

Adams Run Homeowners Newsletter

Winter 2024 Edition



Calendar

Uncoming monthly board meetings

February 19th

March 18th

all meeting are held at the Five Forks Library and start at 6:30 PM

General Announcements

It has been noticed lately there are "unattended" dog droppings (poop) in the Adams Lake Blvd common area. This could be the result of out-of-town visitors or not being aware of the need to carry and utilize a "poop bag" when walking a dog in Adams Run. We would appreciate all who walk their dogs to be considerate and pick-up when walking their pet. Thank you.

Our contract for Goosebusters has now been officially discontinued per the vote from the Annual HOA Meeting held in December. We will be investigating street cleanup options as the need arises.

Pool Renovation - Off to a Great Start!

Our pool renovation project has started with some great news! We were able to grab some matching pool furniture for FREE and are able to re-strap them all at a savings to the project. We are planning to use an emulsion overlay around the perimeter coping providing a greater benefit for sealing the cracking concrete. Next major step is to drain and test the pool subsurface to determine if we have any underlying issues. So far the project is off to a great start and we are on schedule for a grand opening in May! If you have any questions, please contact arpc@adamsrun.org. Thank you!

Communications Committee

We have removed the username/password requirement for the resident information section of our neighborhood website, AdamsRun.org for greater ease of access for residents. The website is updated regularly, especially regarding the announcements. Another great way to stay informed is to join our Facebook group. Use this link to join: <https://www.facebook.com/groups/2884123218563614/> or search Adams Run Neighborhood within Facebook.

Annual Dues Collection

Dues are now past-due unless you are on a payment plan. As a reminder, the current Annual Assessment for our community is \$475.00, which was due on the 1st of January. A payment is considered late if not paid by the 31st of January. A \$10 late fee will now be assessed at the beginning of each month an owner maintains an outstanding balance. As such, some homeowners do opt for a payment plan of three equal installments of \$165 due no later than January 31st, February 28th & March 31st, but the initial payment is still due no later than January 31st. In addition, a minimum of \$110 for the special assessment was due January 31st, if opting to pay that assessment in 3 equal portions. We continue to ask that if you are able to pay the full amount of \$660 or the 2024 amount of \$330 in entirety, that will help offset the amount financed for the project. Past due payments should be submitted immediately. You may drop payments in the secure mailbox in front of the pool or mail to:

ARHOA
3 Adams Lake Blvd
Simpsonville, SC 29681

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

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ACC Committee

As a reminder, parking on the road or grass is a covenant violation. Our streets are not wide enough for on-street parking while still guaranteeing visibility of pedestrians by drivers. The covenants allow for guest street parking for up to 48 hours only. If you have room in your driveway, please ask your guests to park there, as this option is safer for other cars driving on our roads and especially for our walkers as the weather improves and more people walk the streets.

As Spring approaches, we should start to consider items outside the home that may need attention. It is time to walk around our houses and determine the need to remove mold and mildew from our siding, sidewalks and driveways. If your house is in need of pressure-washing, there are several products available at Home Depot, Lowes, or Ace Hardware for those who wish to "Do It Yourself" or you may hire a company to do the work.

Another item to inspect is your mailbox. If yours is needing some attention (paint, a new top-cap or numbers, etc), here is some information to assist you in restoring its appearance:

- The mailbox system consists of a post, mail box and newspaper holder. The mailbox post including the top cap (part of the post) must be painted Sherwin Williams, SW3027, Driftwood Grey
- Top cap maybe square or pyramid (picture examples are available at AdamsRun.org)
- Numbers may be black (preferred) or gold
- The mailbox must be black metal with a red flag
- The post dimensions must be 6x6

Mailbox paint is available for FREE. Please email hoa@adamsrun.org if you would like to borrow some.

We have 2 providers willing to provide repair/maintenance services to mailboxes in Adams Run. The HOA is providing their information as a service not as an endorsement.

TLC Handyman Services
Tim Quattlebaum
(803) 767-8834
tlchandyman7218@gmail.com

Joel Alonso
(864) 553-8812
alonzoj@lithko.com

Grounds Committee

The Grounds Committee is happy to report that restorations of the Scuffletown - Lake Park View Entrance Island and adjacent East Side plot landscaping are on schedule for completion by May 2024. Key to moving this project along was restoration of electrical and irrigation services, which were damaged during SCDOT's Scuffletown Road widening project. AT NO COST TO ADAMS RUN HOA, both Electrical (Lights) and Irrigation (Water) have now been fully restored to the Island and adjacent area. The Adams Run Grounds Committee signed-off SCDOT Release on January 30th following on-site inspection with SCDOT's Subcontractor, Reeves Construction.

We are aware of tree cutting debris behind Adams Run Subdivision on Adams Mill Road left by SCDOT maintenance activityA SCDOT Work Request #780234 has been issued to clean-up the debris & cuttings, but completion can take up to 30 days. We could have our normal campus maintenance provider (Envirocare) do the clean-up, but then we (AR HOA) would incur a charge for this added service.

(continued in the next column)

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