

## Letter from the Board President – June, 2019

As the Board's new President, I would like to provide some insight to what has happened in my first three months. We have been active with addressing how we could enhance and increase the market value of your home in the competitive real estate market of Mt. Pleasant. With our community's infrastructure aging, we must focus on improving the quality and look of our neighborhood. I have asked our property manager, Alex Daniel, with SCS to enforce our rules and regulations that were created to allow you to come home each day to an attractive community that you are proud of. With that request comes the occasional "unwanted" letter to notify us of a violation or infraction that needs addressing. We want to help you correct an issue before it becomes an awkward situation between neighbors. We currently have 72 violation notices outstanding to help improve our neighborhood. Your Board takes no pleasure in having to send out these violation letters. But we will try to enforce the Rules and Regulations to improve the value of your property. Please call and let our property manager know if you have any concerns, complaints or special situation to be considered. Your Board members are volunteers and your dues pay our Property Management company to handle the day-to-day operations while involving the Board when major decisions need to be made. Alex and the SCS staff will handle your issues and will keep the Board apprised of the situation. Her contact information is:

**Alexandria Daniel**

**Southern Community Services**

**(888) 898-4406 office**

**adaniel@TrustSCS.com**

Activities that your Board committees are currently involved this first quarter:

1. The **Landscape Committee** installed a new irrigation system to only water our main flower beds without watering unnecessary areas. Cost of this new system should be offset from savings in our water bill within 2-3 months
2. The **Maintenance Committee** is getting quotes to enhance our accent lighting in the community and moving to all LED lights. We are increasing the lighting on the Charleston National subdivision signs and the island behind the Guard house on National Drive. Brighter lighting should help make the entrances safer for drivers and walkers at night.
3. All signs, wall entrances and Guard houses will be pressure-washed and repainted as needed.
4. We have started replacing deteriorated dog stations and baskets. Four new stations have been installed with four more to be installed.
5. The **Lagoon Committee** is closely monitoring our lagoons with the current drought.
6. We have a meeting set up in June with Mt. Pleasant Police to discuss what can be done to address the speeding issue in our community. We have two type speeders, (1) non-residents cutting thru our neighborhood and (2) residents speeding thru our narrow streets.
7. Based on the confusion and questions neighbors have after moving into our community, I have asked our **Social Committee** to prepare a "New Homeowner's Welcome Kit". This will answer the majority of questions needed to get settled into the community and information on where to go if you have any type question or concern.

8. I met with Charleston National Golf Club (CNGC) management to discuss how we can work closer together to enhance your experience at the pool and tennis courts. Both CNGC and your CNCA Board want to improve the relationship and make our neighborhood a fun place to live. We have another meeting set up this month to discuss specific ideas.

On another issue, we have settled the lawsuit that concerned the recovery of a quit claim deed of property in our neighborhood. Through mediation, the property was returned to our CNCA and the case has been settled. I hope the settlement of this case will let us as a community to move ahead as neighbors and not adversaries. Your Board is committed to the fiduciary duties we were elected to uphold.

We look forward to seeing everyone at our next "Meet & Greet" at Rusty Rudder on June 18<sup>th</sup>. Look for more details as we get closer.

W. Chuck Cross

President

Charleston National Community Association (CNCA)