



Stowe Creek HOA

Stowe Creek Connection

www.stowecreekhoa.com

VOLUME 4, ISSUE 1

APRIL — MAY 2010

SPECIAL POINTS OF INTEREST:

- 186 delinquent accounts
- New Pool Pass System
- Violation History Reset

INSIDE THIS ISSUE:

- New Pool Pass System 2
- Violation History 3
- Announcements 3
- Volunteers Needed 3
- Community Calendar 4
- Board and Committees 4

Notes From The Board....

The following is a status report regarding delinquent Stowe Creek HOA accounts. As of the end of March, **186 accounts** have delinquent balances totaling **\$132,786**. This figure includes unpaid assessments, late fees, legal fees and violation fees. The HOA has liens on 55 homes. Sadly, last month, the HOA was obligated to foreclose on one of our homes

Here is some detail by street:

<u>Street</u>	<u>Number of Delinquent Accounts</u>	<u>Total</u>
Stowe Derby	60	\$51,019
Centerline Drive	31	\$17,152
Lamoille Lane	17	\$12,984
Chapaclane Road	17	\$11,969
Mountain Springs	11	\$10,779
Slalom Hill	20	\$10,361
Mt. Mansfield	8	\$7,478
Spruce Peak	9	\$5,574
Lifeline Lane	5	\$1,708
Palomar Mountain	4	\$1,522
Diamond Summit	1	\$1,519
Rim Rock	3	\$721
TOTAL	186	\$132,786

While the board appreciates the difficult economic times we live in, we do have a responsibility to make every effort to collect balances of delinquent accounts.

At the current level of delinquency the board may have to consider an assessment increase for 2011. Further, we have recently contracted with an additional legal firm to work on the most serious delinquencies.

If you are having difficulties paying your assessments please contact our management company and they will work with you regarding a repayment plan.

Thank you,
Ed Runte'



Pool Pass Pick-up

May 3 - May 7th
4 p.m. - 6 p.m.

May 8th - May 9th
9 a.m. - 12 p.m.

Or visit Kuester at
130 Ben Casey Drive
Fort Mill, SC
9 a.m. - 5 p.m.

**Pool Hours:
May 23 - September 7**

Monday - Saturday
10 a.m.-8 p.m.

Sunday
12 p.m.-8 p.m.

*Hours are 4 p.m.-8 p.m. on days schools are in session

2010 Pool Season New Pool Pass System

The Stowe Creek Pool will open for the season on **Sunday, May 23rd**. The hours will be Monday thru Saturday, 10 a.m. to 8 p.m. and Sundays from 12 p.m. to 8p.m.

This year the Board has agreed to forgo the plastic passes, for a card reader system. The new system is designed to alleviate the annual purchase of temporary passes, provide accurate reporting of pool usage, monitor patrons and aide in controlling of delinquencies.

We will begin distributing cards to homeowners at the pool on Monday May 3rd thru Friday May 7th between 4 p.m.- 6 p.m., and on Saturday, May 8th and Sunday May 9th between 9 a.m.-12 p.m. If you are unable to pick up your card

during those hours you will be able to pick up your card from the management office located at, 130 Ben Casey Drive, Fort Mill, SC during business hours.

Owners will receive (1) one pass per household at no charge. Additional passes may be purchased at the cost of \$25.00 each.

You will need the following when picking up your card:

- Identification
- Proof of Residence (Phone Bill, Electric Bill, etc.)
- Tenants must present a signed letter from owner agreeing to release pass.

Everyone is encouraged to test your card prior to using the pool to ensure it's in proper working order.

Please forward any concerns to the management office, as Lifeguards can not allow access nor repair cards.

Note: If your homeowners account is not in good standing by April 30th, **YOU WILL NOT BE ISSUED A CARD.**

Accounts paid after this date should contact the management office during business hours to pick up card.

We believe the new system will be a great benefit as we plan future seasons. If you have questions please contact Community Manager, Rita Barrett at rbarrett@kuester.com or (803)802-0004

Springtime Lawn Care

The snow has melted, the clocks have sprung forward and the temperature is back into the 70's. It is time to start taking care of your lawn for the coming summer.

This month is a vital time for you if you want a green, weed-free lawn this year. The key is called Pre-emergents; products that stop the weeds from ever germinating.

The cheapest yet still effective way is to hit your local home

store and buy a small bag of Scotts® Turf Builder® With Halts® Crabgrass Preventer.



One quick spread of this before and you will get a fraction of the weeds that a non-treated lawn will.

The goal of having it down two months prior to putting down the Crabgrass preventer you can, and should, put down another product: Scotts® Turf Builder® With PLUS 2® Weed Control.

This one-two punch during the spring will give you a green and weed free lawn that with a little water and regular mowing will last you all the way through the summer.

VIOLATIONS HISTORY. TIME FOR A FRESH START!

After considering feedback from our homeowners and in an effort to help everyone who works hard to comply with the rules, the board has approved a one time offer to clear all violation history on all homeowners who have paid all their violation fees.

If you currently owe violation fees and would like to clear up all previous violation history, please pay them in full by May 30th

Since the violation process was new in 2009, we understand it sometimes takes a while to understand the process. This will give homeowners a one time chance to start fresh and comply with the rules going forth and avoid any violations and fees.

Please contact Rita Barret at the Kuester Office at rbarrett@kuester.com or (803)802-0004, if you have any questions.

Announcements

New Stowe Creek Community Website

The Stowe Creek Home Owner's Association has created a community website at www.stowecreekhoa.com.

The easy to navigate website includes, community information, HOA documents, and will also link to homes for sale.

Visit www.stowecreekhoa.com today!



Volunteers Needed

The Stowe Creek HOA is looking for community volunteers to participate in our committees. Below is a listing and description of each of the committees.

Architectural Review

Committee: The goal of the ARC committee is to make sure that planned exterior home improvements conform to the ARC Guidelines, and enhance the beauty of the Community. An average of two applications are submitted each month, and the committee reviews and votes on each application via e-mail. Committee members must familiarize themselves with the Architectural Guidelines and occasionally visit a home site to review the proposed changes.

Communications

Committee: This committee creates a means of communication for all Stowe Creek Residents. Setting time-lines for the newsletters, writing articles, creating flyers and newsletters, delivering newsletters and other communications are just a few of the tasks.

Pool Committee:

Reviews and recommends pool operations and maintenance to the Board. The goal of the committee it to make the Stowe Creek pool the best experience it can be.

Compliance/Adjudicatory

Committee: This committee is a very important committee and is charged with the task of keeping the neighborhood in compliance with the Rules & Regulations. Most of the committee communication is done via email and there is a hearing once a month. The committee also receives community feedback that helps to shape future rule and regulation decisions.



Landscape Committee

The goal of the landscape committee is to communicate community landscaping needs to the contracted landscaping company and to the Board. The committee primarily communicates via e-mail.

Social Committee:

The goal of the Social Committee is to establish and build good relationships with Stowe Creek residents and neighbors. Most of the planning is done via email and you can contribute as little or as much as you would like.

May 2010

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8 Pool Pass 9 a.m. - 12 p.m.
Pool Pass Pick-Up at Stowe Creek Pool 4 p.m. - 6 p.m.						
9 Pool Pass 9 a.m. - 12 p.m.	10	11	12	13	14	15 
16	17	18	19	20	21	22
23 Neighborhood Watch Mtg at Pool 6 p.m.	24	25	26	27	28	29 Pool Hours 10 a.m. - 8 p.m.
Pool Hours 4 p.m. - 8 p.m. - While School is in Session						
30 Pool Hours 10 a.m. - 8 p.m.	31 					

Important Dates

May 3rd - 9th Owner Pool Pass Pick-up at Pool
 May 15 - Community Yard Sale
 May 23rd - Pool Opens

May 23rd - Neighborhood Watch Mtg 6 p.m. at Pool
 June 14th - Community Meeting (TBD)
 June 12th - Pool Party

Your Stowe Creek Board and Committees

Your Stowe Creek HOA Board Members and Committee Chairs are listed below. If you have any questions or would like to become more involved in the neighborhood, please contact one of the board members or the chairperson of the committee with which you would like to become involved.

Board Members:

President	Ed Runte	ecrunte@uwcentralcarolinas.org
Vice-President	Mike Holden	mikeholden@harperlove.com
Treasurer	Andy Kiefer	awkief333@gmail.com
Secretary	Amanda Carson	amacarson@gmail.com
Member-at-Large	Courtney Gendron	ortney@gmail.com

Committee Chairs:

Architectural Review Committee	Adam Richards	adam.c.richards@gmail.com
Communications Committee	Courtney Gendron	ortney@gmail.com
Pool Committee	Mike Holden	mikeholden@harperlove.com
Compliance Committee	Courtney Gendron	ortney@gmail.com
Landscape Committee	Jeremy Schreiber	jeremyschreiber80@yahoo.com
Social Committee	Shannon Mouzon	slpteach@gmail.com
Neighborhood Watch	Mike Holden	mikeholden@harperlove.com