

Myers Mill Quarterly

The latest updates and announcements from the Myers Mill Board of Directors.

*Board of Directors:
myersmillbod@gmail.com*

- President:**
Ginny Jacobs
- Vice President/Secretary and Communications:**
Michelle McDonald
- Treasurer/ Pool Chair:**
Arthur Rich
- Landscaping/
Nature Trail Chair:**
Tracy Stephens
- Compliance Chair:**
Laura Margolis
- ARC Chair:**
Amber Mark
- Activities Chair:**
Nicole Musap

RealManage

Account Manager Jerry Watson
 p. 1-866-473-2573
 e. myemill@ciramail.com
 Homeowner Portal: www.ciranet.com
 www.myersmill.com



Quarterly Updates

The Myers Mill Board of Directors is happy to share the happenings and updates on things that matter most to you. The priorities and objectives of 2022 will be shared in the upcoming Annual Meeting (notice below).



2021 Annual Meeting of the Homeowners' Association

Date: Wednesday, November 10, 2021

Time: 6:30pm-8:00pm (The meeting will be held in the gym.)

Place: Knightsville Methodist Church

1505 Central Ave.

Summerville SC 29483

The primary purpose of the Annual Meeting is to elect members of the Board of Directors who will serve the Association through November 2022 or 2023 depending on position, and provide a general overview of committee tasks and priorities. Whether you plan to attend or not, it is crucial that you send in your proxy before the meeting. Proxy forms were distributed by mail but can also be found at www.myersmill.com or by contacting the board. Please return your proxy by email to MYEMILL@ciramail.com, or send it via regular mail in the enclosed envelope to Myers Mill HOA, RealManage LLC, 7410 Northside Dr., Ste 230, North Charleston, SC 29420 no later than November 9, 2020. If preferred, proxies can be left in the drop box at 5160 Blair Rd.

Board Member Election

The current Board of Directors has returned the number of board members from 5 to 7, maintaining the two year term requirement on select officer positions. That being said there are five (5) Board of Director seats up for election. Ballots for voting will be presented at the annual meeting. Should you have any questions regarding anything contained in this notice, or regarding any matter, please feel free to contact Jerry Watson, Account Manager with RealManage at 1-866-473-2573, or by email at MYEMILL@ciramail.com. We look forward to meeting everyone!

COVID Protections

The current Board of Directors is taking every precaution to ensure the safety of all homeowners during this unprecedented time. Masks and social distancing will be encouraged by all attendees. Upon arrival, RealManage staff will view the license of each homeowner to verify residency to check individuals in to prevent physical contact as much as possible.

Respectfully,

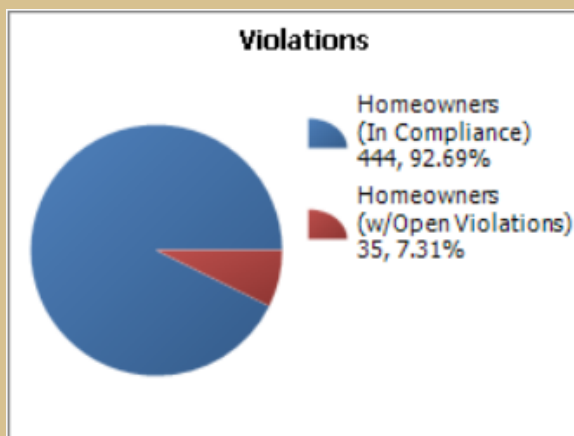
Myers Mill Board of Directors

Compliance Corner

The process for inspections and notices given are as follows.

- Courtesy Reminder
- Violation Notice
- Final Notice
- Post Final Notice
- Auto-Close

Notices stay on record for one year. Within that period a second notice results in a fine and continues to double until the end of that year period with each additional violation.



Treasurer Report

Fiscal responsibility continues to be a priority for this board. Included here is a current breakdown of operating expenses and current status of homeowner accounts. As of September our balances are as follows:

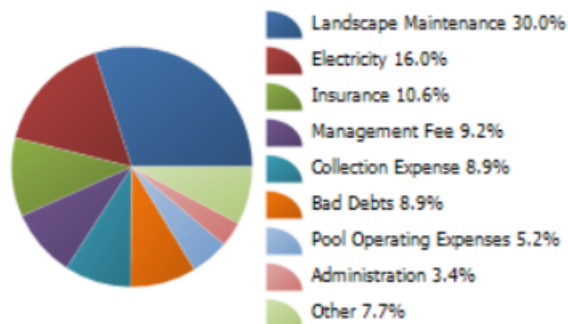
Operating Fund: \$80,723

Reserve Fund: \$73,346 (\$56,000 for repair of trails.)

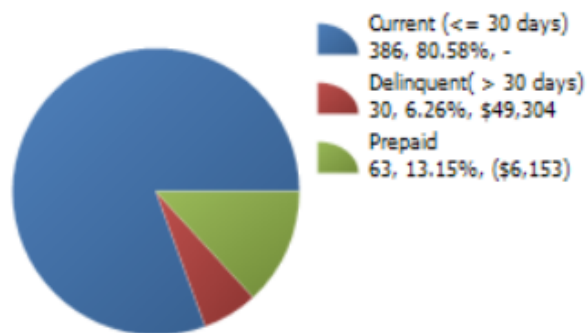
Accounts Receivables (Due to the HOA): \$53,415

The board does intend on increasing the annual assessments the allowable 5% as they continue to price well below comparable neighborhoods. Please plan accordingly.

Operating Fund - TTM Expenses / Allocations



Account Status - Homeowners



Policy Changes

In hopes of increasing consistency and accommodating our current homeowners the following policies have been proposed and those approved can be found in your homeowner's portal.

- A new foreclosure resolution was adopted in September, currently allowing for three homes to be in the foreclosure process at one time.
- The board is exploring options for homeowner parking rental in the pool parking lot to help generate revenue and reduce street parking.
- A Capital Contribution Fee proposal will be introduced at the annual meeting. This is a proposal many other HOA's have adopted which charges new buyers to the neighborhood a fee based on a minimal percentage of the sale price, deposited directly into the reserve fund.

Reminders and Updates

Here is a glimpse at some important reminders and updates for our community.

- Food Trucks continue to visit the Mill regularly! It has been proposed we set a day to make a consistent schedule. We'd like feedback from the neighborhood.
- Street parking continues to be a concern. Vehicles should only be parked in garages or driveways.
- Please be on the lookout for children at play. As it gets dark earlier it becomes more difficult to see little one's.
- Budgeting for 2022 is complete. Expect a summary in with your annual assessment notice.
- Please remember the board is composed of volunteers who primarily maintain full time employment and other responsibilities. Please consider helping when possible.