



The Belfair Review

www.belfair.ws



Issue 13

November 2005

President's Note...

Dear Neighbors,

I apologize for the delay in this newsletter. Somehow once school started in August, the months have flown by.

Our Annual HOA was held on Monday, October 17 and was successful. Following are some of the items discussed:

- Richland County Sherriff's Department spoke as did the County Coroner. Interesting stuff. We will have Crime Watch signage installed in our neighborhood before the end of the year. I did receive two phone calls of car break-ins on Amberwood Circle and Genessee Road so please take your valuables out of your car at night.

We were able to unanimously approve our 2006 budget and we elected two Board members. Danny Lynch, who was already serving on the Board was re-elected for a three year term until December 2008. Nancy Fennell was also elected and will be a new face on the Board also until December 2008.

Additionally, for our 2006 budget we were able to keep our annual dues at \$345 per year. You will receive a separate billing from Halcyon in late December.

- Our management company, Halcyon, handles our business activity. For example, Halcyon bills and collects our annual dues, prepares our annual budget, inspects the neighborhood several times a month for covenant violations, pays all of our bills and attends our monthly Board meetings to update us on neighborhood issues. Recently, it has come to my attention that some homeowners are not pleased with the covenant violation letters they have received. While I can understand the initial response when a covenant letter is received, I would like the homeowners to know that these letters are not sent with malicious intent. Rather,

the letter is to be a gentle reminder of the covenants that are in place to protect the value of our property. As we all can see by the huge number of homes sold in this neighbor recently, our property values continue to skyrocket. It is the intent of Halcyon to enforce our covenants so that our neighborhood continues to be a desirable place to live. Some of the items that are continuously noticed are trailers or boats being stored in driveways, green garbage cans being stored in front of the home, yards not edged, grass not mowed, or cars parked continuously on the street. Please support the Board and our Management company by continuing to maintain your property. We all benefit from a positive attitude in the community.

- During the meeting there was discussion about the upkeep of our mailboxes. The homeowner is responsible for their own mailboxes. I called Metal Works at 1776 Two Notch Road in Lexington. Their phone number is 808-1888. They will sell you a brand new mailbox for \$225. Installation is \$50. Removal of old mailbox is \$25 or obviously you can install it yourself. It takes them about 2 weeks to get it made because they do not keep them in stock. If you just want to repaint your current mailbox, you should buy black industrial enamel paint. It can be purchased at any hardware store. Just confirm that it can be used on metal.
- We plan to issue Belfair car decals in the next month to identify ourselves as Belfair/Belfair Oaks residents. Further information will be mailed when these decals are ready.

I hope you all have a safe and enjoyable Thanksgiving Holiday! You can contact me about this or any other issues you may have at 732-1233 or cwhill88@earthlink.net.

Christie Hill



New Welcome Wagon Chairperson Needed...

Leslie Whitacre is expecting her 1st child in January and will not be able to continue with this committee. This committee works with the Block Captains in identifying new neighbors and taking them a Welcome Basket. If you are interested in welcoming people to the neighborhood, please call Christie Hill at 732-1233.

Please help us in welcoming the following new homeowners:

Mike & Caroline Deevey,
220 Amberwood

Angela Yarborough & Joseph Robinson,
208 Amberwood Cir.

Scott & Amber Compton ,
203 Hollenbeck Road

Perry & Christie Edenfield,
204 Hollenbeck Road

Alex & Barbara Taylor,
101 Hollenbeck Road

Entrance Decor...

Christmas Decorating at our neighborhood entrances will be chaired by Betsy Boykin who lives at 5 Amberview Court. If you would like to assist Betsy with this task, please call her at 732-1831. **Thanks**

Betsy for keeping us festive!



Neighborhood Directory...

We are currently working on this year's neighborhood directory. Look for your copy to be issued within the next few weeks. **Due to the number of home sales, EACH year every homeowner is required to complete a new entry regardless if you participated last year. If you forgot to send in your entry, it is not too late.** Please call me at 407-8212 or email jsiomacco@sc.rr.com. I need the homeowners names, address, & phone number.
Julie Siomacco

Yard Of The Month Recipients...

Our Belfair Landscaping Chairperson, Wes Harper, has been awarding a "Yard of the Month." The recipients are as follows:

August

304 Genessee Road, Neil & Stephanie Devaney

September

202 Genessee Road, Mike & Beth Ward

October

204 Belfair Road, John & Amy Macleod

November

314 Amberwood Circle, Whitt & Anna Cline

Great job! We have all enjoyed viewing these beautiful yards.

November's Covenant Reminder...

As you may know, most families use the pool parking lot to drop off and pick up their children from River Springs Elementary School. Please be courteous in

our pool parking lot. It is crowded but we are neighbors and need to respect each other as such. Please do not park or stop along Belfair Way to pick up your child. This is a No Parking zone and the School Resource Officer is

going to ticket violators who stop on Belfair Way. If the pool parking lot is full, please go down one of the nearby streets to temporarily park and walk to get your child.

Also, use the parking lot spaces before parking along the curbs.



If you have a question regarding your dues or have a covenant violation to report, please contact our management company:

Halcyon Real Estate Services, LLC
9600 Two Notch Road, Suite 5
Columbia, SC 29223
803-736-0394
halcyoninc@mindspring.com