



# *Reflections Owners Association*

2 Stoney Creek Road\* Columbia, South Carolina 29209\* (803) 776-5795 [reflectionsofcolumbiasc.com](http://reflectionsofcolumbiasc.com)



## **Club House Calendar of Events**

**October 4th—First Friday—6pm (one year anniversary of the restart of First Friday)**

**October 17th—ROA Board Meeting—6pm**

**October 19th—Fall Yard Sale—9am**

**November 1st—First Friday Masquerade Party—6:30pm**

**November 1st—25th—Thanksgiving Food Drive**

**November 21st—ROA Board Meeting—6pm**

## **A Note from the Manager's Desk**

Three Board seats are available this year. The current directors that fill those seats are Doug Marken, Mark McGovern and Patricia Foxworth. All three directors are running for election to keep their seats. Because those seats are available to be filled, anyone in the Reflections Community- Original Reflections, Southbury and Twin Oaks- is eligible to put their name in the hat. Reminder: The Arbors and Emerald Lake are their own HOA entities and residents from those neighborhoods are not eligible to sit on the Reflections Board of Directors.

If you are a member in good standing with Reflections, and you would like to run for a seat on the Board, please email your bio to me no later than 5pm on October 11th; I am extending the deadline one final time for anyone who may be undecided on if they want to run for election. Please email bios to [reflectionsolumbia@gmail.com](mailto:reflectionsolumbia@gmail.com)

Election packets will be going out the week of October 14th. These packets will contain the ballots for Directors, the CCR Amendments that are being proposed and instructions on how to vote. You can vote by proxy (give your ballot to someone else to drop off for you or vote on your behalf in person), bring your ballot to the office and drop it in the secured ballot box, or come to the meeting and vote in person. The 2024 Annual Meeting will be held on Monday December 2nd at 7pm in the Clubhouse.

Voting is reserved only for homeowners, per the CCRs. To have your vote counted, you must have a zero balance on your assessments by December 1st.

Ashly Hrivnak

## President's Corner

Happy Fall Y'all!

As I announced at the September meeting and posted on Facebook, Reflections has a new website. The address is [reflectionsofcolumbiasc.com](http://reflectionsofcolumbiasc.com). Please understand, it is a work in progress so as we go forward you should see improvements and changes. I want to make it something that is useful to our members so if there's something you'd like to see included let us know.

The photo contest ended on August 31. Unfortunately we did not get the participation that I'd hoped for with only about eleven photos submitted from three members. I plan to have an area on the website for member's contributions and include the contest photos there.

At the September meeting I announced that we were making plans to get rid of the unused grounds maintenance equipment that's been in storage for several years. There are several weed eaters, blowers, a zero turn lawn mower and push lawnmowers, all gas powered, that could be put to good use by someone. Furthermore, it all would most likely need extensive service before they can be returned to use. We're going to take a slightly different approach with this equipment. Our plans are to have it all available in the October garage sale. All funds from the sale of this equipment will go back into a grounds maintenance fund. The zero turn lawn mower (a very expensive mower) will be sold to the highest bidder. We currently have a offer of \$2,000.00 for that. If anyone is interested, or know of someone that might be, please reach out to the manager. After the yard sale, we will consider offering any equipment left to ROA members.

Lastly, once again, I'll take this opportunity to encourage all members to familiarize yourselves with the amendments that will be on the ballots for your vote in December. Please reach out to our manager or a Board member to get any questions answered.

Duane Blackmon  
ROA President



## Social Committee News

**First Friday** a great way to get to know others in our community. Bring a snack to share and your own beverage. We meet at the Clubhouse from 6-8.

Interested in **Bingo**? Please let Shirley know. Either sign up at next First Friday or text Shirley at 803 210 5134 with your name, preferred day of the week and preferred time.

**The Neighborhood Yard Sale** is Saturday, October 19th. Table rental is \$10. The tables will be set up around the parking circle at the clubhouse and the Ulmer Rd gate will be opened for the duration of the yard sale. We will advertise on Social Media sites. Text Shirley (803 210 5134) for a table.

**Thanksgiving Food Drive** begins Nov 1 through Nov 25. Bring your nonperishable items to the clubhouse starting Friday the first.

**Reflections Masquerade Party** November 1 at 6:30PM until...; Looking forward to seeing your costumes (not required but highly encouraged).

**Additional upcoming events** include First Friday December 6 and New Year's Eve party Dec 31.

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)

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](mailto:ahrivnak@camsmgt.com) or [reflectionscolumbia@gmail.com](mailto:reflectionscolumbia@gmail.com) no later than October 11th.

## SAVE THE DATE

- October 4th—First Friday—6pm
- October 19th—Fall Yard Sale at Club House
- November 1st—First Friday Masquerade Party (costumes strongly encouraged)
- November 1st—Food Drive Kick-Off
- December 2nd—ROA Annual Board Meeting
- December 6th—First Friday Holiday Party
- December 31st—New Years Eve Party

## A New WEBSITE for Reflections

Thank you Duane Blackmon for your hard work in creating and designing a new website for our community. This website gives residents, realtors and visitors a glimpse of our history, a gallery of photos, events, guidelines, club house rental and so much more. Please add this bookmark to your toolbar: [reflectionsofcolumbiasc.com](http://reflectionsofcolumbiasc.com).

### FYI

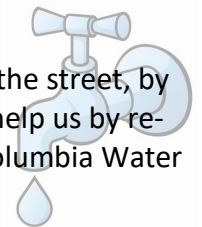
Ashly works remotely 2 days a month. This month will be Friday the 4<sup>th</sup> and Friday the 18th. While the Reflections office will be closed for in-person visits on those days, she is available to all homeowners and residents via phone, email and portal communications.

## 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...

Lower Richland Drop-Off Center

10531 Garners Ferry Road, Eastover

(just past McEntire Air Force Base and Mr. Bunky's)

803-776-2324



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



## SPEED LIMIT

The speed limit is **25mph** throughout Reflections. However we do not have sidewalks. Many residents are out walking through-out 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.

## 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.



Please clean up after your pooch! Keep our community clean, fresh, and free of hazardous slips! Poop bags are available in stores nearby.

Reflections Office and Club House

2 Stoney Creek Dr., Columbia SC 29209

Community Association Manager – Ashly Hrivnak

Office Hours: M – F 8 – 5

Office # 803-776-5795

Social Media Access

Facebook: *Reflections Neighborhood*

Web-Site: *reflectionsofcolumbiasc.com*