

SWEETGRASS QUARTERLY

JUNE 2016

President's Address

June is here, and we all just survived the first tropical depression of the year, Bonnie. Thank goodness we did not have the 26+” of rain that we experienced when we had our last major weather event. It also seems as though the switch has been flipped, and the humidity and temps are on the rise. Yard work is in



full swing, and many people are out and about in the neighborhood. There are many yards that look awesome! I work pretty hard in my yard, but some of you have truly outdone yourselves. We are awarding Yard of the Month awards, and it is a shame that we can only do one house at a time. On the flip side of this, the better some yards look, the worse it makes some of the other houses look. If you walk around the neighborhood, I am sure that you have noticed that there are several houses that are in desperate need of some attention. If one of these is yours, please do your part and put a little time and effort into your yard. Just a little TLC can go along way.

There are a couple of things that you will see as a focus in this newsletter. There are many people that want to have a gathering for the neighborhood. Possibly looking at a block party type deal, maybe some food, drink, music, jump castles, etc. The only thing we need is help putting that together. If you are willing to help, PLEASE reach out! Second, are the street signs. We have several that need to be replaced. Unfortunately, we cannot just go out and do it ourselves, due to local government rules and regulations. I have requested a timeline from the town as to when they are planning to replace our signs. Depending on the answer, we may have to do a little repair and painting. Please watch the board up front for a work Saturday. We can always use the help, for many brushes make quick work!

Third, parking in yards and in streets overnight is NOT ALLOWED. You will read more about this further into the newsletter. Fourth, can emergency personnel read the numbers on your house? There are a few houses that are missing the numbers on the front of the house and have faded numbers on the mailbox. Don't you want EMS to find you if you need them?? Please make sure that your numbers are on your house as well as visible on your box. Finally, how does your mailbox look? There are a lot that need replacing. Check out what John has to say in the landscaping article.

Did you know that you can report a community issue directly to the town of Mt. Pleasant? Go to www.tompsc.com and look for the REPORT A CONCERN button on the left hand side. It is very interactive and a great way to get things to the right place quickly. I hope to see everyone around this summer and let me know if you are willing to help out in the neighborhood! We can always use you!

Thanks, Michael Hunter

WELCOME MAT

BLAINE AND JULIA WYATT

THOMAS AND ASHLEY GROOMS

JARED AND ASHTON WEBB

DAVID RAMSON

Communications

Communications

Hello Neighbors! If you haven't already, please join our Sweetgrass Neighbors private group on Facebook. The group page has proven to be an excellent way for you to communicate to the board, for us to communicate with you, and for all of the neighbors to get to know one another.

As of now, there are just over 100 members. There are over 200 homes in the neighborhood with new faces seeming to move-in daily, please join and meet one another.

To join, simply find the closed group on Facebook (it has a house icon), click "Join," check your messages for a message request from me (Diana Kotlikoff Dupuis), and answer my question with "Sweetgrass Rocks." I hope to see lots of new requests to join. If you've asked to join in the past but are still not a member, please check your Messenger Requests to see my message.



Please do not be afraid to post ideas, questions, or suggestions on the site.

Also, be on the lookout for new posts from board members.

Don't forget - if you need forms, contact information, or want to review the Covenants and Restrictions just visit the neighborhood website

www.sweetgrasshoa.org. You'll need to register to use the site.

Diana Dupuis - Communications Chair

Who's Who?

Michael Hunter - Board President 843-200-3263

Alice Williams - Social Chair 843-388-1390

JR Nelson - Ponds Chair 843-330-3457

John Glaser - Treasurer, Landscaping Chair 239-249-9212

Paul Szejc - Boatyard Chair 757-646-5260

Diana Dupuis - Communications Chair 843-810-6603

Judy Sherman-ARB Chair 803-308-3143

Neighborhood Managed by A+ Property Management 843-856-6556

Keeping Our Ponds Healthy

It's the time of year again when we start beautifying our yards by planting flowers, trimming trees, and maintaining our lawns. All the hard work keeps our property values up and gives us a feeling of accomplishment and pride. However, when fertilizing our plants and lawns we should remember to follow the instructions on the bag or bottle. When applying fertilizers and pesticides, there are possible environmental dangers that could be associated with their use. Runoff can end up in our ponds causing damage or leading to a buildup of phosphorous. Excess phosphorous can lead to unwanted algae and other unwanted vegetation growth. One of the other causes of excess phosphorous is animal waste, particularly from geese. This is not good for the ponds, the fish, other wildlife and could be harmful to us as well.



The Clemson Extension Website has some helpful hints in keeping our property storm water runoff safe from contaminants. Water quality has become a big topic of discussion among our community leaders and I foresee future action being taken to insure our water quality stays in great shape.

Our ponds have generally remained very healthy and are monitored regularly by The Greenery Pond Management company and our HOA Ponds committee. However, in our newest pond, we have experienced more algae growth than normal and the contributing factor the large population of geese which have populated this pond since early spring. The upcoming and recent stockings of tilapia and sterile carp, in all of our ponds should take care of most of the algae and grass that is present. The geese are still an issue. Please do NOT encourage the geese to stick around. They are not good for the ponds and we really would like for them to live somewhere else!

We are also working with some property owners on erosion and bulkhead issues. These bulkheads were originally built by the property owners in the early stages of this development and many are in need of repair; however, the guidelines or any new construction or repair need to meet new state standards which can be costly. We are working to find an approach that will be less expensive and meet safety standards which will be suitable for everyone. This is not an easy task but I am hopeful we will find a solution. **Just a note here: any maintenance or repair to a bulkhead will need approval by our ARB board and reviewed by the town.**

There are some methods that have been suggested by Clemson Extension services as a means to control erosion using aquatic plants and property sloping. Before heeding their advice, please check with the HOA pond management and ARB board for guidance. The HOA Ponds Management wish to thank the property owners that have maintained their banks of the ponds by controlling vegetation growth by keeping the brush cut and trees limbs out of the water.

JR Nelson - Ponds Chair

NOTES FROM THE ARB

If you are planning to make any changes to beautify the outside of your home and/or yard, please remember to submit a change request form before the work is done. Please find the form at the Sweetgrass website www.sweetgrasshoa.org. You can find it in the form section.



There is also a link to the Town of Mount Pleasant Tree Removal guide on the website. As always, you can contact me at 803-308-3143 or j1sherman@yahoo.com, if you need any assistance.

Also, Summer is here and a lot of houses are in need of pressure washing. If you have a green sided house, chances that is not the original color. Please do your part to keep our neighborhood looking great and get the work done!!

Judy Sherman - ARB Chair

Have you checked out the HOA website lately??

WWW.SWEETGRASSHOA.ORG

Please take a look. Many of the questions that are asked regularly can be answered quickly with a trip to the site. Please make sure that you are registered!!!



Landscaping Committee



We awarded the first Yard of the Month for 2016 to 1324 Old Mill Lane in April. We have just awarded for May to 1908 Oak Tree Lane. If you are interested in joining the landscaping committee please let us know. We just completed planting new plants at the entrance of the community a few days ago. We will also be mulching all of the islands in the community after Memorial Day weekend. We did not do all of the islands last year but we want to get that on the schedule to be done every year.

In an effort to get continuity back in the community among the neighbors we are going to start being more strict on several of the Covenants and Restrictions that this community was built on. One area of focus will be enforcing the rules regarding parking on the street. Any car parked overnight is at risk of being fined \$25.00 for every night it is parked there. The foremost reason for not parking in the street overnight is safety.

The mailboxes are another area that needs to be addressed. There are all kinds and different shapes of mailboxes in the community and many are in desperate need of repair or replacement. We are giving everyone until August 1 to get the proper mailbox or we will start fining violators \$25.00 per day. The proper box is a Post Master Classic 8.125"x10.5" . The box is Metal and is in BLACK and is Post Mounted. Please feel free to call if you have any questions!

House numbers are another issue in the neighborhood. It is hard for not only the mail people but also emergency vehicles to find houses if they are not properly marked. You can put the address either on the post under your mailbox or on the front of the mailbox. It also needs to be in block numbers on the front of your home. If you call EMS, don't you want to make it easy for them to find you? Please have your numbers clearly visible.



We as committee members are not here to pass out fines. We do not enjoy passing out fines to our neighbors. However, we do live in a community that has established covenants and restrictions that need to be adhered to. We are going to slowly start adding items that may have slipped by in the past. We are going to give everyone plenty of time to get these completed and they will be announced in upcoming newsletters and reminders will be posted at the front of the neighborhood. If you have any questions about what the covenants and restrictions are please see our website at www.sweetgrasshoa.org. Everything that you need should be there!

John Glaser - Landscaping Chair and Treasurer

BOATYARD REPORT

dear Sweetgrass neighbors:

I have recently taken over as chairman of the boat yard. Thank you all very much for your patience with the transition. Since I have taken over, I have tried to accommodate as many requests as possible. Demand for space in the boatyard has seen a recent upswing with multiple requests for one of the spaces. With the advent of the increased demand the contractual requirements for leasing a space will be fully complied with. In order to be fair to all residents the following will be fully enforced:

All owners who occupy a space will have to provide valid name, address, phone number and email.

All spaces are to be utilized for non-commercial boat and trailer, utility trailer or camper trailer.

All trailers/equipment are to be fully registered and maintained in good order.

Any owners with multiple spaces will be required to turn over their extra space in the case of demand by residents. Prepaid rent will be pro-rated back to the owner.

All trailers are to be parked in their assigned spaces.

Any owners who fail to comply with the lease will default the lease and have to vacate the assigned spot. Failure to comply within 7 business days will result in action to clear the space at the expense of the owner.



Most importantly, the renewal of the boat yard lease is due on July 1, 2016. The lease form can be found on the Sweetgrass Home Owners website. www.sweetgrass.org, or by contacting me directly.

It is very important that all documentation and requirements are filled out on the application. **This includes the valid name, address, telephone number and email address.**

Failure to completely fill out the lease form will result in the delay or possible denial of the application.

On July 1, the boat yard lock will be changed and new keys issued to those who have submitted a new lease, completely filled out and paid for, and have paid a key deposit.

I am to be contacted regarding any questions or concern regarding the boat yard. I can be reached at 757-646-5260 or paulszejc20@gmail.com

Thanks!!

Paul Szejc - Boatyard Chair

Neighborhood Get Together

Several folks have suggested that we have some kind of neighborhood event to get to know each other, socialize, and share information about what is happening in and around Sweetgrass. In the past, we have had Meet and Greets at Gilligans, where attendace has never been very good.

Other suggestions have been an ice cream social, a movie night, a planned tour of Charleston, or a block party. Are there any bands in the neighborhood? Do you have a Jump Castle connection? We would like to do something that would have broad appeal to both young and old, and would appreciate any ideas you may have. Please feel free to contact me at 843-388-1390 or any member of the Board if you feel so inclined. We would like to get the ideas out there and put something together, for late summer/early fall. We would love some help as well, if you are willing!

July Fourth Children's Parade

Once again, we will have our Independence Day Parade, and encourage kids of all ages to decorate their bikes, trikes, strollers and carts. We will start the parade at 9:30am from the cul de sac at 1290-92 Horseshoe Bend and end at the front entrance fountain for refreshments about 10 AM. We welcome all adults who want to parade with us and/or meet us at the fountain to share in the holiday celebration. Anyone who would like to volunteer to assist, please call Alice at 843-388-1390. See you there. Alice Williams - Social Chair



We need your help! Volunteers are desperately needed. The best part? You meet neighbors, can help suggest and facilitate positive changes for our neighborhood, and you put in as much or as little time as you want - no meetings required!

What does volunteering entail? Below are some examples:

- helping put up flags for Memorial Day, painting sign posts, at times helping to plant up front, put up holiday lights (Landscaping Committee)**
- Walking around the neighborhood and admiring work people do to their yards and homes and help choose Yard of the Month (ARB & Landscaping)**
- Fishing in and/or just admiring our ponds. You may see something that needs attention (Ponds Committee)**
- Suggesting ways to bring our neighbors together and facilitating making it happen (Social Committee)**