



Snee Farm

Community Foundation

NEWSLETTER

JULY 2005

President's Message Jackie Walker

Last September, I was elected to serve the remaining year of a prior Director's term. In December, the Board appointed two new Directors, Lawrence Frierson and Margaret Passailaigue, giving us a full Board which allowed us to make some job changes that brought me to this office. As a Certified Public Accountant, Margaret's commitment was a huge bonus that has resulted in a much needed professional accounting and billing system, as well as expert financial supervision.

Prior history as to how the Foundation evolved to operating on a credit line and paying related interest, as well as having no capital improvement or reserve funds, is not something we want to dwell on, except to learn from it – more importantly, we must focus on what is needed to bring the Foundation to a financially sound position. We will provide more about this at the Annual Meeting including recommendations to begin achieving that goal. Your attendance at the meeting is very important in order to be fully informed and to vote.

Another important topic of interest to our Community is the Country Club's potential development of new facilities to include replacement and relocation of the existing Clubhouse and pools. Even though preliminary meetings were held with the Board to learn of the Club Owner's vision, the absence of definitive plans hinders our ability to provide the Community with factual information. Naturally, that status has caused anticipation, rumor, speculation, and opinion. Following may provide some clarity to this point in time.

The Owners initially asked the Board's support of the proposed project on behalf of the Community. The magnitude of what they were considering caused the Board to advise that the Homeowners' opinion would be necessary to evaluate its potential impact and value to Snee Farm. While Club improvements are no doubt needed, there are concerns about various aspects of their preliminary plans including the idea of a portion of their property, approx. 4.5 acres at the front right area (some of which is presently a parking lot) being rezoned for an "upscale" (their description) residential section to provide some of the funding for the project goals. The exact type and number of residences had not been decided, but they are now working with professional land planners, engineers, etc., to determine if their vision can become a reality they want to pursue for what they express is needed to achieve their desired Club facilities and help protect its future. We are told that they want whatever is decided to be a win-win, and they want to work with the Community to that end.

The Club Owners understand that the Town expects to know the opinion of the Community prior to the Town's decisions. The Board requested of the Club that they provide us the actual plans, no less than sixty days prior to making their application to the Town Planning Commission for rezoning, in order that we have sufficient time to share the information with our Foundation Members for the above stated purpose. The Club agreed in writing to that request. Ideally, a special meeting(s) is how we hope to enable a comprehensive presentation - mailings may also be needed to achieve maximum response, but we can not yet confidently determine exactly how and when that might be. We trust you realize the importance of your part in this evaluation to obtain a significant count for good representation as to the wishes of the Community. Please watch for mailings and/or postings on the entrance signboards and web site. In addition to what information will be presented to you, there will be Town public hearings that you should also plan to attend.

Due to the uncertainty of the upcoming election decisions, I will take this opportunity to thank you for entrusting me with the job of serving our great Community. As a twenty-seven year resident, it has been an honor to give back some of what has benefited my family. I am very grateful for your help and support, as well, for the hard work, sacrifice and commitment of the Directors, Committees, and other Volunteers making it a very productive and successful year. There is, of course, much more to do!

Please let us hear from you at any time on any Community matter; also, please attend the monthly Board meetings as well as the very important Annual Meeting and Election. Sincere thanks and best regards!

**BOARD OF DIRECTORS REGULAR
MONTHLY MEETING**

**Tuesday, September 6 • 5:30 PM
Snee Farm Country Club
Homeowners Welcome**



Welcome to Snee Farm

Clinton Altman	1161 Plantation Lane
Luther & Anna Bolen.....	978 Law Lane
Robert Corney	1149 Parkway Drive
Louis & Lauren Courcoux	1142 Ambling Way
Mary Curry-Huffman.....	1160 Parkway Drive
James Duffy	901 Harvest Way
Joseph & Erin Gibbs	1097 Musket Range
Ann Herlong-Bodman.....	1124 Astor Drive
Michael & Lida Finlayson	803 Law Lane
Michael & Ashley Hance	1133 Club Terrace
Bill & Shannon Hipp	998 Governors Road
Robert House	1014 Casseque Province
Gerig & Connie Huggins	1124 Lanterns Rest

John Kaye.....	129 Yorktown Court
Jolanta & Auronis Krasinakas.....	1133 Yorktown Court
James Larke	1159 Shilling Place
Derek Lee.....	922 Law Lane
Daniel & B.V. Messervy	1195 Farm Quarter Road
Jeffrey Raines.....	1238 Parkway Drive
John & Susan Rush	1158 Plantation Lane
Eric Samuilson	854 Law Lane
Theodore Schmidt.....	978 Planters Curve
Eric Schwietzer	1010 Casseque Province
Martin Seppala	1180 Chersonese Round
Gerald & Ell Strauss	1128 Lanterns Rest
Jessica Thompson.....	1167 Farm Quarter Road
Aubrey & Lorin Tinder	1183 Moss Bluff
Vasili Varelas.....	1033 Law Lane

If your name was omitted in error, or see any mistake above, please contact me at 884-5956, or by email at mugsykerr@aol.com



The Garden Club at Snee Farm

Ginny Foreman

your energy and stamina, improve your muscle tone and strength, improve your sense of balance and flexibility, increase the function of your bones and joints, boost your mood, give you a more positive outlook, and might help keep the mind sharp in old age. Wow! You get to enjoy the fruits (or flowers, herbs, or veggies) of your labor, and - it doesn't feel like exercise. This should encourage all of us to get out in the yard and get busy!

Here's a tip from *Garden Gate Magazine* for those of you who use garden labels. Using permanent markers, write the plant name on the handle of a disposable plastic knife. These are weatherproof, last several years, and the serrated edge makes it easy to stick in the ground.

As I recently completed my term as President at the end of this Club year, I am pleased to report that we were able to donate \$2,500 to the Snee Farm Community Foundation to be used for permanent beautification projects, a \$500 Trident Tech. College scholarship to an East Cooper (first choice; Tri-county if necessary) horticultural student, \$300 to Laing Middle School to purchase a tree, and \$260 to the Red Cross for the Tsunami Relief Fund. We are thrilled that our fund raising efforts have enabled us to contribute back to our Community and others in these ways.

Good News – gardening is healthy! Naval Hospital Charleston has this to say about the benefits of gardening...it helps to lower your blood pressure, improve your sleep, keep bowel movements regular, improve

IMPORTANT NUMBERS

BOARD OF DIRECTORS

Jackie Walker, President & Sec.....	884-3617
Lawrence Frierson, VP.....	884-5246
Margaret Passailague, CPA, Treasurer	849-7552
Dave Ardis.....	881-4958
Jerry Barnett.....	884-0210
Emilie Carey	884-3326
Jim Craven	884-5108
Evelyn Hutto	884-3872
Phil Siegrist.....	881-8768

ADMINISTRATIVE ASSISTANT: "Mugsy" Kerr
Phone.....884-5956 ~ Fax.....884-9222

COMMITTEE PRIMARY CONTACTS

Restrictions Compliance:	
Mike Hart, Administrator.....	216-1124
Jackie Walker, Chair	

Architectural Control:

Lawrence Frierson, Chair.....884-5246

Maintenance:

Jerry Barnett, Chair.....884-0210

Security:

Jim Craven, Chair.....884-5108

OTHER CONTACTS FOR YOUR CONVENIENCE

The Town of Mt. Pleasant:

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

The Garden Club of Snee Farm:

Rosalie Guerin, President 5/2005-06.....971-1754

Mailbox Information And/Or Repairs:

Ely Brooks.....881-0685

PLEASE MARK YOUR CALENDAR

ANNUAL MEETING & ELECTION

Thursday, September 22nd
7:00 pm
Mt. Pleasant WaterWorks Building
Rifle Range Road

Interested in running for the Board?
Contact Mugsy Kerr at 884-5956
or mugsykerr@aol.com

PLEASE ATTEND • YOUR VOTE IS IMPORTANT!

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



ARCHITECTURAL CONTROL

Lawrence Frierson, Chair

Now that many of our 2005 home improvement projects are underway, it is a good time to remind homeowners that all work external to the dwelling (other than minor repairs) must be approved by your ACC prior to beginning work. Any unapproved work is subject to modification, relocation, or removal at homeowner's expense if ACC approval cannot be given. Please refer to your Amended Declaration And Restrictions for more detail.

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

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

Also, please do not wait until the last minute to submit your request. We will try to accommodate your schedule, but requests are handled on a first-come, first-served basis.

Remember, the ACC is here to help, not hinder your home improvement ideas. Thank you for your cooperation.

TREASURER'S REPORT

Margaret Passailaigue, Certified Public Accountant

We have received 2005 Annual Assessments from 845 homeowners and are in the process of mailing approximately 40 certified, return receipt 3rd notices. This year we advertised the Assessments and their due date in four ways: December, 2004 Newsletter, January Invoice, Entrance Signboards, and Web Site.

We are using QuickBooks for our accounting needs and are able to generate financial statements each month. Anyone wanting a copy can always contact me at home (849-7552) or by email to mjpcpa@ix.netcom.com. The financial statements are not available on the Web Site because of confidentiality.

The credit line was paid off in March, 2005; however, we will need to start drawing on it by September.

We have NO reserve funds. If we are hit by a hurricane or other natural disaster we will have to rely on borrowed funds. We also have no funds to maintain or replant our trees. We have a beautiful front entrance, probably one of the most beautiful in the Lowcountry. The maintenance/improvement of our entrances is key to protection of property values in our Community.

One of the things I will be addressing at the Annual Meeting is adopting a long range plan for maintenance of our trees/common areas and lakes. I am very interested in any comments/suggestions from homeowners.

COMMON AREAS GARDEN & BEAUTIFICATION

David Ardis, Chair

We are in the beginning phases of better care and beautification of our Common Areas. In addition to providing the necessary good health care and improvement of our many landscape assets, including our magnificent oak trees, it will enhance the living enjoyment of the residents as well as protect property values.

Also, I have begun the pruning of some of the smaller trees to allow for more light and air flow. This greatly reduces damage to the trees done by disease, insects, and high velocity winds. There are several old sayings about pruning trees including ... a bird should be able to fly through it, or a basketball should be able to pass through.

The good display of winter annuals at three entrances gave them a huge uplift. When the heat began to take its toll, our gardening volunteers did a great job of replanting with the summer flowers, including the newly prepared and expanded Parkway bed.

Our first major project was selected to reinvent the Garden Way entrance back island. Everything has been removed with the exception of the Palms. The existing lamp post was moved and another added; installation of water irrigation will be next. Once that is achieved, a beautiful iron trellis, and a wide variety of colorful plants will be implemented. The new lighting and removal of the tired and oversized shrubbery will also improve what had become a safety issue.

The new benches in the Main Entrance circle were possible due to

the Garden Club's generous gift of funds - there will soon be plaques added to honor this. We look forward to more permanent projects with their help. Jerry Barnett and Jim Kerr created the concrete pad bases needed for the benches making the entire project a total gift to the Community.

We are in the process of evaluating the needed remedy to replace lost trees and vegetation from the area adjacent to the lake at DeLeisseline that resulted from the storm related clean up. The Country Club mistakenly did the clearing effort based on their map not clearly identifying that area as Foundation property. Due to Foundation records, stored in the Clubhouse attic, being destroyed by Hugo, Marty Boroughs assisted the Board by acquiring the legal plat and deed copies from the RMC office as well as meeting with the original surveyor to clarify and restore our files. The Club readily offered to work with us to make it right and, as the Board felt it was a more aggressive clearing than we would have preferred, we are in the process of evaluating and formulating plans for the replanting, and return some wildlife habitat.

In addition to some of our Board members, G&B Committee members and/or volunteers are Maggie Landot, Carmela Baty, Trina Kiernan, Joan Kemper, Patty Cetrone, Debbie Dodds, Donna Bell, Linda Taylor, Barb Gates, Ann Borelli, Carolyn Copeland, Shay Zepp, Dottie Teetor, Beth McGinty & S.F. Gardens Reps. Robin McRae & Kitty Johnson. Their help has been invaluable and it is great to have their support in helping achieve our beautification goals. Thanks to everyone.

RESTRICTIONS COMPLIANCE

Jackie Walker, Chair ~ Michael Hart, Administrator

Restrictions Compliance is required by the *Amended Declaration And Restrictions (ADAR)* to ensure the required aesthetic and living quality for all residents, as well, to protect property values. With almost 900 properties we ask that you remember the Community at large as we do what is required of us. It is the responsibility of every homeowner to familiarize themselves 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 compliance action, you may request a hearing with the full Board.

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

Just a few of the more common issues to avoid hearing from us: Placement of trash, receptacles, loose yard debris, and bags at the curb other than on the required PM prior to collection day; also, removal and storage locations of the receptacles are specified. The collection cycle is too few days for warning efforts which is why they were not consistently successful in the past. Even though this is the most violated issue, we are now achieving significant success with compliance.

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

Unapproved structures and improvements, such as satellite dishes, driveways, sheds, fencing, screening, etc., may warrant a violation and possible removal or correction. Be sure to secure ACC approval prior to starting any exterior changes or repairs to your residence or any other structure on your lot; also, for construction of any new structure you are planning.

PETS - Town Ordinance 90.29 (Animals/Nuisance), and our *ADAR*, must be followed to avoid consequence. This includes **Dogs & Cats!** Complete Ordinance details are available from the Town's web site www.townofmountpleasant.com.

Some of the more common issues to avoid the Board and Town getting involved: Excessive, continuous, or untimely noise (i.e. barking). Any pet not leashed (length no greater than 8 ft.) when off the owner's property (or a neighbor's property with permission) is considered roaming or unrestrained. Common Areas must be cleaned immediately of pet waste by its owner. Please remember that our neighbors' lawns and plantings are private property and should be respected as such by preventing your pet from using them as relief areas without the property owners' permission. No pets, even leashed, are allowed on any Golf Course Property as required by the Club.

Boats, or watercraft and their trailers – Temporary parking, or storage may be permissible (NOT in all sections) under certain terms of the *ADAR* - contact us prior for guidance if uncertain. Trailers, campers, commercial vehicles, etc., are only allowed in enclosed garages.

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

In the last several months we are seeing an overall improvement in compliance – mostly the result of your own initiative or cooperation – **THANK YOU** for helping us keep Snee Farm a quality Community. A little sacrifice and effort by all goes a long way in maintaining the required streetscape for the enjoyment of all residents, and to impress potential homebuyers. If you need any assistance with a problem, including a notice or fine matter, please contact us.

GIFT IDEA

**THAT HELPS THE GARDEN CLUB OF SNEE FARM
SUPPORT THE BEAUTIFICATION PROJECTS**

Please remember our lovely Gazebo Note Cards (\$5 for a set of eight with envelopes) and the Snee Farm License Plates (\$8) for your gift needs or personal use – Christmas is not far away! This is one of the fund raising projects that enable us to help our Community's Beautification projects. Please call Margie Leber at 971-0913 to place your order. Thank you!

WEB SITE • www.sneefarmcf.com

In conjunction with the Community entrance signboards, the web site is the quickest way to make you aware of important information in more detail than can be put on the signboards. When you see notices of special interest on the signboards, please visit the web site in the event more detail is available there.

Not able to attend the Regular Monthly Board Meetings? Rather than waiting for this periodic Newsletter, visit the site and you can access the Meeting Minutes (go to Member Resources) to learn about the workings of the Board of Directors in more detail, including what is being accomplished each month.

If you are a talented photographer and can help with a great new photo for the Home Page, your help is needed!

WARNING!

ALLIGATORS & SNAKES IN RESIDENCE

With the beautiful marsh and water areas of the Lowcountry come the creatures that inhabit them. Please use caution at all Lakes and their surrounding areas due to alligators & snakes that may be present; recently two alligators were spotted at the Casseque Province Lakes. The State no longer provides funds for removal. Private relocation is not permitted without the State's permission and they discourage their being destroyed unless their number, size or behavior is causing problems. Please respect their habitat and ensure that your children, residents, and guests are aware of the risks associated with their presence.

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

As we continue toward the goal of the site being an easy but comprehensive resource, we encourage you to visit – your comments are welcome and appreciated. Please contact me via the Site Home Page, (click on my name link) - Phone 884-3617, or email to jaclynjw@aol.com.

SECURITY

“Coach” Craven, Chair & Jerry Barnett

Since the last Newsletter, there has been a rash of safety and security issues. **We need all residents to be alert and help identify and report inappropriate or suspicious activity in our Community.** Some of the issues are:

- *An illegal entry (unlocked) and theft at a property on DeLeisseline Blvd., and break-in and vandalism to a property on Plantation Lane.*
- *A beautiful 12 inch diameter cedar tree near the front entrance was axed down and a couple of adjacent trees damaged.*
- *Nuisance and costly vandalism to our newly painted entrance signs, the lighting, mailboxes and posts, a Charleston bench in Plantation Park, to name a few.*
- *Vehicles continue to be driven across, and park on, the Common Areas throughout Snee Farm as well as causing damage to the Country Club Golf Course.*
- *Teens congregating at inappropriate locations such as the Golf Course drink machines at late night hours.*
- *DOGS and CATS being allowed to roam off their property, or being walked off-leash; both of which violate the Town's Nuisance Animals Ordinance 90.29. The law requires they be restrained at all times off property, unless on the property of another resident with permission. A leash no longer than 8 feet is REQUIRED. Violating this rule, causes a safety issue for those pets, other residents and pets, including risk of potential aggressive behavior; as well as various nuisance issues including damage to property. Please note - The same Ordinance applies to Dogs & Cats!*
- *Our own residents, including teenagers, friends, and busy Moms are speeding throughout the Community putting themselves, their passengers and other neighbors and pets at risk. Is any amount of time gained really worth the potential disaster including loss of life? Please slow down and remind others.*

25 MPH PLEASE – OR LESS IS BEST!

The good weather and school out tends to cause children to operate golf carts on the roadways - **a valid driver's license and insurance is required.** The Mt. Pleasant Police Dept. will ticket and fine the violators. **It is illegal for motorized scooters and go-carts to use the roadways** – we are experiencing illegal operation including speeding, loud, and reckless use of these by young children & teenagers. The Police Dept. is working to locate the violators for safety and nuisance reasons. Please help if you can.

For Town of Mt. Pleasant Police, Traffic, & Animal Control Help, Call 884-4176

Thanks for helping make Snee Farm a safe and pleasant place to live and raise our families.

**TOWN ISSUES AFFECTING OUR COMMUNITY***Lawrence Frierson, Special Projects Chair, & Phil Siegrist*

The Board is continuing to address and monitor Town issues that affect our Community. Some updates of particular interest are:

Widening of Whipple Road - Should begin soon; three lanes and includes a traffic light at our entrance. Some drainage problems in Snee Farm adjacent to that area are expected to improve due to drainage basin changes that will be done in that regard.

SCE&G Underground Wiring on Longpoint Rd. – Complete

Hwy. 17 Rezoning Request -The owner of a parcel of land just beyond Snee Farm, between the Crab House Restaurant and the Church, has repeatedly attempted to obtain the rezoning for a hotel. With the Church, we spoke against it due to issues that could negatively impact Snee Farm; Town Council continues to disapprove it, and the request can not be brought up again this year.

Hwy. 17 Widening & the Snee Farm Drainage Basin - In conjunction with the private study funded by the Town to evaluate the Project, the drainage impact concerns of Snee Farm were considered and resulted in the Hwy. Dept. agreeing to modify the mitigation aspect of the plan. The Town looked out for our interest in this regard and, for the short term, we should be OK; however, also resulting from that study the consultants pointed out, in the long-term, a probable increased impact on our lakes system to efficiently handle drainage without provision in accordance with the Town's "ten year storm" policy.

Whipple Road Rezoning Request - The application for some property across from the Baptist Church was withdrawn by the business developer when Snee Farm and the crossroads Communities made objections known to Town Council.

OCR Environmental Assistance Grant - The Town applied for the Grant to improve water quality. Starting at the entrance to our lakes which is the spill-out of the Wando East lakes drainage, now overgrown and silted-up causing flooding along that area (fairway and end of Law Lane), they will use the money to first clear for a free flow, then go back and build wetlands to include islands in that path to keep the water running straight down. Also, indigenous plants for extreme wet and dry conditions would be added to help purify the water coming from the Wando East lakes that is slowly contaminating ours due to highway run-off (oil, etc.) If in fact it works, that application could also have some other long-term benefits to our lake system.

We encourage you to attend Town meetings when issues affecting our Community are being addressed. Agenda information can be accessed on the Town's web site: www.townofmountpleasant.com.



MAINTENANCE - Jerry Barnett, Chair

Your Board and Maintenance Team, which includes my wife, Diana, and Jim Kerr, continue to work very hard for the betterment of our Community. Recently, a long time resident, Tom Franzone, joined the Team and has already been a big help. We hope that you are out enjoying the great weather, as well as the maintenance and beautification work we have accomplished. In doing much of the work ourselves, since September, the Maintenance Team has clocked more than 150 hours saving the Foundation an estimated \$15,000.

The Ashcrafts continue to provide quality common area maintenance – it is obvious that they are committed to giving us the best service and, in various instances, have worked with us at little or no cost to help achieve our beautification goals.

The Town is doing a great job in responding to our requests. In New Charlestowne, a sidewalk badly damaged by tree roots was repaired promptly with complete replacement to remove the safety risk, and be an aesthetic improvement. Please let us know if you are aware of any others needing repair; also, the curb concrete street top drains - Hillary Repik, Stormwater Management, has been on top of getting related projects complete; as well, helping us respond to residents concerns such as the Whipple Road Project scheduled for next year, that should remedy major flooding issues for residents near that area. The County has completed repaving Farm Quarter and funds are appropriated for Law Ln. in 2006.

Just a few of the items we completed since our last Newsletter that you may find of interest:

- *All four entrance signs have been cleaned and painted as well as the Garden Way signs at the Ambling Way side. They are now uniform in color*

and provide a needed facelift in combination with the beautiful entrance flower beds.

- *Every entrance now has a Community Information Signboard, all of which were quality built at a competitive price by our resident mailbox and signs expert, Dr. Ely Brooks.*
- *Just when we thought all the Gaston storm damaged chain-link fences were repaired, more areas were slowly brought to our attention. We repaired the wood fences ourselves, and all chain link fence repairs are now complete. Over the course of those several months, the insurance company was very cooperative in keeping the final expense to the Foundation to only the \$1,000 deductible for several thousand dollars worth of materials and labor.*
- *Our new President was relentless in locating six large beautiful acorn light fixtures that were removed from the original front entrance and stored for many years in a forgotten location. Four were used to replace the deteriorated ones in New Charlestowne - we accomplished better quality lighting, aesthetic appearance, and saved several thousand dollars.*
- *The lighting stolen at the Parkway and Longpoint entrance was replaced and some additional work done to better secure it and deter future theft efforts.*
- *We are personally handling bulb replacement for all decorative and street lighting owned by the Foundation. To keep all lights burning, we will appreciate your help in notifying me of outages; the Web Site Maintenance page provides detail that will help you do so including being able to immediately write me an email by clicking on my address link.*
- *Removal of storm damaged trees, dying or diseased shrubbery has been accomplished with some replacements. Tree and shrubbery pruning is ongoing.*

We thank the many homeowners who have taken their time to let us know their appreciation for our care of the common areas - we also appreciate those who have given their time and expertise in support.



community foundation

POST OFFICE BOX 751

Snee Farm MT. PLEASANT, SOUTH CAROLINA 29465

PRSRT STD US POSTAGE PAID MT. PLEASANT SC PERMIT # 56
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