



REFLECTIONS HOMEOWNERS ASSOCIATION NEWSLETTER

Mission Statement

The mission of the Board of Directors for the Reflections Homeowners Association is to work together to maintain the common ground areas, to preserve and enhance our property values, and to provide guidance to all homeowners in support of our Covenants, Conditions, and Restrictions (CCRs) and By-Laws. The Board will provide a pleasant atmosphere for all community members to enjoy living here.

RHOA 2022-2024 Board

President: Judy Sweeny
Vice President: Kathleen Radice
Treasurer: Cherry Johnson
Landscape Maintenance Manager:
Patti Mayo
Secretary: Mary Anne Archibald

Architectural Committee

Chair: Anne Sidey
Ann Bessett
Patti Mayo

Landscape Committee

Chair: Patti Mayo
Landscape: Kim Sidey
Common Grounds:
Mary Anne Archibald
Tree Maintenance & Removal:
JJ Johnson

Events Committee

Reflections Connections
Coordinator: Kelly Ann Campbell
Newsletter: Maureen Bergstrom
Newsletter: Kathleen Radice

Reflections Homeowners
Association
61 Troon Way
Aiken, SC 29803
[https://
reflectionsaiken.weebly.com/](https://reflectionsaiken.weebly.com/)

Message from the President

Greetings, Neighbors!

Thank you for taking the time to read this newsletter. We have a lot of topics to cover that we will be addressing in the coming weeks, and this edition is to prepare you for what is to come.

Your volunteer Board members (Kathleen Radice, Cherry Johnson, Patti Mayo, and Mary Anne Archibald) and I have been elected to serve our community to the best of our collective abilities. As with any community, Reflections is most successful when we come together as a whole. This is YOUR association, YOUR community, and it needs YOU for its enrichment. We have been elected to make decisions “on behalf” of our community. As the Articles say, “The Board of Directors shall have the powers “to institute, defend, or intervene in litigation or administrative proceedings in its own name on behalf of the association.” But we need your input to accomplish that effectively.

The key Board duties concern communication with homeowners, community safety issues, enrichment of our neighborhood, and handling compliance issues concerning the covenants. The Board’s actions are communicated by our community newsletter, website, snail mail, and by email via HOA broadcasts. We live in the community, talk with neighbors, gain a perspective, and we attempt to reflect what people want as well as to meet what the governing documents designate. We conduct the HOA business according to the authority assigned to us by the governing documents. The Board’s choices emerge by a majority vote of five of your neighbors who work to make Reflections a better place to live. Every decision made by the Board is based solely for the betterment of the community while following the guidelines of the governing documents.

We have a big topic to tackle this year: our budget.

Handling community expenses is taxing for any HOA Board; and, I’m sure you can imagine how unwelcome raising the topic of increasing HOA dues can be. No one likes to pay more than one must, and with broaching this potential, you can bet that the board is bracing for input we expect to receive from residents.

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Message from the President (continued...)

While the association tries to keep the dues as low as possible, it takes a lot of money to maintain an entire community! In fact, a massive chunk of the funds is used to maintain the look of the neighborhood. There are several factors that are driving a need to raise the HOA's budget:

1. Keeping up with inflation. Over recent years, dues have increased twice. In 2008, dues went from \$100 to \$115 and in 2016, it increased to \$130. Since that time, the maintenance services that the HOA manages have raised their prices, and the current dues are no longer enough to meet commitments.
2. Additional services have been added over the years, such as maintenance for the 6 islands. While we attempted to absorb the cost for these services, we will not be able to continue in that manner in the future.
3. Build a reserve fund to address maintenance or other time-sensitive needs

As with any household budget, we will need to decide on the types and extent of services that the residents want; and as with anything else, it becomes a choice of fewer services or more cost. Similarly, establishing an appropriate reserve fund is a topic that needs to be discussed and decided.

In addition to addressing the budget, we are evaluating updates and additions to our covenants that we believe should be submitted to the residents for consideration. Stay tuned for those updates as they become available.

The Board would also like to strive for more membership meetings to improve communication with residents, allow you to become acquainted with the new faces on the Board and committees, as well as to help us in getting your feedback and input. We are attempting to set up a date for a meeting in the near term.

This Newsletter would like to recognize Kelly Campbell, chair of the Events Committee, named Reflections Connections. She will be sending everyone emails with details for events and activities that are planned for Reflections. The upcoming events are also listed in the newsletter. I hope everyone will participate and give your support.

Our block party is slated for Sunday, March 27, 2022 at 3 pm. Kelly Campbell will email details, but please feel free to contact her with any questions.

I would like to thank everyone for the continued support and patience. I appreciate any feedback and welcome your ideas, thoughts, and suggestions. I want to encourage each resident to be involved as much as you can be. Participation is a great way to meet your neighbors while building a strong community.

Judy Sweeny
RHOA President

Duties of the Board of Directors

By-Laws of Reflections at Houndslake Homeowners Association
24 day of April 2018.



Judy Sweeny
President

The president shall preside at all meetings of the Board of Directors, shall assure that all orders and resolutions of the Board are carried out, shall sign all leases, mortgages, deeds, contracts and other written instruments and co-sign all promissory notes.



Kathleen Radice
Vice-President

The vice-president shall act in the place and stead of the president in the event of his or her absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him or her by the Board.



Cherry Johnson
Treasurer

The treasurer shall receive and deposit in the appropriate bank accounts all monies of the Association. The treasurer shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books at the completion of each calendar year to be made by a public accountant or any Association member who is not currently serving on the Board of Directors; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting and give each member a copy of this financial report. The treasurer is also responsible for preparing, submitting and paying annual federal, state and local taxes.



Patti Mayo
Landscape Maintenance Manager

The landscape maintenance manager shall manage any and all contracts associated with the maintenance of all grounds within Reflections Homeowners Association. This includes but is not limited to mowing and maintaining grass, shrubs and trees. The landscape maintenance manager may seek assistance from other association members and/or committee members in the performance of these duties. While the landscape maintenance manager is responsible for the execution of contracts performing these scopes of work, only the President of the Board can sign and/or authorize the commitment of monies from the association.



Mary Anne Archibald
Secretary

The secretary shall record the votes and keep the minutes of all meetings including annual Association meeting, meetings and proceedings of the Board of Directors; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the members, and the Board of Directors; keep appropriate current records showing membership of the Association together with their addresses, and shall perform such other duties as required by the Board.

Reflections Connections

Kelly Ann Campbell will be keeping everyone in the community up-to-date on various activities both in Reflections and in and around Reflections. This is a great way to meet and get to know your neighbors. Check your emails from Kelly for the latest events!

MARCH 2022

Sunday, March 27 - 3 pm Neighborhood Block Party

APRIL 2022

You've been "EGG'D"

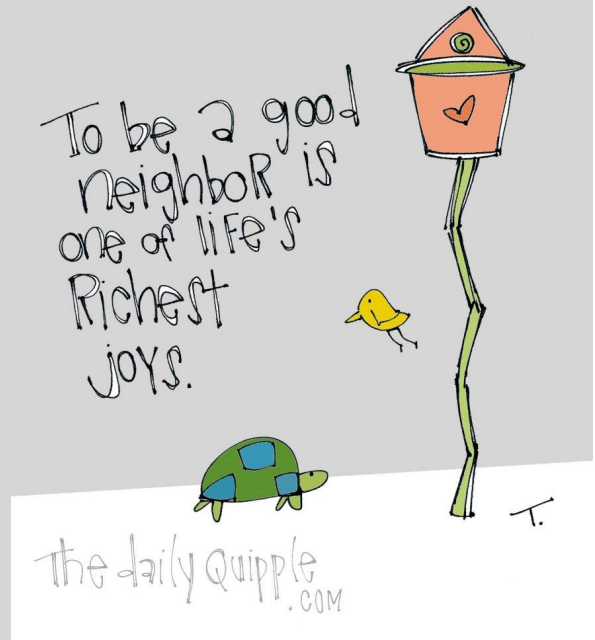
Neighborhood Scavenger Hunt & Clean Up!

MAY 2022

Ice Cream Social

Decorate Your Driveway with Chalk Day

Movie Night



A message from the Landscape Maintenance Manager

For those of us sick of the roadways in Aiken looking like a garbage dump please send an email to:

kacb@aikencountysc.com

Hoping if they get bombarded they will react. I've personally emailed them already suggesting they place signs along the roadways regarding "litter fines". Also, I suggested using an Inmate work release program like other areas do for this type of work.

Thank you,

Patti Mayo

Good to Know....

Reflections Homeowner Dues Currently: \$130/month

Due on the 1st of each month. 10% Late fee imposed after the 15th of each month.

There are 4 ways to pay your RHOA dues--

1. **United States Postal Service:**
Mail check to: Reflections Homeowners Association, 61 Troon Way, Aiken, SC, 29803.
2. **Direct Deposit from your bank to RHOA's current bank:** Contact our current RHOA Treasurer for account information, then see your personal banker to set it up.
3. **Drop your check into Claudia Adams' business mailbox:** She is our CPA and has given us permission to use her business mailbox to drop off our RHOA checks. This also saves you postage each month!

Claudia lives at 23 Troon Way and in her driveway about two-thirds back on the left-hand side is a large mailbox with many keyed boxes (like the ones we have here in Reflections).

Put your payment in the slot that is about halfway down on the right-hand side. Be sure it is in an envelope with your name and address on it and addressed with the title "RHOA DUES".
4. **Bill Pay:** When using the 'Bill Pay' feature on your checking account have your banking facility make out check to— Reflections HOA; Address: 61 Troon Way, Aiken, SC 29803; Phone: 803-642-2603; and Memo or Account #: RHOA + your street address only.

Trash Pickup - City of Aiken

Please call the City regarding:

Missed Collection - 803-642-7613

Roll Cart Request/Replacement - 803-642-7613

https://www.cityofaikensc.gov/garbage-recycling-yard-debris-collection/#collection_schedule

The rule of thumb is that if a holiday falls on a Monday, Tuesday, Wednesday or Thursday then garbage, recycling & yard debris collection will be delayed one day starting with the day of the holiday. If a holiday falls on Friday then there is no change in service. Presidents Day, Columbus Day, and Veterans Day are NOT City holidays; therefore, garbage, trash, and recycling pickup will NOT be affected by these days and the regular schedule will be followed.

Keep our Community Clean

