

THE REFUGE TIMES

AUGUST 2013

FROM THE PRESIDENT

Fellow Refugee's,

We are more than halfway through calendar year 2013. The first half has been one of rapid change and adjustment for the Refuge. Through the recommendation of owners at the last year's Annual Board Meeting the Third Amendment to The Covenants and Restrictions and Bylaw was filed with the Dorchester County, Registrar changing the annual board date from December to February to facilitate greater participation given the conflict with the holidays. Let me thank the owners who attended our Annual Meeting and those who filed their proxies.

The February 22, 2013 Annual meeting was a success and facilitated communication between the board and owners. We would have indeed like to have seen greater attendance. The annual meeting minutes are posted to the refugeatwhitehall.org website for your review. The social that preceded the meeting was a feast for the eye as well the palette. If you were unable to attend you missed a great opportunity to influence the direction of the Refuge and social. However, you have an opportunity to participate or be a part of the planning for the next social in October 2013.

Every occupant is encouraged to communicate their concerns and ideals in a timely and professional manner to the board for the betterment of the Refuge. There have been issues addressed to the board we consider in the domain of good neighbor communication and relationship. We encourage all residents to communicate with your board of directors and committee chairs through contact information on the refugeatwhitehall.org website, phone and or personal dialogue. Many issues can be prevented and or resolved by reviewing and adhering to "Declaration of Covenants and Restrictions for the Refuge at Whitehall Owners Association, Inc. If you do not a current copy then one can be secured at refugeatwhitehall.org website. The prevailing attitude within the Refuge should be one of complying with the provision we have all signed up to. Not one of ARB enforcement and consternation. There are times when an interpretation is needed and you have entrusted your HOA Board to address the issues in the best interest of the Refuge and weighing any regulatory requirements.

We are a community in transition and everyone must be a good will ambassador for our new neighbors.

We also continue to experience new construction with all its ensuing challenges. We again ask each of you to beware of the heavy vehicle traffic and potential hazards. Please ensure we do put ourselves or allow family members in harm's way by illegally entering these construction sites.

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Carlisle Harrison
President

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**CONTACT THE
BOARD FOR THE
DOCK
COMBINATION.**

**NOTIFY THE
BOARD IF THE
LOCK IS MISSING
OR THERE IS A
PROBLEM WITH
THE
COMBINATION**

From the president continued

Other transitional issues for your consideration are exploration of purchasing Lot 24 which is adjacent to the Pavilion, long term viability of the Pavilion and Dock, the state of disaster preparedness and public safety, and outsourcing of ARB functions to highlight a few. If you want your voice heard we ask you to volunteer for one of the chartered advisory committee (Common Property Advisory Committee (CPAC), Community Interface Advisory Committee (CIAC), Preservation Lane Advisory Committee (PLAC) and Disaster Preparedness and Public Safety Advisory Committee (DPPSAC). These charters are on the refugeatwhitehall.org website.

Hurricane season is here (June through November) and we live on an earthquake fault are you prepared

Carlisle Harrison Jr., President
president@refugeatwhitehall.org

[HTTP://WWW.REFUGEATWHITEHALL.ORG](http://WWW.REFUGEATWHITEHALL.ORG)

Sign up for email notifications and choose what type of emails that you would like to receive:

- News Letters
- Community Alerts
- Community Announcements.

FROM THE TREASURER:

Neighbors,

Welcome to the summer of 2013 in The Refuge! We are tracking on-target with our budget and we are over the halfway point for the year. We still have a few outstanding accounts for 2013 dues and those are trickling into our P.O. Box. We are still working with our Legal Counsel for those accounts over a year old and would like to discuss options with those homeowners if they would entertain a discussion. Many thanks to Missy Cordero and Russ Miller for providing quality control for our landscaping and pond maintenance. They are providing that additional effort to ensure we are getting quality service and putting in the time to communicate to the service providers. I'm documenting all the processes that are performed by the Treasurer position and am preparing a detailed turnover package complete with a supportive CPA for the next industrious homeowner who wishes to engage as part of the Refuge HOA. This is my last year as our covenants allows maximum three year duration for serving on the Board. I would entertain another position on the Board after a year or so, but need some time off to take care of other matters. If you are selling or refinancing your home please tell your realtor/bank to contact me at treasurer@refugeatwhitehall.org and I will provide the information they will need to process documentation.



John Thompson
Treasurer

John Thompson, Treasurer
treasurer@refugeatwhitehall.org

FROM THE ARB CHAIRMAN:

Neighbors,

Summer is here! Hope everyone is enjoying the time between rainstorms to work on your summer projects. Please keep these points in mind:

- It is your responsibility to keep your lawn manicured and free of debris as much as possible.
- **Yard waste is not to be placed by the road until Wednesdays after 5:00pm.** If you are using a lawn maintenance company, it is still your responsibility to remove the bags of yard waste from the street until Wednesdays after 5:00pm. Continued non-compliance will result in assessment fees per incident.

Please also remember that:

- Any changes to your home’s exterior appearance **MUST** be submitted for approval to the ARB prior to performing the work. (Some examples include home paint color changes, landscaping changes, building of fences, tree removal, yard decorations, flags, etc).
- For the protection of everyone in our neighborhood, pets must remain on leashes at all times. The City of North Charleston has been known to issue fines in excess of \$1,000 for violating the leash law. Violators will be notified once as a courtesy. Habitual violators will be referred to the City of North Charleston for non-compliance and remedy.
- Vehicles are not permitted to be parked on the street overnight. Vehicles should never be parked on your front yard or in your back yard. Parking violations will result in assessment fee per incident.
- Trailers, boats and recreation vehicles should not be parked in your driveway overnight.
- Do not dump your trash in the construction site dumpster and do not leave your pruning or any other debris on vacant lots

Frank Glover is the new ARB Chairman. Frank thank you continuing support of the Refuge!

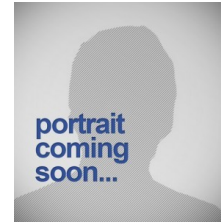
Have a safe summer!

Carlisle Harrison, Interim Chairman

FROM THE PLAC CHAIRMAN:

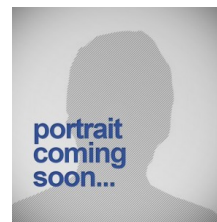
This newly formed committee has worked diligently to seek professional engineering counsel to ensure the repairs to preservation lane were cost effective and functionally sound. Eight loads of crushed concrete was added to the road, leveled and compacted to create a strong base to build upon. Even after the heavy rains of the summer, the road is holding up remarkably. At the engineers recommendation the road should be re-evaluated in 12 to 15 months and make any required adjustments to the base. The committee will continue to monitor the road and make recommendations to the board to ensure the road does not deteriorate again. If you live on this road, consider joining this committee.

Robert Young
Secretary@refugeatwhitehall.org



Frank Glover
ARB Chairman

“YARD WASTE IS NOT TO BE PLACED BY THE ROAD UNTIL WEDNESDAYS AFTER 5:00PM.”



Robert Young
PLAC Chairman

FROM THE CPAC CHAIRMAN:



Smith Rivera
CPAC Chairman

Neighbors ,

We thank those owners who attended the July 24th meeting at the Pavilion and Smith Rivera for accepting the challenge of chairing the CPAC. He brings a fresh perspective on how the CPAC can assist the board of directors in fulfilling its oversight responsibilities in assessing the viability, acceptability, adherence to standards and owners satisfaction with common properties.

The CPAC in the past has impacted the quality of life of the Refuge by accomplishing the following task:

- Installation of motion sensor flood lights at the Pavilion to deter vandalism and loitering.
- Structural repairs to the dock, including a new aluminum ramp down to the floating dock.
- Pressure washing of the Pavilion.
- Purchase and installation of two 8 foot picnic tables at the Pavilion.
- Purchase and installation of new seat cushions for the existing furniture at the Pavilion.

The Refuge is a covet neighborhood because of its location, common properties, unique homes, pride of ownership and overall ambiance. In order for the Refuge to continue it is critical that every residence accepts the challenge of maintaining its desirability by having their voice heard. One way to ensure your voice is heard is to become a member of the CPAC.

**“ANYONE
INTERESTED IN
JOINING THE
CPAC SHOULD
CONTACT
CARLISLE
HARRISON AT
334-430-6798”**

Carlisle Harrison, Interim Chairman
president@refugeatwhitehall.org



FROM THE CIAC CHAIRMAN:

The Community Interface Advisory Committee (CIAC) has started off the new year with a successful social in conjunction with the Annual meeting. It was fun getting to know our neighbors while enjoying Hours' D'oeuvres and drinks. The committee also planned and delivered another 4th of July BBQ complete with a bike parade and plenty of good food. We had over fifty residence in attendance and it was a pleasure to get to know each one. The committee is entertaining another oyster roast and shag dance at the pavilion in the fall. If you would like to help plan and prepare for these events contact Rodney McLeod.



Rodney McLeod
CIAC Chairman, VP

The Refuge website <http://www.refugeatwhitehall.org> is taking shape and we are looking for input from the community on the content of the site. Does it meet your needs? Is it missing valuable information that will be beneficial to the entire community? Let us know what you think, it's your site so let's make it useful! The web team is looking for volunteers to help keep the information up to date, so if you are interested please contact any board member.

Our team is continually looking for volunteers to assist in the many areas of our responsibilities. If you are interested in volunteering in one of the areas below contact me or any of the Directors.

- Social Committee – Planning and hosting events three times a year. (Winter, Spring and Fall)
- Welcome Committee – Greeting new residence and introducing them into the neighborhood.
- Website Committee – Maintaining content and creative direction.
- Newsletter Committee – Assist the editor in developing content.

Please join us in order to make this the best Neighborhood in the region!

Rodney McLeod, CIAC Chairman & VP
vp@refugeatwhitehall.org

**“PLEASE JOIN US
ON THE CIAC IN
ORDER TO MAKE
THIS
THE BEST
NEIGHBORHOOD
IN THE REGION!”**

MEET THE BOARD MEMBERS:

President	Carlisle Harrison	president@refugeatwhitehall.org
Vice President	Rodney McLeod	vp@refugeatwhitehall.org
Treasurer	John Thompson	treasurer@refugeatwhitehall.org
Secretary	Robert Young	secretary@refugeatwhitehall.org
Director	Smith Rivera	
ARB Chair	Frank Glover	arb@refugeatwhitehall.org
ARB Member	Will Terrell	arb@refugeatwhitehall.org
ARB Member	Robert Young	arb@refugeatwhitehall.org





**THE REFUGE AT WHITEHALL
OWNERS ASSOCIATION**

PO Box 42276
North Charleston, SC 29423

E-mail: board@refugeatwhitehall.org

WE'RE ON THE WEB!
REFUGEATWHITEHALL.ORG

ABOUT THE REFUGE...

The Refuge's 63-home neighborhood on 1/4 to 1/2 acre lots is a world apart from the hustle and bustle of everyday life. The community has a stocked pond, spacious pavilion and a community boardwalk with a dock extending into unspoiled Coosaw Creek. There's a 35-foot height restriction, 20-foot setback from the street, perimeter sidewalks, and strategically placed gas lanterns. At least 30 percent of the plantings must be indigenous South Carolina foliage such as palmettos. The Refuge uniquely combines a feeling of a close-knit community with the quiet and serenity of nature in a setting steeped with history.

RECENT EVENTS:

The 4th of July was a hit again this year. Many residence said they look forward to next year. The CIAC would like to see this become a regular annual event and continue to add activities. Bring your ideas and help this committee grow our community social events.

IMPORTANT DATES & UPCOMING EVENTS:

Meetings:

CPAC Meeting: Time -TBD

Location: Place -TBD

CIAC Meeting: 18 September @ 7:00pm

Location: 8574 Refuge Point Circle (Rodney McLeod's home)

Board Meeting: 5 September 2013 @ 7:00pm

Location: Community Pavilion

Social Events:

Fall Social 26 October 2013 (Check the website for updates)

Location: Community Pavilion

Check the website for updated times and locations

Do you have questions or comments about the newsletter?

Email us at: newsletter@refugeatwhitehall.org