



Reflections Owners Association

2 Stoney Creek Road* Columbia, South Carolina 29209*(803)776-5795

September 2024

Club House Calendar of Events

September 6th—First Friday—6pm

September 19th—ROA Board Meeting—6pm

October 4th—First Friday—6pm

October 17th—ROA Board Meeting—6pm

Reflection Office and Club House

2 Stoney Creek Dr., Columbia SC 29209

Facebook: [Reflections Neighborhood](#)

Community Association Manager – Ashly Hrivnak

Office Hours: M – F 8 – 5

Office # 803-776-5795

BUILDINGS AND GROUNDS

The Buildings and Grounds Committee is a collection of volunteers who reside in Reflections. This group typically handles the needs of maintenance in the common areas and limited common areas including, but not limited to, security light maintenance, identifying dead and dying trees for removal, minor repairs to equipment/fixtures, identifying landscaping deficiencies, and assisting with Board and Manager delegated tasks relating to the common areas.

The committee should have at least 3-4 volunteers minimum, each possessing a skillset relevant to the work that the committee does. Committee members do not need to be experts in electrical, arbor, or general maintenance, but experience in those areas would benefit the committee and the community.



A Note from the Manager's Desk

Reflections boasts the three beautiful lakes on the property that are meant to enhance and invite. While non-mechanical boating is allowed and encouraged, there are proper places to store those boats. We have two locations—one just beside the beach on Mirror Lake, and the other down at the edge of Otter lake near the office. If you have a boat and need a place to store it, please contact me at the office so I can assign you a spot and give you a Reflections vehicle sticker. Boats are not allowed to be stored in other common areas like behind homes, at the docks, or in the water. If you currently have a boat in one of those locations, please remove it and see me to store it appropriately.

LOOKING AHEAD....

We are planning to have three amendments on the ballot for your vote in December. The first will be to require that any member serving on the Board of Directors reside in their unit of record in Reflections during their term of service. The second will be to prohibit short term, Airbnb or VRBO type vacation rentals less than 6 months in Reflections. And the third is in regards to 'Common Area Tax Sales'. There has been an increase in individuals purchasing Association common areas at tax sales and then trying to extort tens of thousands of dollars from the HOA to sell it back. This has not happened in Reflections but can happen when a new manager isn't fully informed of the HOA property for which they should be paying taxes or a mailing address doesn't get updated, for example. This amendment requires any purchase at tax sale to immediately convey the property back to the HOA for 102% of the amount the purchaser paid for the property at the tax sale. This is recommended by the CAMS legal team so that Reflections is protected if something like this were to happen in the future. Please carefully consider each of these amendments, get any questions or concerns addressed so that you are prepared to vote on them in December.

Social Committee News

School Supply Drive: Thanks to all of you who donated. We had a very successful school supply drive due to your generosity. Both Caughman Road and Mill Creek Elementary schools were very appreciative.

National Night Out was a success. We had a good turnout and a fascinating and informative demonstration from our local Fire Department. It was a good night of networking and learning about Veterans Benefits, the Sheppard Center activities, as well as good food, compliments of the corporate sponsor Frontline Pressure and Soft Washing.

First Friday starts again on September 6 at the Clubhouse from 6-8. Please stop by and bring a snack to share and your beverage of choice. We will have a sign-up sheet for Bingo during First Friday. If you are unable to attend first Friday and are interested in Bingo, please text Shirley at 803 210 5134 indicating the time and day you prefer to play Bingo. Once we have participant interest and preference for day and time we will schedule another Bingo game.

The Social Committee is interested in having a Liaison in each neighborhood. The Liaison will serve as the "information hub" between the neighborhood and the Social Committee. If you are interested, please give me a call. (803 210 5134)

President's Corner

Pool season for Reflections will be winding down soon but there's still plenty of warm weather ahead to enjoy it until it closes at the end of September. So that everyone is aware, after cleaning up around the pool, glass containers have been found in the trash, some broken. Just to remind everyone of the rule prohibiting glass containers in the pool area. This is not only an association rule but a strict DHEC rule. If broken glass is found in or around the pool it will be closed until the pool can be drained, inspected, and refilled. At this point, if this were to happen the pool would be closed for the rest of the season.

You may notice that the water level in Otter Lake is a bit low. We are currently trying to determine the cause of excessive water standing in some areas along the shoreline. Once the source of this problem is identified we will then be able to plan for an appropriate solution. We ask for those affected for patience as there are no quick and easy solution to issues of this nature.

'Please, slow your roll.....literally!

Several homeowners have voiced concerns about drivers exceeding the speed limit in Reflections. Remember, the speed limit throughout our community is 25mph. This is of particular concern on the main roads, Stoney Creek, Ridge Lake and Lazy Acres. And please, don't hesitate to remind visitors, service providers, and delivery personnel to comply with the posted speed limit. At almost any given time one or more of your neighbors

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may be out for a walk, or walking their dog, a bike ride and there's also the wildlife. Mostly ducks and geese but hey, they live here too. You may have already seen the notice about the December meeting and upcoming election. Please plan to participate by voting in person or by proxy. Linda Richardson has accepted the open seat on the BOD. We will have 3 Board seats available to be filled at the end of this year. In addition there will be three items on the ballot for your vote. One would prohibit short term rental, less than six months, such as VRBO, Airbnb and such vacation rentals in Reflections. Another would require all members of the BOD to reside in Reflections during their term of service on the board. The third is a provision regarding common area tax sales and protection for the community if this should ever be an issue. Please consider these, get answers to any questions you might have and be prepared to vote in December.

Duane Blackmon, ROA President

It is time to prepare for our annual election this year. The Annual Meeting and election of board members will be held on Monday December 2nd at 7pm in the Clubhouse.

Every election is important, however, this year, Reflections has three amendments to the CCRs on the Ballot:

1. The prohibition of Vacation/Short Term rentals (less than 6 months) in the community
2. All Directors must reside in Reflections in order to serve on the Board
3. A change to the CCRs regarding Common Area tax sale, recommended by the ROA attorney.

To make these changes to the CCRs, we need 70% or 131 members of Reflections to vote in favor. Please consider these items and their importance to you.

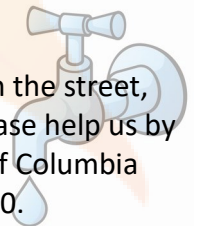
Additionally, we have 3 Board seats available to be filled at the end of this year. Mark McGovern, Doug Marken and Patricia Foxworth- all current Directors-are running for re-election to their seats. If you would like to serve the Community and run for election this year, please send a brief biography to Ashly at ahrivnak@camsmgt.com no later than September 30th.

REFLECTIONS AMENITIES

The Reflections amenities are for the residents and their guests of Reflections. You must wear the amenity bracelet while enjoying these amenities and the Reflections resident MUST be in attendance. If the resident or no amenity bracelet is worn or is visible, you will be asked to retrieve the bracelet or return with the resident you are a guest of. This is for the safety of all.

Potential water leaks:

Have you noticed standing water in the street, by the curbs, or parking areas? Please help us by reporting these issues to the City of Columbia Water Department at 803-545-3300.



ALL vehicles belonging to residents of Reflections need to be registered with the office. The form is located on our CAMS site under documents. Please bring the form completed to the office and you will receive a decal (s) for the rear of your car (s).

DID YOU KNOW... SPECIAL REVISION!!!!!!!!!!

Household Garbage (dark green bin) pick-up is scheduled for Tuesday's (weekly). **Recycling** (light green bin) pick-up is scheduled for Friday's (bi-weekly). IF you feel that your household garbage or recycling was missed please contact the Ombudsman at 803-929-6000.

New Residents, do you need a new roll cart or receptacle? Please call the Ombudsman at 803-929-6000.

Are you having difficulties getting your bins to the street and back? If it is a medical situation a letter from your doctor may help. Please mail the letter with your request for assistance to: Solid Waste at 400 Powell Road, Columbia SC 29203. Otherwise please contact Ashly in the office.

More information is available on your CAMS portal under documents or Contact Richland County at 803-929-6000 for more information.

Bulk Item Collection

Bulk (large) item collection is by appointment only and at no charge to residents. Bulk pick-ups are limited to four (4) approved items per scheduled appointment. To determine whether an item qualifies for bulk collection or to make an appointment to have items picked up curbside, please complete a service request through richlandcountysc.gov/richlandrecycles or call 803-576-2440.

Items that qualify include but are not limited to: Furniture and mattresses; Hot water heaters; Push mowers (no gas or oil); Metal grills (no propane tanks); Large appliances (doors on appliances need to be removed).

More information is available on your CAMS portal under documents

SAVE THE DATE

Social Events thru 2024

- October 4th—First Friday—6pm
- October 19th—Fall Yard Sale at Club House (start your clean sweep now and gather your treasures for resale. Tables will be rented for \$10 and set up around the clubhouse parking circle. Sign up beginning mid-September.)
- November 1st—First Friday Masquerade Party (costumes strongly encouraged)
- November 1st—Thanksgiving Food Drive Kick-Off
- December 6th—First Friday Holiday Party
- December 31st—New Years Eve Party



IT'S THE LAW

Dogs, cats, and other domestic animals **MUST** be restrained outside of your home. This applies to residents of Reflections your pet (s) must be on a leash when leaving your home.



SPEED LIMIT

The speed limit is **25mph** throughout Reflections. However we do not have sidewalks. Many residents are out walking throughout the day and evening. We have wildlife that walk across looking for their natural food. We ask you to consider all of this and check your surroundings and your speed. You may find a slower speed is more enjoyable.