

Adams Run Homeowners Newsletter

October 2023 Edition



Calendar

- October 16: Monthly HOA Board Meeting. All are invited. 6:30 pm at the Five Forks Library
- October 19: Pool Improvements Assessment informational meeting/update will be held at the pool at 6:30 pm
- October 28: Neighborhood Fall Festival. 3-7 pm at the Pool Parking Lot and Adams Lake Blvd.
- October 31: Halloween Trick or Treating
- November 20: Monthly HOA Board Meeting. All are invited. 6:30 pm at the Five Forks Library.
- December 4: Annual HOA Meeting. Everyone is encouraged to attend. Time/place TBD.

Special Assessment - Pool Improvements

The results from our Special Topics meeting held September 12 indicate neighborhood interest in pursuing a Special Assessment to fund the needed pool improvements and signage maintenance costs. A Special Assessment is a one-time charge assessed to all lots "for the purpose of defraying in whole or in part the costs of any ... repair of a capital improvement" (1991-05-10 Amendment to Article IX, Section 2 of the neighborhood Covenants).

The HOA Board is planning a follow-up meeting on October 19 regarding a potential assessment to put down firm numbers for what that assessment would be and what it would be used for. The current estimate will be per home in the \$300s range. Please make every effort to attend this meeting to gather information, ask any questions, give feedback and have your voice heard regarding this issue.

A final vote is anticipated at the Annual Homeowner's meeting in December. Ultimately, adding a special assessment would require a favorable 2/3 vote (96 or more households would need to be in agreement) before it can be passed and charged to all homeowners.

(continued in the next column)

The portion of the assessment that would go toward pool repair would potentially include:

- Renovate the gate/lock (This has been an issue every summer for years now.)
- Fix coping around the pool
- Redo plaster around the pool
- Replace pool furniture

In addition, pool maintenance costs will be increasing \$40/month next year; but the pool committee was able to negotiate opening the pool 1 week earlier in 2024.

Fall Festival

We will have inflatables, games for all ages, and light snacks. Children must be accompanied by an adult. Anyone interested in helping, please contact Candice at 864-706-8119.

Yellow yard signs (to indicate candy available at your house for trick or treating on Halloween) will be available for pickup at the festival.

Email Information: Adams Run Board: hoa@adamsrun.org
Adams Run Architecture Committee: acc@adamsrun.org
Adams Run Social Committee: arsoc@adamsrun.org
Adams Run Communications: arcom@adamsrun.org

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A Message From The Grounds Committee

Many of residents of Adams Run have noticed the lights have been turned back on at the Scuffletown entrance, with repair to the electrical system by the SCDOT Contractor. Restoration work to the Island continues, with effort involving damage to the irrigation system. A completion date has not been established.

PLEASE NOTE: LIGHTS ARE SET ON A TIMER, which is now working correctly and is set to go "ON" @ 5:00PM and "OFF" @ 7:00AM DAILY. These times were selected to accommodate the pending time change, but will be adjusted as necessary. The times are set and monitored by the Grounds Committee and any change should be coordinated through and by them. We hope to put this system on a light sensor next year. Comments, recommendations, suggestions are always welcome.

PLEASE, YOUR COOPERATION IS ESSENTIAL, AS THERE IS NO OTHER STREET LIGHTING AT THIS INTERSECTION. THANK YOU.

ACC Corner

As a reminder, this fall, we are focusing on parking and garbage receptacles.

On street parking should not be reoccurring. Vehicles should not be parked on the street overnight every night. Off driveway parking is not acceptable. No parking in the grass. All parking should be on the driveway. Also, driveway additions require ACC approval and must be paved. Gravel or rock driveway extensions are not acceptable and paver extensions are subject to ACC approval.

Garbage receptacles should be stored in a place that is screened from view from the street.

Thank you for all your efforts in maintaining our neighborhood! Many improvements have been made and the number of violation letters have dropped considerably.

From The Communications Committee

We have had quite a few members join our Facebook group and have had positive feedback regarding the email blasts this past month. If anyone has website building/maintenance experience, we would love to get our neighborhood website updated. Please contact the Communications Committee at arcom@adamsrun.org if you can help!

Regarding the AdamsRun.org website, an Announcements tab has been added and the calendar feature is now being updated within the Calendar of Events tab. Both these tabs are located in the Residents Only section. For those not on social media, frequent checking in on the website is encouraged to stay up to date with the latest neighborhood information.

Email arcom@adamsrun.org if you need username/password information.

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