



Heartbeat of Summerset Bay

May, 2025

Annual POA Meeting was held Saturday April 26, 2025

- Congratulations to our new POA Board Members
- David Shaw is our new president, and Mitch Higgins is our new treasurer
- Thank you to Steve Werbowski and Steve Presley as our outgoing treasurer and acting president, respectively. Steve P. will continue to complete his term as vice-president
- Meeting minutes are distributed via a separate email
- Our next annual membership meeting will be Saturday April 25, 2026



News from the Board

- Acting president, Steve Presley has been in touch with Newberry County regarding deteriorating culverts and cul-de-sacs. Steve toured the neighborhood with Josh Rowe, Director Newberry County Public Works, and is awaiting a plan of action
- The property that encompasses part to the right of Sunset Bay Drive has been sold. It is currently unknown if there are any further development plans

Neighborhood Updates

- The condition of Route 39 and the danger of the intersection of Routes 39 and 56 are an ongoing concern. Many voices make a difference. Please voice your concerns by filling out a work request at <https://apps.scdot.org/mwro/>
- Interested in what is happening at the Lake Conestee Dam? The new dam is under construction. Check out <https://lakeconesteedam.org> for ongoing updates
- As we have many new neighbors and all of us have questions that may not be addressed in the restrictions and covenants or the POA bylaws, the board has developed a “Neighborhood Knowledge” document which is on the next page. It will also be housed on our website. Please feel free to share with neighbors that are not members of the POA



Neighborhood Knowledge

- Outdoor lighting is best to be on motion sensors therefore not to disturb neighbors. Exterior lighting overnight is a nuisance to others looking out at night.
- Noise limitations between 10:00pm-7:00am
- Pets should be walked on a leash and picked up after

Lake/Water usage

- Personal Water Craft, PWC's do not have navigation lights- no use 1 hr prior to sunset or for 1 hr after sunrise
- Life jackets are to be worn at all times on PWC's
- NO WAKE ZONE within 100 feet of docks or anchored boats or boats with people in the water.
- Docking lights should be used for docking only, NOT to be used as headlights
- <https://www.dnr.sc.gov/>



Contact Numbers

- Emergency County Control 864-321-2222
- Chappells Fire Dept 864-995-4243
- Lake Management 864-942-8560
- Lake Log Removal 864-229-4780
- Burn Notification Local 800-705-8617
- <https://www.scfc.gov/> for State Notifications
- Newberry County Zoning 803-321-2166
- Summerset / Windmill POA 23 Woodhaven Ct., Cross Hill SC 29332
- summersetpoasc@gmail.com



POA and Lake Information

- Website: Summersetbaypoa.org
- Contact Us: summersetpoasc@gmail.com
- 2025 Board Meetings: March 13, June 12, September 11 and December 11 time and location TBD
- Next Annual Meeting: Saturday April 25, 2026, at 4pm. Soule Chapel Methodist Church
- Current Board Members
 - President: David Shaw
 - Vice President: Steve Presley
 - Treasurer: Mitch Higgins
 - Secretary: Kathrin Kucharski
 - Architectural Coordinator: Rod Fessenden
- Lake Information
 - Connect Lake Greenwood:
<https://www.connectlakegreenwood.org>
 - Lake FAQ including water level management:
<https://www.connectlakegreenwood.org/discover/frequently-asked-questions/>