells Fire and Rescue to have an emergency generator.

Finally, there is money appropriated to resurface County Line Rd. The plan is to widen the road, resurface with chip and seal, and paint center and roadside lines. A plan is a plan and not yet a done deal. Be aware also that chip and seal is not as durable as a blacktop road.

POA or No POA?

Has the Summerset/Windmill POA outlived its usefulness?

Although there are a few residents who actively advocate against membership, it should be recognized that membership is voluntary and that the majority of property owners do choose to participate. The question is why do so many see value in the organization.

Over the years this organization has had an impact on issues that affect the community. In addition, the POA volunteers provide ongoing services.

(See the article by Jim Smith, page 2.)

After fifteen years, going back over the history of the POA it is easy to find issues where the POA has performed well on behalf of the community.

- Most recently, a situation involving emergency medical response for one of our residents highlighted the need for the POA to work with that property owner and with County Emergency Management to negotiate an agreement with Laurens County Emergency Response. This agreement may not be the final solution but is a move in the right direction. Whether intentional or not, Summerset Bay has evolved into a mostly "retirement" community. The ageing of our membership and the community at large will continue to challenge how the POA can be of assistance.
- In addition to the medical emergency response matter, in 2014, the POA continued advocating for improvements in County Line Road Maintenance. Not yet solved, this will be an ongoing cause to pursue.

(continued on page 4.)

Pride in our Community (a time to be thankful)

By Jim Smith

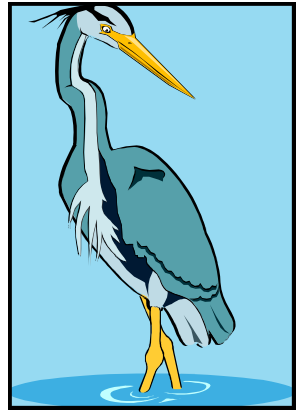
Recently, a notice was sent out to all property owners by Cecelia Mescal, our community's website master and communications director for our POA, asking for volunteers to help clean up our roadsides damaged by the recent ice storm. Saturday, March 14, was picked for this "event." As it turned out it was a rainy, dreary day yet 10 homeowners turned out ready to work. There were others who worked independently on some areas but I don't know who. Those that I know helped out were: Tom Sawyer, Ed LaRoche, Bob Akers, Wayne Renwick, Jerry Wright, Larry Sartori, Don Eckrich, Woody Wood, Eldon Armstrong, Howitt Smith and Jim Smith. I was gratified by the turnout and am sure that more would have come out had the weather been better and some wanted to be there but were on the "injured list". We managed to finish most of the project before the rain got the best of us. Thank you all!

Other small volunteer projects in the past few weeks were completed to benefit the community. Those who need to be mentioned are: 1) Wayne Renwick identified a large tree on SSBR that was dead and leaning toward the road. Had it fallen it would have blocked the road or hit a car. He organized a work party to take it down using his equipment and tractor to haul it into the woods. Bob Akers, Larry Sartori and Jim Smith helped. 2) Someone noticed that a queen sized mattress had been dumped in a ditch on SSBR (surely not a SSB resident) and Bob Akers, Tom Sawyer, Larry Sartori and Jim Smith pulled it out and Tom took it to the dump. 3) Bob Akers and Jim Smith (as part of our POA's "Landscape Committee" spread 200lb. of grass seed throughout on troublesome areas of our roadsides; we're hoping for success.

Ongoing volunteer projects that we all can be thankful for include: 1) Harry Greisser publishing the community newsletter for **15** years now. The POA was founded by Harry when he and a few others founded and incorporated our POA 15 years ago. He still serves as the Secretary and a member of the board of directors as he has for most of those 15 years. 2) Billy Jourdain donating considerable space for our volunteer built, with considerable volunteer material (from Jerry Wilson, Ron Brown and others), storage building for a service trailer and other equipment for about 10 years now. 3) Roy Mendelson continues to coordinate our roadside mowing including complete responsibility for the mower service and repair. Tom Sawyer did it for years before Roy. 4) Judy and Carlton Higdon have for years opened their home for the Annual POA general meeting and provided dinner for all those attending. 5) The four persons (Dan Flint, Harry Greisser, Ed LaRoche and Lou Rosenthal) who serve on POA board of directors (hopefully a full five in another few weeks, filling an opening created by the death of Cort Nagel), and separately on the Architectural Committee (ACC) headed by Lou Rosenthal.

A note about the POA board of Directors: I attend the POA meetings when possible and was on the Board a few years ago. I do not always agree with all their decisions, nor would all agree with mine but this is inconsequential compared to the bigger picture. I can honestly say that every decision they make as directors and every dollar spent in sponsoring activities such as The Heron, our website, roadside mowing, landscape improvement and repair, sign maintenance, monitoring/ lobbying our local governments, support of our fire department, roadside pest control etc., etc. benefits every property owner living here or not. They are the driving force for the maintenance of our community as it was originally intended. Imagine what the community would look like and what the property values would be without all the above.

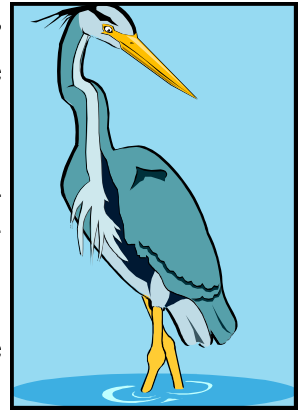
I know the volunteering for these projects and positions is not for everyone for many reasons but for anyone willing there are always openings. But we all can support our community monetarily. For a \$100/year it is an incredible bargain.



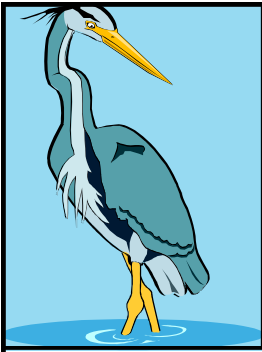
POA or No POA?

- In 2013, the POA and this publication concerned itself with county spending and by extension property taxes by monitoring the county budget and reporting on county oversight of building construction and maintenance. As reported, the county has an ongoing problem with moisture and mold in its buildings.
- The county budget was also an issue in 2012 and we reported in some detail general fund revenue and appropriations. When your representatives know you are looking over their shoulder they tend to be more careful with you tax money.
- The POA installed new signage in 2011. The directional information at the intersection of Summerset Bay Rd. and Summerset Bay Dr. was intended to help visitors but also to limit the aimless wandering of delivery people.
- Throughout the years the POA has supported improvements in the Chappells Fire Department. In recent years that has been reflected in an annual donation. It began in 2011 with a donation of One Thousand Dollars. It continued with active support for a helipad.
- Support for the Fire Department paid off in 2010. As a consequence of efforts by the fire department and encouragement from this community the department was able to lower the ISO rating from “9” to “6” saving homeowners hundreds of dollars in Homeowners Insurance.
- Roy Mendelsohn represented the POA and in 2010 achieved a change to the curve rule for the lake that extended the timing for winter draw-down of lake levels. This change expands the time for lake access by many residents.
- In 2009, Cecilia Mescall, POA Communications Chairwoman, introduced a new website “Summerset POA”. This site provides a wealth of information to POA members and currently is adding a function to advertise personal items for sale.
- In 2008, The POA took up the issue of camping in our residential community. Eighty-five owners wrote objecting to changes to RS1 zoning that would allow RV usage.
- In 2007, The POA sought stronger implementation of leash laws and drew a strong response to support control of nuisance pets and eliminate a growing problem of aggressive dog packs.
- In 2006, The POA joined many Newberry County taxpayers in vehement reaction to County Council tax changes. After getting a one cent increase in sales tax (supposedly to relieve property taxes) they not only reassessed property values upward but increased the millage rate. Council told us the changes would shift the burden to the “FAT CATS” who owned lakefront properties. In the subsequent election, three councilmen lost their jobs.

- Also in 2006, The POA was very instrumental in directing some “capital project” money to the acquisition of a water tower, a major step toward ISO reduction. The water tower project actually came in under budget.
- After consistent pressure from the POA, in 2005, Newberry County finally improved the Pineland Rd. access to our community by replacing the frequently submerged wooden bridge with a more elevated cast concrete bridge.
- In 2004, the POA was largely instrumental in changing the polling place to the Chappells Fire House significantly improving handicap access.
- In conjunction with WatersEdge, the POA successfully fought against a public boat ramp in our community.
- In 2003, The POA raised awareness of our community at county council with an article in The Heron, “Newberry County Orphans”.
- The POA supported introduction of a building code in Newberry County.
- The year 2003 also saw the POA first alert to County Council about the condition of County Line Rd. This is a continuing challenge.
- In 2002, The POA supported county zoning and confirmed that our community would be zoned RS1. Through The Heron, the POA pressed the county to pass a building code that would make the RS1 zoning effective.
- Despite denials by the County administrator and after some research the POA determined that Newberry County, in 1997, had indeed accepted our community roads into the county road system. As a matter of fact, the county accepted substandard roads from the developer. Continuing pressure from the POA led to the roads being repaved.
- In the beginning only dial-up access was available for internet access. When Sprint (later CenturyLink) determined that we had an organization, the POA, they made DSL access available. At that time it was a vast improvement.
- There is a continuing effort to improve community spirit. In addition to the annual meeting the POA has periodically sponsored various get-togethers.
- The annual general meeting is an opportunity to:
 - ◆ Meet your neighbors,
 - ◆ Discuss issues of concern,
 - ◆ Voice opinions,
 - ◆ Make suggestions,



(Continued on Page 8.)



Summerset / Windmill POA

2014 Annual Meeting Agenda

Saturday April 25th, 2015

4:00 PM

Judy & Carlton Higdon Residence

1491 Summerset Bay Dr.

Cross Hill, SC 29332

864-379-1400 RSVP

Introduction of Guests & Current Board Members

2014 Election of New Board Members

New Attendee's / Property Owners Introductions

Reading of Minutes: 2013 Annual Meeting (Harry Greisser)

Treasurer's Report: (Ed LaRoche)

Secretary's Report: (Harry Greisser)

Committee Reports:

ACC

Landscaping

Mowing

Communication

Lou Rosenthal

Jim Smith

Roy Mendelsohn

Ceil Mescall

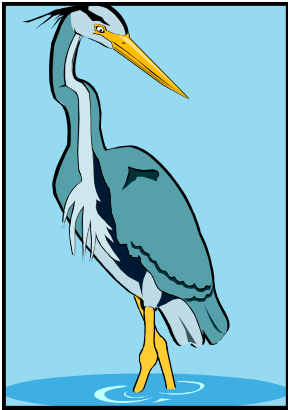
Old Business

New Business

Adjourn

Social: Food & Refreshments

**Please don't forget ➡ RSVP to Judy Higdon
if you will be attending**



Summerset / Windmill POA

Election Ballot

For

Board of Directors

Vote for Three:

Larry Sartori - - - - -

Harry Greisser - - - - -

Write in Candidates:

This is a two (2) year term above for each elected

Please mark your ballot and mail to:

*Summerset / Windmill POA
P.O. Box 6025
Chappells, SC 29037*

Please indicate "BALLOT" on your return envelope

(Kindly return your ballot prior to April 26th, 2013, our Annual Meeting date)

**The Heron
PO Box 6025
Chappells, SC 29037**

POA or No POA?

- ◆ Elect board members and
- ◆ Set Priorities for 2015 – 2016.

- POA volunteers continue to maintain the appearance of the neighborhood:
 - ◆ Refreshing community signage,
 - ◆ Mowing roadsides,
 - ◆ Organizing periodic trash pick-up along roadsides.
 - ◆ Applying Fire Ant Control along roadsides and
 - ◆ Working on erosion control.

It would seem that every property owner needs to make their own assessment of the on-going relevance of the Summerset/Windmill POA.

Treasurer's Report

by Ed LaRoche

| | | |
|--------------------------------------|------------|-------------|
| Balance as of November 28, 2014 | | \$14,703.09 |
| Deposits | | |
| Dues | \$6,300.00 | |
| Total | \$6,300.00 | |
| | | |
| Disbursements- | | |
| Fire Ant Control | \$ 221.00 | |
| Mower Wheels | 40.32 | |
| | | |
| Balance as of February 27, 2015 | | \$20,741.77 |
| | | |
| Pending Deposits: | | |
| Dues | \$ 100.00 | |
| | | |
| Pending Disbursements: | | |
| Grass Seed for roadsides | \$ 211.96 | |
| | | |
| Mower Replacement Contingency | \$7,268.00 | |
| 2015 Estimated Contingency | \$6,338.68 | |
| | | |
| Available Cash (after contingencies) | | \$7,023.13 |

**POA Board Meetings: 2015
Chappells Fire House**

| | |
|--------------|------------|
| June 11 | -7:00 P.M. |
| September 10 | -7:00 P.M. |
| December 10 | -7:00 P.M. |

NEW MEMBER FORM

If you are not now a member and would like to join your neighbors in making Summerset/Windmill a great community please fill out this form and send with a check for \$100 to the return address of the newsletter.

NAME:

DEVELOPMENT:

Lot # or local address:

Mailing Address if different:

Telephone No.

Check Enclosed