



Reflections Owners Association

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

August 2024

Club House Calendar of Events

August 6th—NNO—6pm

August 15th—ROA Board Meeting—6pm

September 6th—First Friday—6pm

September 19th—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

Artwork for the Clubhouse A Reflections Photo Contest

(dust off those cameras and phones!)

We are asking Reflections owners who wish to participate, to submit pictures of our community that they believe are of good quality to be on display in the clubhouse. One outstanding photo will be considered for “poster” size, appropriately framed for prominent display in the clubhouse.

The contest begins April 1st thru August 31st. The winner will be announced at the September 19th board meeting. The board of directors will serve as judges and are not eligible for the competition. The President and vice-President will do the preliminary review, selection and labeling in order to ensure that all entries are judged anonymously. The other board members will be the final judges. All entries will be printed on 4'x6' photo paper for judging.

- * Each participant may submit up to five photos but only two will be chosen for the final competition. The others will be discarded.
- * Photos must be of good quality and in digital, black & white format. (Any photos submitted in color will be converted to black & white).
- * All photos must be easily identifiable as having been taken inside Reflections or at the front or back gates.
- * Please email entries to reflectionsolumbia@gmail.com with the words ‘Photo Contest’ in the subject line. Please include your name and contact info.
- * **ALL entries must be received by August 31, 2024.**

DID YOU KNOW...

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 Ashly in the office. She will investigate and reach out to the appropriate department and make corrective arrangements.

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.

Social Committee News

August 6th 6pm - 8pm



By now all residents should have received a flyer, map and Scavenger Hunt questions in the mail, announcing our National Night Out on August 6. We are sponsoring a Back-to-School Supply drive for both Mill Creek and Caughman Road Elementary schools. The lists of needed supplies has been sent out via Facebook and email. Please start dropping those supplies off at the clubhouse now and we will deliver them on Wednesday August 7. Activities for NNO include a fire truck demo and fire safety table, resource tables, answers to the "Scavenger Hunt" and more. There will be prizes and goodies for attendees. We will serve hamburgers, hotdogs and sub sandwiches with chips, desserts, tea and lemonade. If you are interested in a table to display local community information or other resources, please let me know by August 5.

Of course, First Friday will be back Sept 6! We will also have another Bingo game in September. Date to be announced later.

Coming this fall we are planning a another yard sale. This sale will follow the same format as the one in the Spring. More info on that soon.

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

In regards to the use of our common areas, it's important that everyone understand that our governing documents provide the Board of Directors with the authority to make rules regarding behavior and use of our common areas. One of the biggest issues we seem to have is that homeowners are either unaware, or don't care, and then toss out some major attitude when violations are brought to their attention. Please know that the current rules have been in place many years and very little has been changed in regards to the use of common areas. Knowing and understanding the rules, along with voluntary compliance can go so far in avoiding unpleasant situations. And, it is every homeowner's responsibility to know the rules. The reason for this message surrounds a recent situation and misunderstanding of afterhours use of all common areas. In the policy/rules manual, which everyone has access to through the portal, Chapter 5 Grounds, rule 5.7, E states..."All common areas shall be closed for use from 10:00 pm to 6:00 am, except for clubhouse functions. The effective date of this rule is 10/23/2014. So, this is not new. The current Board understands that for some time, there has been little effort to enforce the rules. And we also understand that rules tend to be broken if people don't know and understand them. That is why you will hear me say over and over again, read, read, read the rules, the AC guidelines, the Declaration and By-Laws and get answers to any questions you may have. It's important to remember, aside from the awesome people, the rules, regulations and governing documents are what makes Reflections what it is. Without them, most of you probably wouldn't want to live here.

...cont.



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.

...continued President's Corner

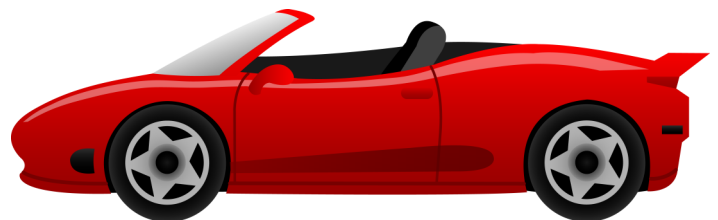
Please discuss and share this message with your friends and neighbors in Reflections as well as any visitors that might be enjoying the common areas with you. My concern is that this won't reach those who need it most. In following up with the gate code changes, I want to make sure that you all know that no one's personal code has intentionally been changed or deleted. However, if you discover that your code is not working, please follow up with Ashly. Going forward, we are asking that you no longer share your personal code with anyone. Instead, have them use the phone system at the Ulmer Rd. entrance to gain access. If this is not an option for you, provide them with the 'guest' code. This code will be changed every three months. We also have a new 'vendor' code to use for delivery personnel, service providers, etc. You may want to inform any 'regulars' of the changes in order to avoid delays. Please understand this an effort to cut down on some of the unwanted traffic through our private community. There is way more of that than there should be. We will continue to search for ways to improve safety and security throughout Reflections. If you have any ideas that may help, please talk to Ashly or a Board member.

Duane Blackmon, ROA President

Hi Reflections! My name is April Welborn and I am your new Board Vice President!! I moved to Reflections in the fall of 2016 and have loved living in this community as it is peaceful, safe and I've met so many wonderful people within the Community. I am a lifelong Columbia Native and attended AC Flora High School and Midlands Technical College. I've been a paralegal at Finkel Law Firm for 23 years!! I first joined the Board in 2022 and was elected as Co-Secretary in 2024. I've got some BIG shoes to fill as Vice President, but I look forward to continuing to serve on the Board and to help make our community the best it can be! I live on Woodwind Ct and you may have seen me and my blonde cocker spaniel Minnie Pearl walking the neighborhoods! Our favorite walking path is comically known as "Rich Street" which is what my late husband named Emerald Lake Road 😄. Please feel free to chat any time you see me and Minnie Pearl loves head scratches! I love this community and plan to be here for a long time! Thank You

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.



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).

A Note from the Manager's Desk

To accompany the assignment of the new Guest and Vendor codes for Reflections, the Gate Information page has also been updated in the portal. This information provides details on how to have your personal gate code changed, how to have someone call you from the gate for access, and how and where to purchase gate openers.

To clarify some questions that have come up regarding the gate codes:

1. Your personal gate code has not, and will not, change UNLESS you contact the Reflections office and speak to Ashly to change it. Please call her directly to address this. If you have given your personal code to vendors or guests, it is advised that you change it for further safety and security, and so that someone cannot use your code without your knowledge.
2. Everyone who has a personal gate code assigned also has a phone number assigned in the gate system for a Directory Call. That is the phone number that will ring if someone is calling from the gate for access. Answer the call and press '6' to open the gate. Note: The area code of your phone number has no bearing on using this function. All US phone numbers are accepted in the gate program.
3. The Directory Call from the gate is not a new system or process; we are putting it back on everyone's radar because this is the preferable method for giving guests/vendors access to the community. As previously stated, if that is not an option for you, please give the new Vendor or Guest code.
4. Please make sure that all guests and vendors know to press # before entering a 4 digit gate code. If they do not, the gate will not open.



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.

Next month...



Committee descriptions