
The Belfair Review

Issue 1

November, 2003

A NEW ERA

The Belfair Homeowners Association is now our responsibility!

On Thursday, October 2nd, many of the residents of our neighborhood attended a Homeowners Association meeting. The purpose of the meeting was to elect 5 Directors to serve on the Board of Directors for the Homeowners Association. Jud Smith of MJS, Inc. who has been our property management company and who also represents Mungo led the meeting. He gave us information on the process of electing a Board of Directors. After this discussion, nominations were approved and the nominees were asked to give a 2-minute speech about themselves.

There were a total off 55 votes through attendance and proxies. The Board positions were broken down into one 3-year term, two 2-year terms, and two 1- year terms. The Board then appointed our Secretary. The following represents the result of the votes.

<u>Term</u>	<u>Director Name</u>
3 yrs.	Nathan Ballentine 1108 Belfair Way
2 yrs.	Christie Hill – Vice President 301 Hollenbeck Road
2 yrs.	Greg Moody - President 1104 Belfair Way
1 yr.	John Upchurch 9 Alverston Court
1 yr.	Jamie Baker - Treasurer 7 Hollenbeck Court
- - -	Trudi Roberts – Secretary 331 Genessee Road

Hopefully you all received notice of this meeting and a list of the nominees in your mailbox. We will be working to keep our homeowners' list up-to-date to ensure everyone is informed of neighborhood events.

THE BOARD / WE NEED YOU!

Here's what's currently taking place in the Belfair Homeowners Association -

The Board members have begun to meet and are currently planning for the management of the Association. The Board is assigned the responsibility of maintaining, administering and enforcing the covenants and restrictions. We understand there are issues and concerns from you, which affect all of us. The most common problems brought to the Board's attention are as follows:

<i>Speeding</i>	<i>Fences</i>
<i>Parking on Streets</i>	<i>Lawn Maintenance</i>
<i>Boats and Trailers</i>	<i>Payment/Billing of Dues</i>

Please refer to your copy of the Declaration of Covenants, Restrictions, Easements, Charges, and Liens for Belfair Subdivision. If you do not have a copy, please visit our new website at www.belfair.ws for easy reference and review.

WE NEED YOU – WE CANNOT DO IT ALONE!

For years now, there have been committees that have come and gone. There have been a lot of volunteers who have been wonderful in hosting the Pool Party barbeques, Pool Party Mexican Fiesta, Halloween parties, Easter Egg Hunts, Block Captain meetings, Pool Reservation Volunteers, etc. To all those that have made our neighborhood successful thus far, we say THANK YOU!

If you have interest in continuing to participate in a committee or if you have never served on a committee but wish to participate please let us know as soon as possible. We will accommodate as many as possible!

Mungo has turned the association committees over to us so we need you to help facilitate the continued growth and beauty of our community! Our neighborhood continues to be a premier place to live and with your involvement, we can make it the best community in Irmo!

The committee structure will be as follows:

The Architectural Review Committee;

Will help locate problem areas with respect to compliance with the covenants & restrictions and required approval of construction, repairs and improvements. All of these issues will be reported directly to the Board of Directors.

The Landscaping Committee;

Will monitor the landscaping services and identify land maintenance issues. This committee will also oversee special improvement projects as directed by the association.

The Crime Watch Committee;

Will work within the community on issues related to crime prevention. They will also establish and maintain a security watch program with local law enforcement agencies.

The Communications Committee;

Will be keeping homeowners updated on various activities and issues within our community through newsletters and directory updates. They will also facilitate welcoming new homeowners and all coordination with Block Captains.

The Recreation/Pool Committee;

Will handle pool and cabana reservations for private parties, oversee our pool maintenance company to ensure pool is properly maintained, and helps direct community activities such as picnics, etc. Also helps monitor the community recreational and storage facilities.

If you have already been involved or are interested in taking an active role in your neighborhood, please fill out the section below and deliver to one of the directors– we cannot have too many volunteers!

First Name

Last Name

Street Address

Telephone Number

Best Time to Call

Committee Interested In

Member / Chair Person

TIDBITS and UPDATES

Our New Management Company is:

**Halcyon Real Estate Services, LLC
9600 Two Notch Road
Suite 5
Columbia, SC 29223**

AWARENESS

Did you know our neighborhood speed limit is 25 MPH?

We have many children in this neighborhood and it's up to ALL of us to elevate the safety of their environment. Please obey the posted limits.

Payment/Billing of Association Dues

Soon we will be receiving a bill for our 2004 dues. We have contracted Halcyon Real Estate Services, L.L.C. as our new property management group. Please make note that our 2004 billing will be from and payable to Halcyon. Please pay timely so our newly formed association can manage funding for our pool maintenance, common area maintenance, electricity, and general quality updates as needed.

PET CONCERNS

There have been complaints about excessive barking and pet deposits in other yards...if you are a exercise common when walking your any deposits they Additionally, if your or tends to be a consider getting him minimize the ongoing barking.



homeowners' pet owner, please courtesy to others animal and pick up leave behind. dog lives outdoors, barker, please a "no-bark" collar to

Thank you for your part in the continued success and beauty of our neighborhood. We look forward to serving as your Board and can't wait to hear from you

Don't forget to check out our community website!

www.belfair.ws