



SNEE FARM COMMUNITY FOUNDATION



WORD ON THE STREET

www.sneefarmcf.com

News and other tidings from the end of Parkway to the bottom of Law Lane.

August 2006

President's Message - Jackie Walker

It has been a very busy and productive year in Snee Farm for your Board, and for real estate activity as evidenced in the list of "New Neighbors"! Only the owners who reside in the homes are listed. Personally having the privilege of living here for almost thirty years, it has been a pleasure talking with so many of them hearing their enthusiasm about making Snee Farm their new home - having shopped the Town in their search, their decisions to be here are varied of course. Most I have spoken with, before or after they purchased, expressed positive comments about the quality appearance of the Community - this is a huge compliment to all of you who are properly maintaining your properties, as well as making various quality improvements ACC approved as required by the governing 1999 Amended Declaration And Restrictions (ADAR). It is a big plus for our living environment as well as the protection of property value as we are seeing in the sales data!

We greatly appreciate the big and small efforts you make that demonstrate respect for our Community. There are more examples than can be listed here, but some that readily come to mind are the obvious - helping your neighbors, picking up trash in the streets as you walk (a grocery bag in your pocket is helpful), grooming your curb and street area as you groom your lawns, respecting others' property and the Common Areas and ensuring that your children and pets do also, security watch efforts, and self-compliance with the Restrictions - the reward to all is a great place to live and raise our families - not to mention the personal satisfaction that you contributed.

The Board also welcomes and appreciates the positive productive input you provide. Special thanks to the volunteers who plant and weed the flowers at our

entrances, decorate for the Holidays, and other projects....our newest volunteer is our Editor, a promising stand-up comic as you can see and hopefully you will be amused - thanks Gulzat! (alias Wanda Jean).

Last year about this time, we knew only preliminary information about Snee Farm Country Club's potential project. The Owners advised that it would be a slow process and indeed it has been. Even though we are eager to see the actual proposed plans, we don't yet have a projected date as to when that will be. Please remain mindful of the importance of your part in evaluating the project to ensure good representation to Town Council as to the wishes of our Community regarding potential impact and value to Snee Farm. Council will ultimately make the decision and they are expecting to know the Community's position on this very important issue - most likely the biggest in Snee Farm's history! Please also watch for mailings and/or postings on the entrance signboards and Web Site. In addition to what information we will be able to share, there will be Town public hearings that you should plan to attend.

Please mark you calendars for the always important Annual Meeting and Election. We are pleased to be able to return to Old Wando High School and trust this will be more convenient for everyone. Meanwhile, please check the Signboards and Web Site for more information as it becomes available. Also watch for the Agenda that will be mailed to you. We look forward to seeing all of you then and meeting our new neighbors. Thank you for helping to make it a great year in Snee Farm - please continue to let us know if we can be of help to you!

Submit items for *Word On The Street* to Editor Gulzat Turgunaliyev, P.O. Box 93, Kyrgyzstan. We've outsourced production of the newsletter to reduce costs. Please be sure all submissions are in Kirghiz, not English. Thank you.

ANNUAL MEETING!

Thursday, September 28, 7:00 PM

"Old Wando" High School Cafeteria

See Page 2 for more details

Community Foundation Contacts

Board Of Directors

Jackie Walker, President	884-3617
Lawrence Frierson, Vice President	884-5246
Margaret Passailaigue, CPA, Treasurer	849-7552
Dottie Teetor, Secretary	881-2777
Dave Ardis	881-4958
Jerry Barnett	884-0210
Michael Barrett	971-6536
Jim Craven	884-5108
Phil Siegrist	881-8768

Administrative Assistant
 "Mugsy" Kerr Phone: 884-5956 ... Fax: 884-9222

Committee Contacts

RESTRICTIONS COMPLIANCE	
Mike Hart, Administrator	216-1124
mshart1@bellsouth.net	
Jackie Walker, Chair	884-3617
ARCHITECTURAL CONTROL	
Lawrence Frierson, Chair	884-5246
MAINTENANCE	
Jerry Barnett, Chair	884-0210
SECURITY	
Jim Craven, Chair	884-5108
Jerry Barnett	884-0210

Website

www.sneefarmcf.com

In conjunction with entrance signboards, the website is the best way to keep informed. When you see notices of special interest on the signboards, please visit the website for more details.

Not able to attend monthly Board meetings? Visit the website and access meeting minutes through *Member Resources*.

If you are a talented photographer and can help with a great new photo for the Home Page, please let us know.

Jackie Walker, Foundation president, can be contacted via the website (click on her name link), by phone: 884-3617, or by e-mail: jaclynjw@aol.com.

Your comments and suggestions are welcomed and appreciated.

Other Contacts

TOWN OF MT. PLEASANT	
Main Number	884-8517
Police/Traffic/Animal Control	884-4176
Trash Collection Schedule/Changes.....	884-8518
www.townofmountpleasant.com	

THE GARDEN CLUB OF SNEE FARM	
Rosalie Guerin, President	971-1754

MAILBOX INFORMATION AND REPAIRS	
Ely Brooks .. elybrooks@comcast.net	881-0685

SNEE FARM COUNTRY CLUB	
Main Number	884-8571
Sally Marschner, Director of Membership	ext. 12
Golf	884-2600
Tennis	884-3252

ANNUAL MEETING & ELECTION!

Thursday, September 28
 7:00 PM

"Old Wando" High School Cafeteria
 Whipple Road

*PLEASE ATTEND
 YOUR VOTE IS IMPORTANT*

*If you cannot attend, please
 contact Mugsy Kerr
 for an absentee ballot*

Common Areas Garden & Beautification

David Ardis, Chair



<p>We are beginning a multi-year process to create more diversified as well as more efficient common areas. It is essential that maintenance be a major concern for Snee Farm.</p> <p>We are initiating a program to prune and fertilize all large caliber trees with particular emphasis on our Live Oaks. The "Grand" Live Oaks in Snee Farm are a treasure and have long suffered from neglect.</p> <p>We will remove all Pines and Sweet Gums from the majority of our common grounds. This is being done for a variety of reasons including maintenance expense now and in the future. The Pines are usually the first to be destroyed in a storm with the Sweet Gums in fast pursuit. Many of the Pines are adjacent to the Live Oaks and present a very real threat</p>	<p>to the Oaks in the event of a storm.</p> <p>We are creating a number of planting areas throughout our community using a large variety of plant material. The plant material used will create bloom throughout most of the year and will include a large diversity of plant foliage.</p> <p>We will remove many older plants such as some of the Crape Myrtles that have been planted in unsuitable locations, have been improperly pruned, or have reached their age limit and are slowly dying.</p> <p>We will use the installation of pieces of "architecture" in various common areas to create interest such as the iron trellis on Garden Way.</p> <p>We have two beds in the Main Circle at Parkway that complement the two</p>	<p>benches given to us by the Snee Farm Garden Club. One bed has been planted and the other is in process. We are considering a fountain in the Circle.</p> <p>When driving through Snee Farm our trees and plantings look fine, but stop and walk. You will realize that many of these areas are completely overgrown and have been gradually deteriorating for years. We are in the process of cleaning up the grounds, replanting for more efficient maintenance, thus making the areas more attractive while enhancing the value of our community.</p> <p>As a special note, when walking your dogs, please keep them from all beds and plant material.</p>
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GARDEN CLUB GIFT IDEAS

The Snee Farm Garden Club offers the following gifts, which are also fund raisers that support Club beautification efforts:

- **Cookbook** - Recipes were contributed by local residents in memory of you. To purchase a copy, contact Margie Cetrone at 971-2913 or prontopat@att.net. Cost is \$15 each.
- **Gazebo Note Cards** - \$5 for a set of eight with envelopes. Call Margie Leber at 971-0913.
- **Snee Farm License Plates** - \$8 each. Call Margie Leber at 971-0913.

SOLD OUT!

WARNING!

Alligators & Snakes In Residence!

With the good (beautiful Lowcountry marsh and water areas) comes the bad (snakes) and the ugly (alligators). *Please Use Caution!* Alligators have been sighted at all lakes. The State no longer provides funds for removal. Private relocation is not permitted without State permission, and the State discourages destruction unless the number, size, or behavior is problematic. Please respect the alligators' habitat and ensure that your children, friends, and guests are aware of the risks.

As owners you are entitled to use of the common areas, but you do so at your own risk.

Christmas Elves

Been a long time since Christmas, and it may be 95 degrees when you read this, but belated thanks are due to those who decorated Snee Farm for the holidays. Jose Hale was in charge and deserves a great deal of credit for the time she spent organizing the decorations and putting

together a committee to assist. Others who helped:

- Carmela Baty
- Pat Cetrone
- Carolyn Copeland
- Bonnie Eyrich
- Jeanne Gasparini
- Joan Kemper
- Margie Londot
- Gladys Maladowitz
- Beckie McNeil
- Carol Morris
- Beth Passantino
- Linda Taylor
- Diana Barnett
- Jerry Barnett
- Jackie Walker
- Dottie Teetor

Apologies to anyone whose name has been overlooked.



Architectural Control Lawrence Frierson, Chair



Now that many of our 2006 home improvement projects are underway, it's a good time to remind homeowners that **all** work external to the dwelling (other than minor repairs) **must** be approved by the Architectural Control Committee (ACC) **prior** to beginning work. This includes projects such as fences, roofs, decks, driveways, satellite dishes, and children's play structures, as well as the more obvious room additions and garages. Approval is also required to remove any living tree with a trunk diameter greater than six inches. Requests are reviewed for design, size, color, and location. The approval process usually takes less than a week depending on complexity. Any unapproved work is subject to modification, relocation, or removal at the homeowner's expense if ACC approval is not given. Please refer to your ADAR for more details.

In order for the approval process to go smoothly, please be prepared to provide the following information, as applicable, about your project:

- Location on your lot of any new structures,
- Picture or sketch showing architectural details of such structures,
- Samples or description of all new materials,
- Color samples or references for any color changes,
- Impact on existing mature vegetation, i.e., trees.

Please don't wait until the last minute to submit your request. We'll try to accommodate your schedule, but requests are handled on a first-come, first-served basis. And remember, the ACC is here to help, not hinder your home improvement ideas. Thank you for your cooperation.

NEWS FROM THE CLUB

Snee Farm Country Club has had a great spring and summer with a record-breaking enrollment of new members since March. Our swim team captured its 18th consecutive City Championship under the direction of Coach Jason Kreutner. The Tennis Center is gearing up for fall teams and will be hosting the Grand Prix in September. The overall condition of the golf course is as good as it has ever been.

Snee Farm Country Club is private, but membership is easy and affordable. Membership categories include golf, tennis, swimming, and social. For more information, call Sally Marschner, Director of Membership, at 884-8571.

The Club may be reserved for private parties from small gatherings up to wedding receptions. You need not be a member to rent the facilities. Please call Sally Marschner to book your event.

Treasurer's Report Margaret Passailaigue, CPA



The Finance Committee would like to thank all the homeowners who supported the increase in annual assessments at the 2005 Annual Meeting. This increase allows us to move forward with long term planning, especially for the care of our trees.

Our first priority this year was to pay off the credit line. This was done February 2, 2006 and the credit line has been cancelled. Over the life of the credit line (from 1998 to February 2, 2006), \$84,641 in interest expense was paid! A special assessment for the lake outflow project (1997) would have been \$225 per house.

At our February 2006 meeting a budget was adopted that will allow \$20,000 to be placed in a reserve account. At the August 2006, meeting we were still on budget; however, hurricane season is not over. The Finance Committee is committed to running the Foundation like a business and putting money aside for emergencies like hurricanes.

We have collected 99% of the Annual Assessments for 2006. The remainder will be collected either through Small Claims Court and/or liens.

Since most of our property owners typically do not attend meetings, including the 2005 Annual Meeting when we shared our recommendation for a Transfer Fee to build and maintain sufficient reserve funds, it was very important to the Board that every owner be aware and have the opportunity to provide their opinion. Even though we did not receive responses from everyone, we are grateful for the concerns expressed and constructive comments that we did receive. They will be useful to the Board in formulating plans for present and long-term plans to properly maintain the assets of the Foundation.

Copies of the financial statements are available at the monthly Board Meetings, or you may contact me.

Dear Wanda Jean ...

In the next issue we'll introduce a new column by Wanda Jean Stumpbottom. Our reporter, Bubba Krebs, got the following lowdown on Wanda Jean recently:

BK: You from South Carolina originally?

WJ: Yessir. Born and raised in Scum Creek near the Georgia line.

BK: Why'd you leave Scum Creek?

WJ: I had two kids and no man, and even though I'd graduated ninth grade I couldn't find no job. So I moved to West Virginia.

BK: That's where you got started writing?

WJ: Yep. I caught on as a fact checker for the Coal Miner Boutique & Salon Weekly.

BK: Why did y'all move to Low Country?

WJ: My fifth husband, Eddie Steve Tom - he was my third husband too - started a business carving heads of Confederate generals out of driftwood. But you can't find good driftwood in West Virginia, so we come down here to the ocean.

BK: Well it's great to have you in Snee Farm, Wanda Jean, and we're looking forward to your column.

WJ: Thank you kindly, Bubba.

Security

Jim "Coach" Craven - Jerry Barnett



The Security Team continues to be actively involved in all aspects of security and safety in our community. In the past few months Sneer Farm has experienced many vandalism problems. **Help from all residents is needed to curb vandalism and address the problem of speeding.** We recently had a very informative and productive meeting with the police department that resulted in better understanding and a closer working relationship to reduce or eliminate nuisance vandalism and more serious unlawful incidents. Following are only a few of the incidents that have been brought to the attention of the police:

- Inappropriate activity in the Common Areas - on one side of the Casseque Lakes, vehicle intrusion, trash including towels, alcohol, drug and sex-related paraphernalia.
- A husband and wife were almost hit while riding in their golf cart by a speeder who did not stop at the stop sign on the corner of Chersonese Round and Casseque Province.
- Golf carts are once again being driven on Sneer Farm roads by young children. In one instance children were observed driving a golf cart pulling other children on skate boards. There was a child on each side and another child holding on to the back of the cart. **A valid driver's license and insurance are required to operate a golf cart on public roads.**
- The Sneer Farm message board and a window in a home on Casseque were damaged by a BB gun.
- Street lights, bird houses, and benches continue to be vandalized and destroyed.
- **Speeding by residents continues to be a problem - PLEASE DRIVE SLOWLY and ask your visitors to do the same.**

It is illegal to drive motorized scooters and go-carts on public roads!

Restrictions Compliance

Jackie Walker, Chair ~ Michael Hart, Administrator



Restrictions compliance is required by the *Amended Declaration And Restrictions (ADAR)* to ensure the aesthetic and living quality for all residents as well as to protect property values. With almost 900 properties we ask that you remember the Community at large as we do what is required. Every homeowner should become familiar with the ADAR. When in doubt, please contact us so we can help you avoid the consequences of non-compliance. If you are displeased with a RCC action, you may request a hearing with the full Board.

There are some violations that warrant a period of time to resolve, but some do not, for example, warnings are not given for garage sale signs and garbage issues, except that a reasonable period of time is given to construct an enclosure or screen to conceal receptacles.

The most common violations are placement of trash, receptacles, loose yard debris, and bags at the curb earlier than the PM prior to collection day. Prompt removal and proper storage of the receptacles are also specified in the ADAR.

Garage sale and real estate signs are **ONLY** permitted under certain terms including placement **ONLY** on the lot. **NO** signs are permitted in the Common Areas including being attached to street sign posts.

Structures and improvements, i.e., sheds, children's play structures, driveways, pools, fencing, screening, painting, etc., **NOT ACC APPROVED** may be in violation and warrant correction or removal. Be sure to check with the ACC prior to making plans.

Pets - Town Ordinance 90.29 and our ADAR must be followed to avoid consequences. This includes **dogs and cats**. The complete ordinance is available at www.townofmountpleasant.com.

Some of the more common pet issues to avoid include: excessive, continuous noise (e.g., barking); unleashed pets off the owner's property (except on a neighbor's property with permission); and failure to immediately **pick up and remove all pet waste in the Common Areas!** Please remember that our neighbors' lawns and plantings are private property and should be respected by keeping pets from using them as relief areas. If it happens by accident, same clean up rule applies. **No pets, even leashed, are permitted on golf course property.**

Boats, Watercraft, Trailers - Temporary parking or storage may be permissible (NOT in all sections) under certain terms of the ADAR. Contact us in advance for guidance if you are unsure. Trailers, campers, commercial vehicles, etc. are only allowed in enclosed garages.

Parking - Parking on lawns is NOT permitted. Overnight parking on streets or in Common Areas is NOT permitted. If warranted, short-term overnight parking passes are available. If additional permanent driveway space is needed, contact the ACC for plan approval in advance of actual work.

Please be aware that interpretation of non-legal terms in the ADAR such as "as possible" and "if practical" is made by the RCC and Board. If you need further information or clarification about any restrictions matter, please contact us **PRIOR** to your actions to avoid receiving a violation letter and fine.

We see a huge improvement in compliance and thank all of you for your cooperation. A little sacrifice and effort goes a long way toward maintaining a high quality of life in Sneer Farm.

Be Safe, Not Sorry! Familiarize yourself with the 1999 Amended Declaration And Restrictions (ADAR).

Maintenance

Jerry Barnett, Chair

The Maintenance Team, including Jerry & Diana Barnett, and Tom Franzone, hopes its work is meeting the needs of residents. Following are just a few of the many projects handled by the Team since summer, 2005:

- Helped the Garden Club install and remove all Christmas decorations.
- Regular inspection of all SCE&G street lamps and report needed work to them. The Team replaces the bulbs and photocells in all Common Area fixtures and street lamps owned by the Foundation. We replaced two stolen ground flood light fixtures at the Front Entrance. We are talking with the Town about needed trimming at some of the street lamps for better illumination.
- The Town promptly responded to our request to scrape the chipped paint

from the concrete abutments at the Casseque Lakes – we then cleaned and painted them with the new paint color.

- Old Time Fence Company was contracted to do the repair work needed behind Treasure Cove due to a traffic accident on Longpoint Rd.
- Inspected and cleaned all traffic road signs, and requested two replacements done by the Town. Note: The Board is planning for all new traffic road signs in the Gardens in 2007.
- Assisted Garden & Beautification by raising the Bradford Pear tree canopies at Whipple Road, and installed two refurbished park benches that were being enjoyed by residents until they were demolished by vandals and we had to remove them.
- Painted ten entrance signs the new color

which has received great review from residents; the cleaning and painting took 38 hours. We continue to repair, clean and touch up all signs when needed.

- Dr. Ely Brooks was contracted to repair and paint all of the Foundation street signs. He is doing a great job and is nearing completion. Note: The Board is planning for replacement of all Foundation street signs in the Gardens in 2007; they will be the same as the others in Snee Farm.
- Since the Team came on Board in September, 2004, we have worked a total of 248 hours saving the Foundation approximately \$24,600. Thank you for your support!

Thanks to all who have helped with maintenance and repair projects, and to all who have expressed their appreciation for our work!

Special Projects

Lawrence Frierson, Chair

◆ **Whipple Road Widening** - The actual work of widening Whipple Road to three lanes with curbing and sidewalks should finally begin in early 2007. However, the current plans do not include any traffic control device at our Indigo Cut entrance. This will result in more delays and danger entering and leaving Snee Farm. Therefore, the Board has officially requested the Town to investigate the feasibility of either a traffic signal or roundabout to address these concerns. The results should be available later this year. Residents are urged to contact Town traffic officials to stress the need for some form of traffic control at this busy community entranceway.

- ◆ **Whipple Road Development** - A two acre parcel located between Growing Places Nursery and the Anchorage Apartments has been annexed into the Town and rezoned for Office Commercial development. Although no specific use has yet been proposed for this property, the Board is monitoring the situation to encourage Town planners to approve only uses compatible with good quality of life in Snee Farm.
- ◆ **OCRM Environmental Assistance Grant** - The first year of a two-part grant has been received by the Town for mitigation of drainage issues created by the just completed widening of Highway 17N near Towne Center. Work is underway on retention and slowing of the increased runoff from the Wando East lakes into our lake system. Although not visible from any of our road system, the project will reduce flooding in our community as well as improve the water quality entering our lakes.
- ◆ **Rezoning Of Snee Farm Country Club Property** - With the overwhelming support of area-wide residents, the Town approved the Conservation-Recreation Open Space (CR-O) zoning classification, which applies to all golf courses within communities including Snee Farm. This new Code will provide greater protection to these golf courses should their owners decide to develop anything other than a golf course, clubhouse, or related use. Owners will now be required to obtain rezoning by Town Council for any other proposed use. Your Board corresponded to Council Members as well as attended and spoke at all meetings in unanimous support of their initiative to implement this Code. We appreciate the many Snee Farm homeowners who also helped in this effort for the preservation of our golf course community.

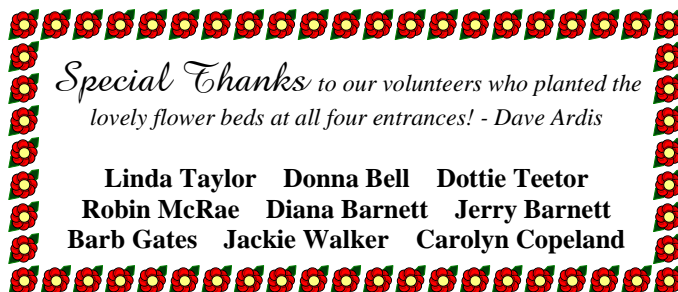
Welcome Neighbor!



Mary Mims & Timothy Goldman 1152 Ambling Way
 Juanita Corbin..... 1204 Ambling Way
 Joan Martin, Bob & Chelsea Futterman 1111 Astor Drive
 Candida Dubrofsky 1128 Astor Drive
 Bonnie Bird & Chris McCarthy 911 Austin Square
 Donna & James Mullaney 1129 Belvedere Terrace
 Jill & Rhett Roe 1121 Bristol Terrace
 Rosalyn & Paul Price 953 Casseque Province
 Cindy Winski & John Glaser..... 962 Casseque Province
 Jennifer & John Neher 983 Casseque Province
 Anne Moore 1033 Casseque Province
 Laura & Royce Fudge 1217 Chersonese Round
 Sandra & Guy Brewer 1125 Clapper Court
 Andrea Summer..... 1127 Club Terrace
 James Gund 979 Colonial Drive
 Brian Vaigneur 982 Colonial Drive
 Debra & Robert Carrier 989 Colonial Drive
 Allen Fogleman..... 1002 Colonial Drive
 Carol Conrady..... 1130 Daffodil Lane
 Sandra & Michael Foley..... 1067 DeLeisseline Boulevard
 Mitch Wells 1104 DeLeisseline Boulevard
 Willene & Hugh Sherer 1129 DeLeisseline Boulevard
 Denise & Timothy Keogh 1132 DeLeisseline Boulevard
 Christy & Bob Cherry 808 Farm Quarter Road
 Jennifer & Jim Harlan..... 1172 Farm Quarter Road
 Diana Johnson..... 1121 Garden Way
 Laura & Geoffrey Graze 955 Governors Court
 Kathi & Brice Chastain 814 Law Lane
 Marcie & Mario Rasgo 850 Law Lane
 Susan & John King 859 Law Lane
 Susan Hogan 862 Law Lane
 Jennifer & Channing Smith 910 Law Lane
 Brian & Robert Cooper..... 992 Law Lane
 Virginia & William Benesch 1011 Law Lane
 Karen & Jason Barker..... 1041 Law Lane

Bonnie & Timothy Killian 1049 Law Lane
 Laura & David Stickler..... 951 Legends Terrace
 Joanne & Michael Corney 955 Legends Terrace
 Ala Burghol 1122 Liberty Court
 Barbara Butler 1023 Loyalist Court
 Patricia Dwight & Bill Sloger 1047 Loyalist Lane
 Christopher Avera 1138 Middleton Court
 Katherine Scharstein & Michael Taylor..... 1184 Moss Bluff
 Stephanie Ballard..... 1189 Moss Bluff
 Scott Norsted & Lisa Rogers 930 Overview Court
 Ann Marie Fini 1141 Parkway Drive
 Douglas Sullivan 1230 Parkway Drive
 Anne & Tim Brand..... 1233 Parkway Drive
 Julia & Anthony Vanderpool 1242 Parkway Drive
 Tracey & Bradley Kerr 1011 Plantation Court
 Elisha & Eric Gay 1050 Plantation Lane
 Diane Murgrove 1054 Plantation Lane
 Sue & Otis Hyler 1111 Plantation Lane
 Christina & Ralph Ward..... 1182 Plantation Lane
 Caroline Huggins..... 1002 Planters Curve
 Becky Brosnan..... 1006 Planters Curve
 Barbara & Gunnar Vizbulis..... 1011 Planters Curve
 Wendy & Stephen Johnson..... 1148 Shady Grove Lane
 Gerald Cloninger..... 1125 Windsome Place
 Rene Kramer..... 1126 Windsome Place
 Francesca & Kevin Mosteller..... 1136 Windsome Place

If your name was omitted in error, misspelled, or there is any change needed in our records, please contact us at 884-5956.



Special Thanks to our volunteers who planted the lovely flower beds at all four entrances! - Dave Ardis

Linda Taylor Donna Bell Dottie Teetor
Robin McRae Diana Barnett Jerry Barnett
Barb Gates Jackie Walker Carolyn Copeland